

THORPE



Neighbourhood Development Plan 2015 - 2030



Protecting the past



Planning the future

ADOPTED JUNE 2021

Guide to Reading this Plan

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. Introduction & Background

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

2. The Neighbourhood Area

This section details many of the features of the designated area.

3. Planning Policy Context

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Runnymede Borough Council.

4. Community Views on Planning Issues

This section explains the community involvement that has taken place.

5. Vision, Objectives & Land Use Policies

This is the key section. Firstly, it provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed on page 5. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

6. Implementation

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

THORPE NEIGHBOURHOOD PLAN

2015 – 2030

ADOPTED JUNE 2021

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FOREWORD

Thorpe is a historically important village in the Borough of Runnymede with a Conservation Area and large number of listed buildings. It has been “washed over” by the Green Belt and had limited development in recent years. When Runnymede Borough Council proposed removing the “Green Belt” designation from the village it was important to the residents that they had a say in the way the village would look in the future.

The Green Belt Boundary needed tidying up, but the people of Thorpe wanted to maintain a Green Belt buffer around the village to maintain its feel and historic character. Consequently, a Neighbourhood Forum was established in 2016 with the intention of involving residents in recognising what was important to preserve yet where development could enhance the opportunities of young families wanting to settle in the village and for others to downsize within the community they loved.

Through surveys and newsletters, a website and quarterly reports in Thorpe Together the Forum has sought to maximise public involvement. There have also been three Open Events where everyone has been invited to an exhibition of the Forum’s thinking on possible policies. These two-day events have been well attended and the feedback forms have been instrumental in producing the evidence for this Neighbourhood Plan.

The Forum learned how important the old brick walls, the ancient hedgerows and traditional houses of brick and tile hung were while also noting the lack of infrastructure in the village. With very little public transport the reliance on the car is high yet the village centre lacked a car park. This had repercussions on weddings, baptisms and funerals at St Mary’s Church, the Thorpe Players needed better provision for their audiences at their popular productions and the village hall and community centre need greater parking.

Looking ahead the Forum recognised the need to encourage the development of more cycle paths, greater use of the existing footpaths and open spaces and these reflect the wealth of what Thorpe has to offer.

Cllr Linda Gillham
Chairman of Thorpe Neighbourhood Forum

LIST OF POLICIES

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1. INTRODUCTION & BACKGROUND

1.1 Thorpe Village Neighbourhood Forum ("the Forum") is preparing a Neighbourhood Plan for the area designated by the local planning authority, Runnymede Borough Council ("the Borough Council"), on 24 August 2016 (see Plan A). The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended). The Forum was also formally designated by the Borough Council on 24 August 2016. See *Plan A: Designated Neighbourhood Area*.

1.2 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2030. The Plan will form part of the development plan for Runnymede Borough, alongside the Runnymede 2030 Local Plan.

1.3 Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

1.4 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet the 'basic conditions'. These are:

- have regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.
- the making of the Neighbourhood Plan contributes to the achievement of sustainable development.
- the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.
- the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
- the making of the Neighbourhood Plan is not likely to have a significant effect on a European Site either alone or in combination with other plans or projects.

1.5 In addition, the Forum will need to demonstrate to an independent examiner that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the Neighbourhood Planning Regulations. If the examiner is satisfied that it has, and considers the Plan meets the above conditions and other legal requirements, then the Examiner may recommend to RBC that the Plan proceeds to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the area by the Borough Council



Date: 05/05/2016

THORPE NEIGHBOURHOOD



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



Scale: 1:5,000
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Plan A : Designated Neighbourhood Area

THORPE NEIGHBOURHOOD PLAN: ADOPTED JUNE 2021

The Pre-Submission Plan

1.6 The Forum consulted on a Pre-Submission Plan between the 8th November and 20th December 2019. Comments were received from local people and from some statutory bodies and landowners. It is clear there is majority support from the local community for the Plan, but a number of changes have been necessary to improve clarity and application of policy wording that will ensure the Plan meets the Basic Conditions. One significant change during the Pre-Submission consultation period was the amendment by the Environment Agency to the flood zone boundaries that apply in the village. A separate Consultation Statement describes the overall process of formal and informal consultations carried out during the process of plan-making.

Strategic Environmental Assessment & the Habitats Regulations

1.7 Given the scope of the Plan it was agreed with the Borough Council in correspondence on 10 January 2019 that a Strategic Environmental Assessment (SEA) would be necessary in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004. The Forum is mindful of the obligations of the Plan to meet the Basic Conditions (in terms of demonstrating it will 'contribute to the achievement of sustainable development'). It has therefore followed the statutory SEA process and it chosen to undertake this as part of a wider Sustainability Appraisal (SA).

1.8 A Draft Sustainability Appraisal Report (incorporating SEA) was consulted on alongside the Pre-Submission version of the Plan. This follows a scoping exercise that involved consultations with the statutory bodies and has resulted in a framework of relevant environmental, social and economic objectives being agreed to measure the attributes of the Plan and has resulted in a framework of relevant sustainability objectives being agreed to measure the attributes of the Plan and of any reasonable alternatives. The final version of the SA/SEA report has been revised to take account of the Regulation 14 comments and the options and 'reasonable alternatives' reviewed based on the updated Environment Agency Flood mapping. The Final Report is published alongside this Submission version of the Plan.

1.9 The Borough Council also confirmed that the plan will require a Habitats Regulations Assessment due to the potential impact of the proposed policies on European designated sites in proximity to Thorpe. This has been undertaken in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended) and the necessary technical evidence and reports have been prepared, to enable the Borough Council to carry out an Appropriate Assessment. They are submitted with the Submission Plan.

1.10 Further information on the Plan and its evidence base can be found on the project website at:

www.thorpeforum.org.uk

2. THE NEIGHBOURHOOD AREA

2.1 The historic village of Thorpe is located in the administrative area of Runnymede Borough Council and forms part of the Thorpe Ward. In total, approximately 74% of the Borough is located in the Green Belt. Whilst Thorpe Village was historically located in the Green Belt, on the adoption of the Runnymede 2030 Local Plan, it was re-designated as Urban Area. The remainder of the designated neighbourhood area remains in the Green Belt.

2.2 The village lies immediately to the east of the M25 motorway with its interchange with the M3 and is located between the main towns of Egham, Staines upon Thames and Chertsey, the latter being the closest neighbour. Heathrow Airport is approximately 10 miles away. Other neighbouring settlements include Thorpe Lea/Egham Hythe, Lyne, Virginia Water, Trumpsgreen, Stroude and Longcross.

2.3 The general topography in the Borough ranges from approximately 5-15m AOD and the eastern side of the neighbourhood area lies in the functional floodplain of the River Thames and its tributary the River Bourne. Thorpe village is set on a slightly raised area within the Thames river meadows. These meadows, which surround the village, were once a national source of sand and gravel deposits.

2.4 The village has existed in some form since AD 672 as part of the endowment of Chertsey Abbey. Monks Walk, originally linking Thorpe to Chertsey Abbey prior to the latter's dissolution, still survives. Thorpe is also recorded in the Domesday book. The village is centred on St Mary's Church, the oldest existing building. Many other buildings date from the 16th century.

2.5 During the medieval period Thorpe was an agricultural community; the Thorpe Hay Meadow SSSI, just to the north of the neighbourhood boundary is thought to be the last remaining example of a Thames Valley Hay Meadow in Surrey. This continued during the post-medieval period until the second half of the 20th century when gravel extraction and concrete manufacture, as well as the construction of both the M3 and M25 changed Thorpe's agricultural economy. The Thorpe Heritage and Character Assessment (May 2017) contains a detailed timeline of the historical development of the village.

2.6 This history is reflected in numerous listed buildings within and around the village core but mainly within the Thorpe Conservation Area retains a strong residential feel but is also characterised by educational, ecclesiastical and agricultural uses. A number of buildings in the village are Grade II* listed, including The Cottage, Thorpe House, Cemex House, and St Mary's Church. The latter has been a place of worship for over 1000 years. The village is described in Pevsner's 'Buildings of Surrey' as *"like a Middlesex village, with curved wall street's screening medium sized houses in small parks; the only example in the County. Enlarged since 1945, but all the walls kept, hence the village has stayed intact"*.

2.7 In the post war period, additional residential areas then developed in the wider area of Thorpe, along Green Road and Thorpe Lea Road. Employment opportunities were provided by Thorpe Industrial Estate and surrounding settlements while gravel extraction, and the filling of gravel pits with water, created numerous lakes and other water bodies used for tourism and recreational purposes. Surrey

County Council confirm that the land at Norlands Lane is out of aftercare and non-mineral control excluding the access area and strip of access road to the Coldharbour Lane site. The Land at Coldharbour Lane (ID42) is filled with inert materials and is now in its third year of aftercare and is expected to be completed by 2022. Neither site is of mineral interest and both have been restored in line with Policy NE7 of the Local Plan Saved Policies.

2.8 The Thorpe Conservation Area was designated on 24 February 1970 in recognition of the special historic and architectural interest of the area. The Conservation Area boundary was further extended eastwards to encompass the minerals land east of Ten Acre Lane in 1984 (see Plan B on page 11) as a means of controlling the impacts of mineral activity in this area, which policy NE10 of the now superseded 2001 Local Plan identified as a 'landscape problem area'.

2.9 There is no current character appraisal for the Conservation Area. The Borough Council has recently completed three Conservation Area Appraisals (CAA) in the Borough, but Thorpe Village was not included in this initial commission. The Neighbourhood Plan team has however commissioned the Thorpe Heritage and Character Assessment (see evidence base) and complemented this assessment with a Views note to inform the design policy TH5. This note is contained at Appendix 1 of this Neighbourhood Plan.

2.10 Over the years, the village has developed and now has several 'sub-communities', the key ones being the Village itself focused along the Village Road and the other key area of development being the community to the south and west of the A320 Chertsey Lane focused between Norlands Lane/Coldharbour Lane and Green Lane. Norlands Lane provides the main connecting road between these two areas. The village now largely operates as a commuter settlement with many residents travelling outside of the area for employment. The Red Lion pub and Thorpe Stores (general store and post office) are located on Village Road.

2.11 Lakes and watercourses are a key characteristic of the neighbourhood area resulting from gravel and minerals extraction. Recreationally, there are a number of water-based activities available in the area with Thorpe Park Resort being a significant tourist attraction.

2.12 Many of the water bodies are designated as SNCI or SSSI including Manor Lake and Fleet Lake which form part of the Abbey Lake Complex SNCI. The Thorpe Park No. 1 Gravel Pit SSSI, a flooded former gravel pit, is a RAMSAR site and an integral unit of the South West London Water Bodies SPA (see Plan C). It supports wetland bird interest including overwintering Gadwall and Northern Shoveler. The former gravel pit has matured to a relatively stable ecological state with the banks being almost entirely dominated by trees and shrubs which provide a buffer to reduce bird disturbance. There are no proposals in this plan to increase direct public access to the Thorpe Park No. 1 Gravel Pit. The majority of the designated neighbourhood area also lies within the 5 to 7km buffer zone to the Thames Basin Heath SPA, and the south western part of the area within the 5km buffer zone.

2.13 The RBC Strategic Flood Risk Assessment which underpins the Local Plan (SFRA 2018) confirms Thorpe Park experiences flooding and is an important area of the Thames floodplain. The SFRA undertook a sequential test of all Local Plan SLAA sites

including sites considered in the neighbourhood plan based on the evidence available at that time. A proportion of the designated area lies within flood zones 2 and 3.

2.14 During the Regulation 14 consultation period, however, the Environment Agency updated their flood risk map for Thorpe having undertaken further modelling of the River Bourne. This has resulted in areas of the village that were previously categorised as Flood Zone 2/3 now being Flood Zone 1 (see Plan D).

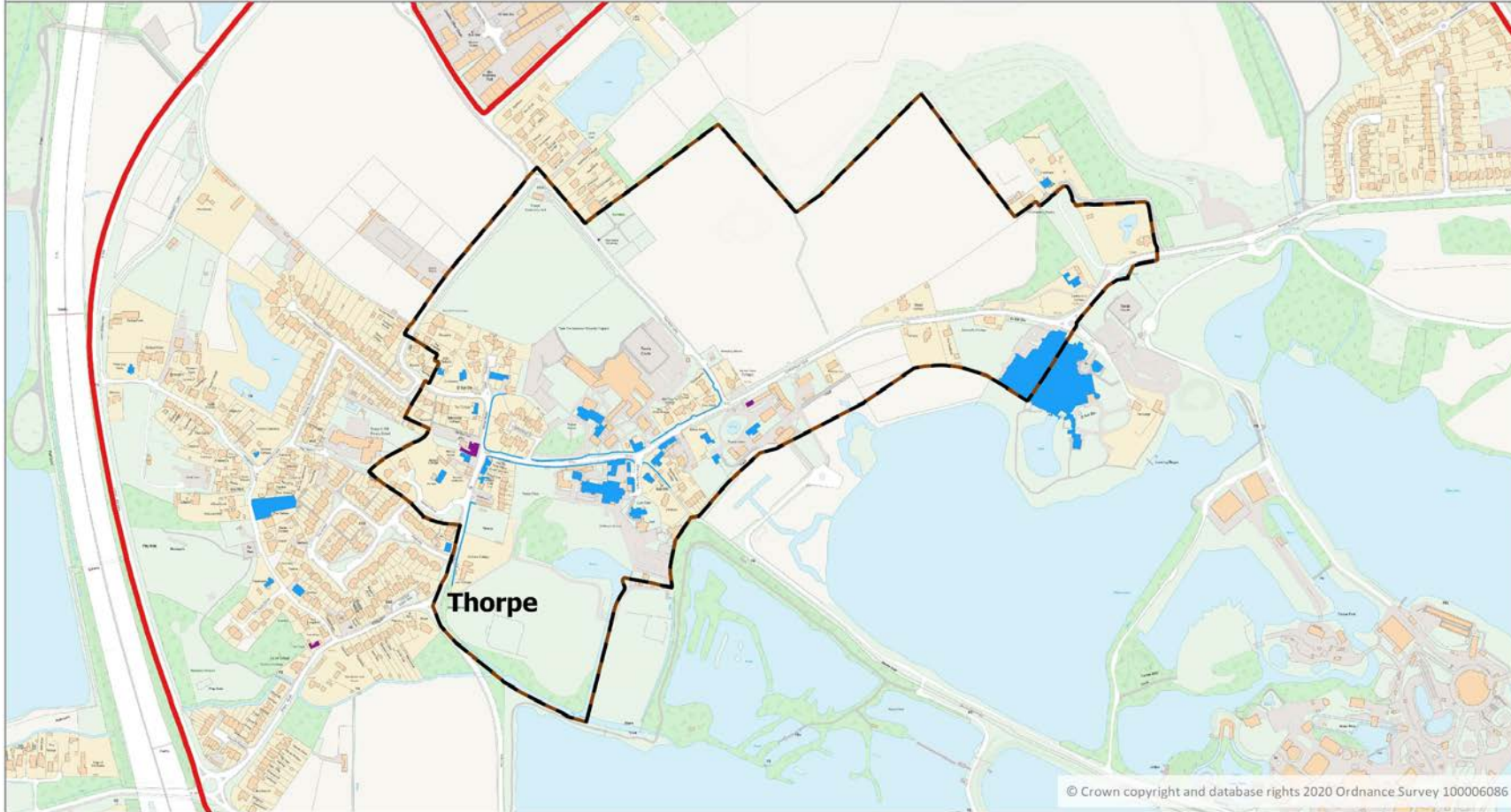
2.15 The Thorpe Park water-based theme park was opened in 1979 on the site of a gravel pit that was partially flooded and hence leisure and tourism development overtook industrial activity. The village itself has experienced little growth and therefore modern development has had little impact on the historic village core. However, the proximity of the M25 and M3 motorways and mineral workings have resulted in modern housing developments surrounding the Conservation Area.

2.16 A number of other organisations operate within the designated neighbourhood area, including a large private school (The American School in Switzerland and more widely known as TASIS) which serves the expatriate community, and the UK former headquarters of CEMEX (a Mexican building materials company) which is located within the grounds of the historic Eastley End House, Coldharbour Lane. A planning application for the conversion of CEMEX House for 79 C2 dwellings was approved in March 2020 (RU.18/0703).



Date: 07/12/2020

THORPE CONSERVATION AREA



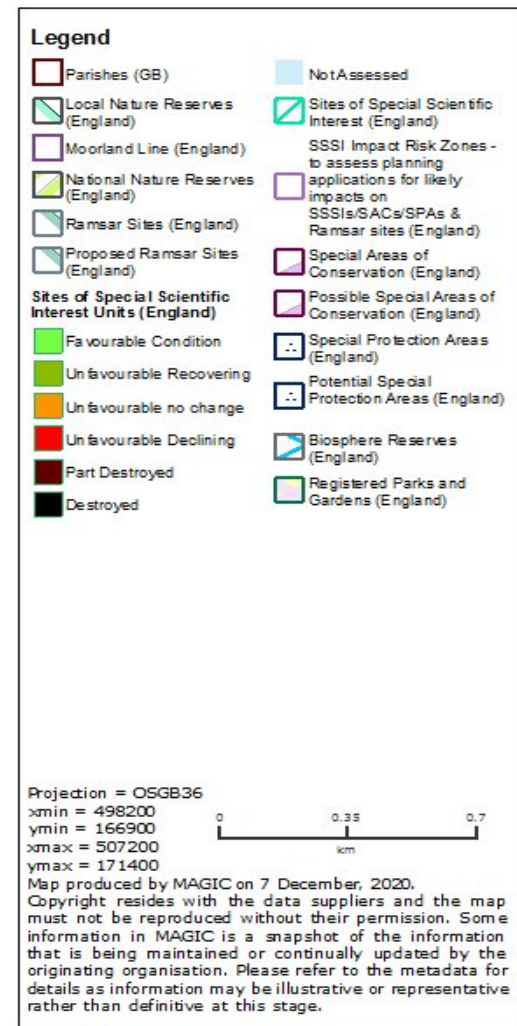
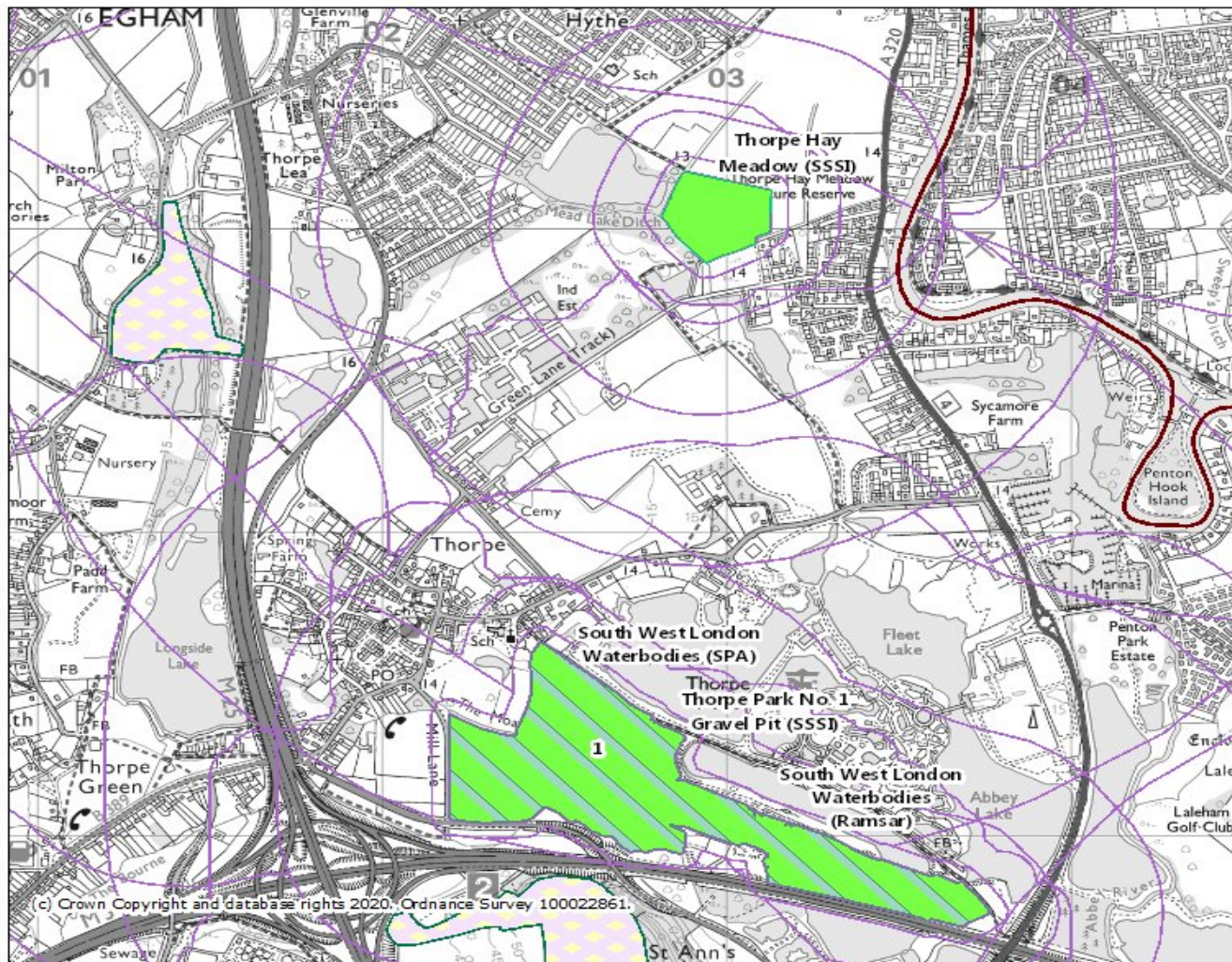
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Scale: 1:7,500
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- Thorpe Neighbourhood Area
- Conservation Areas
- Listed Buildings (National)
- Listed Buildings (Local)



Plan B : Thorpe Conservation Area



Plan C : Thorpe Neighbourhood Designations



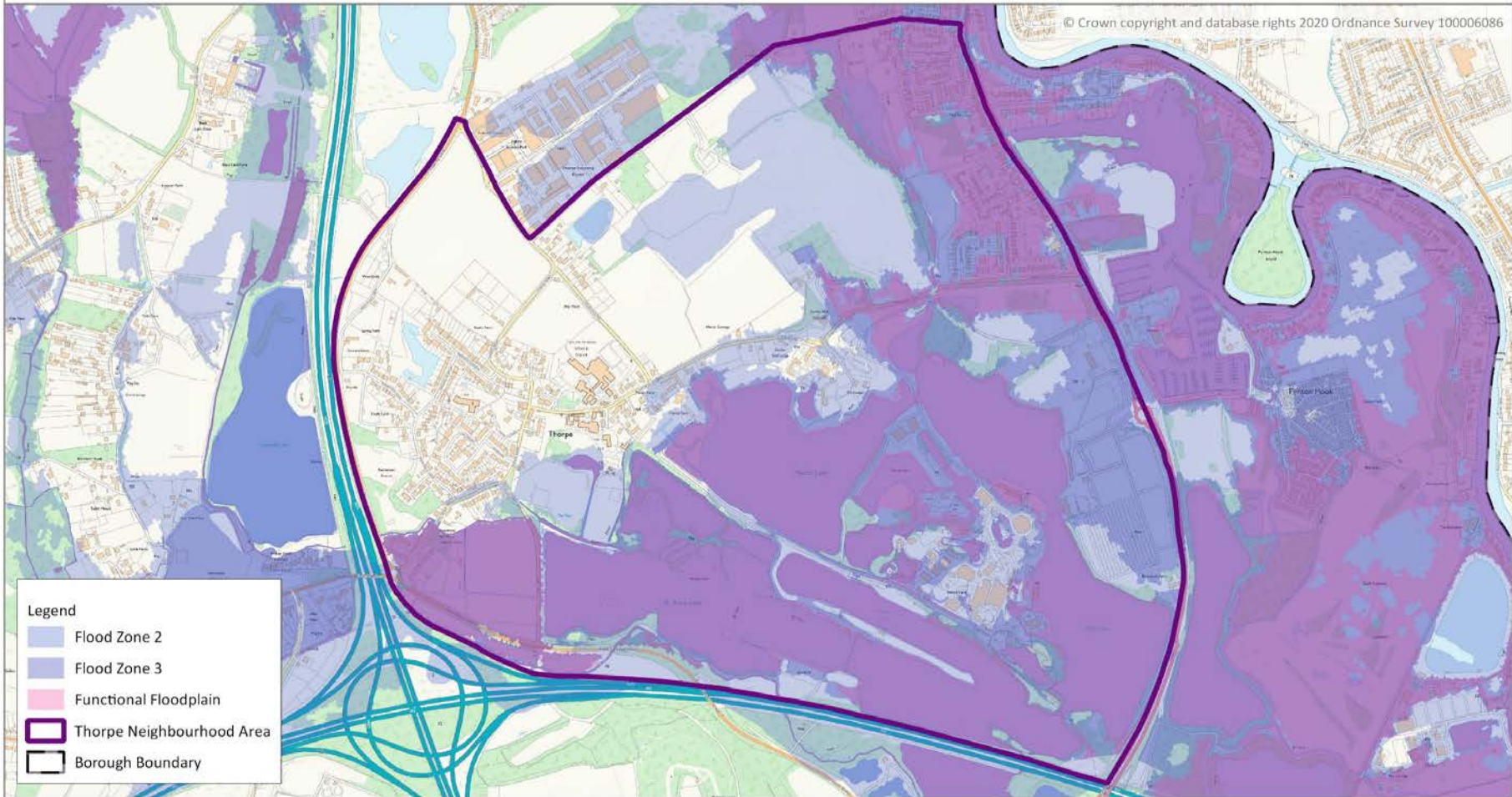
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Flood Risk in Thorpe



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Scale: 1:15,000

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Plan D : Flood Risk in Thorpe

3. PLANNING POLICY CONTEXT

3.1 The Forum designation lies within the Runnymede Borough Council area in the county of Surrey.

National Planning Policy

3.2 The latest National Planning Policy Framework (NPPF) published by the Government in February 2019, is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the NPPF 2019 are considered especially relevant:

- The role of Neighbourhood Plans (§13)
- Neighbourhood planning (§28 - §30)
- Housing and Design (§59 - §62)
- Housing requirement (§65)
- Community facilities (§91, §92)
- High quality design (§127)
- Green belt (§133 - §145)
- Flood Risk (§155 - §158)
- The natural environment (§170, §174)
- The historic environment (§184 - §185)

Strategic Planning Policy

3.3 The Neighbourhood Plan policies must be in general conformity with the strategic policies of the development plan. At the time of preparing the TNP Submission Plan, the development plan comprised the saved policies of the Runnymede Borough Local Plan (second alteration) 2001 whose policies predated the publication of the NPPF. While the Forum have been working on the TNP, the Council have been preparing the Runnymede 2030 Local Plan. The Runnymede 2030 Local Plan was adopted in July 2020 and supersedes the 2001 Local Plan and all of its policies. In line with Planning Practice Guidance, the 'reasoning and evidence' underpinning the Runnymede 2030 Local Plan has informed the preparation of the TNP.

3.4 The adopted Local Plan at paragraph 5.14 defines policies that are considered strategic and non-strategic. A number of other policies of the Runnymede 2030 Local Plan provide a helpful policy framework for the TNP, most notably:

- SD1: Spatial Development Strategy
- SD3: Active and Sustainable Travel
- SD6: Retention of Social and Community Infrastructure
- SD7: Sustainable Design
- SD8: Renewable and Low Carbon Energy
- SL1: Health and Wellbeing
- SL19: Housing Mix and Size Requirements (non-strategic)
- SL20: Affordable Housing
- SL25: Existing Open Space (non-strategic)
- SL26: New Open Space (non-strategic)

- SL27: Local Green Space (non-strategic)
- SL28: Playing Pitches (non-strategic)
- EE1: Townscape and Landscape Quality
- EE3: Strategic Heritage Policy
- EE5: Conservation Areas; (non-strategic)
- EE7: Scheduled Monuments, County Sites of Archaeological Importance (CSAs) and Areas of High Archaeological Potential (AHAPs); (non-strategic)
- EE8: Locally Listed and other Non-Designated Heritage Assets; (non-strategic)
- EE9: Biodiversity, Geodiversity and Nature Conservation;
- EE10: Thames Basin Heaths Special Protection Area
- EE13: Managing Flood Risk
- EE16: Outdoor Sport and Recreation in the Green Belt; (non-strategic)

3.5 There are other development plans that apply in the designated area including the Surrey Minerals and Waste Development Framework, although for the purposes of neighbourhood planning, minerals and waste is excluded development. In addition, the Virginia Water Neighbourhood Plan is currently being prepared but there are no other 'made' neighbourhood plans in the vicinity of Thorpe. In addition, the South East Plan was partially revoked in 2013, Policy NRM6, which deals with the Thames Basin Heaths Special Protection Area remains in place, however.

The Thorpe NP Strategy

3.6 The Runnymede 2030 Local Plan was adopted in July 2020. Policy SD1 establishes the Spatial Development Strategy for the designated neighbourhood area in the period up to 2030 and establishes a minimum housing requirement of 89 dwellings in line with NPPF paragraph 65. Paragraph 5.27 of Policy SD1 proposes to inset Thorpe village from the Green Belt, and in so doing define a village boundary and release land for development on the edge of the village which currently lies within the Green Belt.

3.7 Policy SD1 also provides the opportunity for the Neighbourhood Plan to consider detailed amendments to the Green Belt Inset boundary consistent with NPPF paragraph 136 and having regard to the requirements in paragraph 138 and 139. Paragraph 138 requires that when reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. In addition, it states plans "...should set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land".

3.8 The Green Belt Exceptional Circumstances Note explains how the Plan seeks to respond to the needs of the Thorpe community in the context of National Planning Policy Framework (NPPF) and the Runnymede 2030 Local Plan. It outlines the 'exceptional circumstances' which justifies the 'detailed amendment' to the Green Belt boundary proposed in Policy TH1 and should be read alongside other supporting evidence documents.

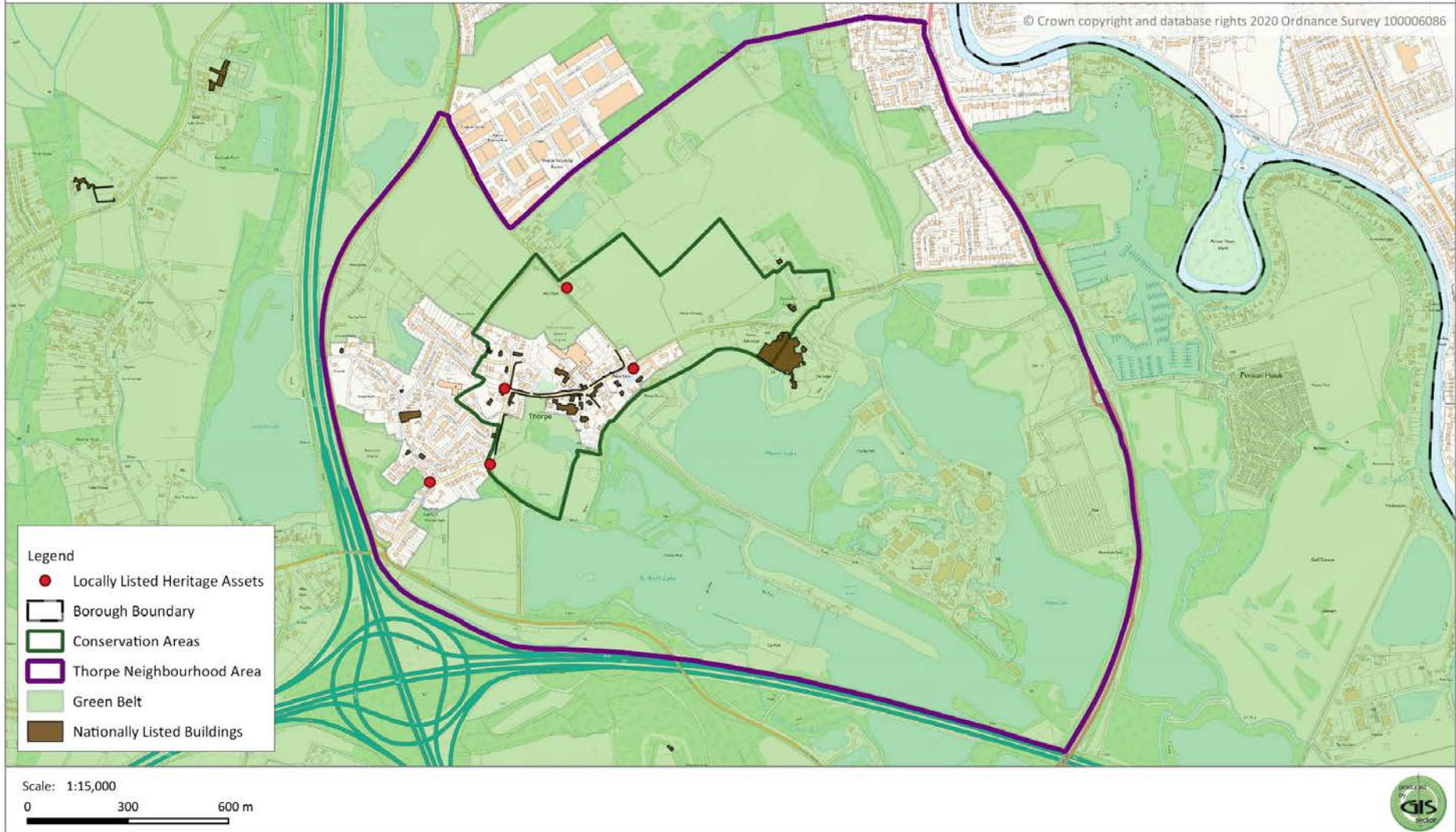


Thorpe Village Inset from Green Belt

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Date: 07/12/2020

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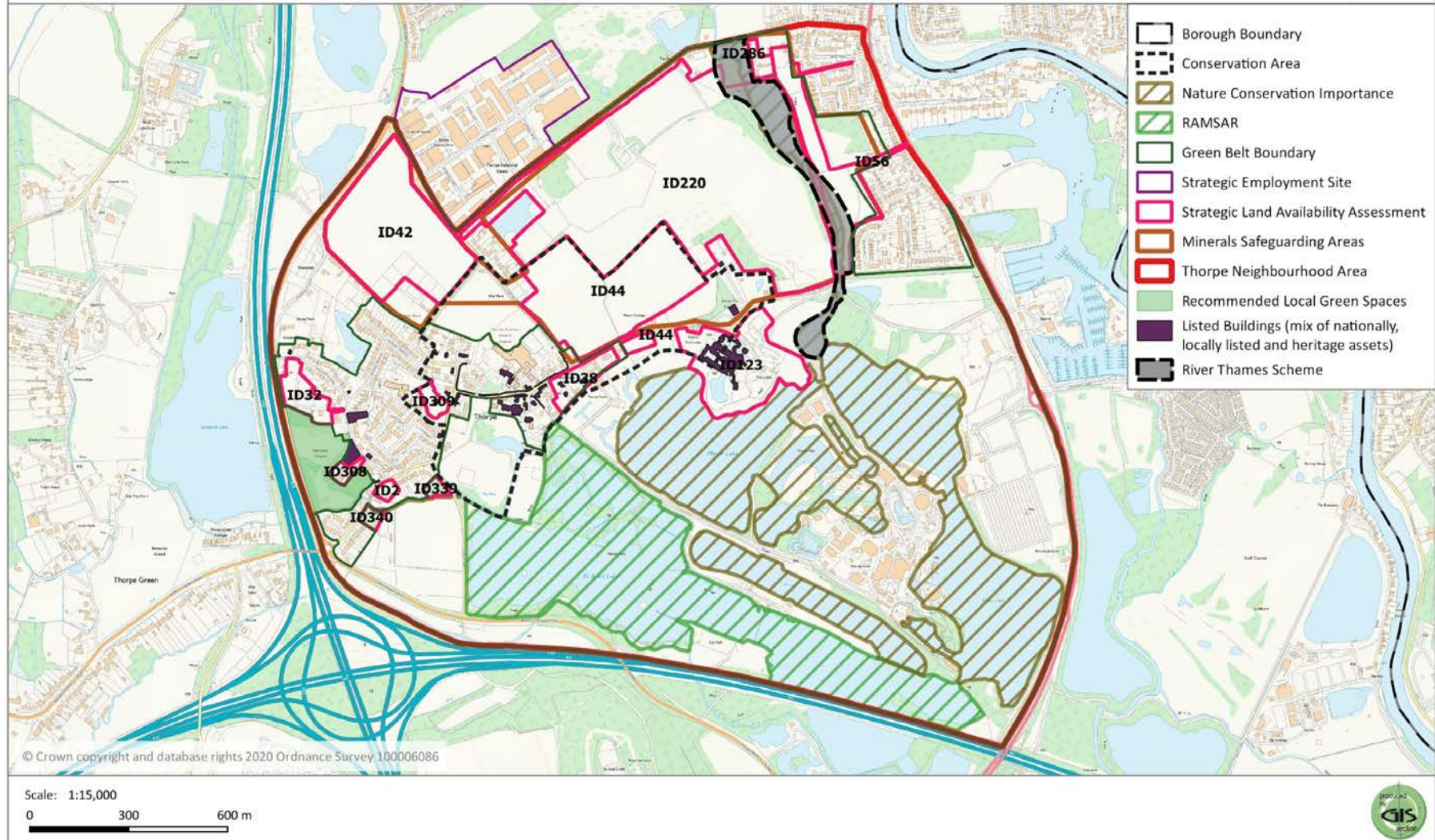


Plan E : Local Plan Thorpe Village Inset from Green Belt



Date: 10/12/2020

Thorpe Constraints Plan December 2020



Plan F: Thorpe Constraints Plan (Refer to Plan D for revised flood zone boundaries)

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 The Thorpe Neighbourhood Forum was established on 24 August 2016 with a view to preparing a Neighbourhood Plan for Thorpe. The first conversation with the community took place between December 2016 and January 2017. Residents were asked to record what they liked about living and working in Thorpe; what was important for the future and how some identified issues could be addressed. The following themes emerged:

- Business
 - Maintaining and fostering community links to existing businesses
 - Community buildings used for cafe
 - Improvement of broadband speeds
 - Business involvement in community days
 - Improved cycle and pedestrian links
- Traffic
 - A major concern in the community with specific issues sited
 - Divided on the need for a public car park
- Housing
 - A feeling that there is limited opportunity for development to serve local needs
 - There was a preference for 1.5 storey 'dormer' properties
- Heritage
 - New homes need to reflect the existing character style of the village
- Environment
 - Preserving hedgerows and biodiversity in general, including protecting trees
 - Take care of water courses and surface drainage
 - The need to protect the green environment and open spaces to reflect the existing character of the village

4.2 The preparation of the Runnymede 2030 Local Plan and the proposal to inset Thorpe Village from the Green Belt was considered likely to have profound implications for Thorpe. The Forum held a Vision Workshop with the intention of establishing an approach for taking the neighbourhood plan forward in the context of the emerging Local Plan.

4.3 The third community conversation in June 2019 set out the local planning policy context in which the neighbourhood plan is being prepared and sought views on a number of vision principles and three spatial options for the future growth of Thorpe village. With regard to the principles, the consultation established the community's order of priority as follows:

Vision Principles

- P2. New development should enhance village identity; viability of community and enhance Thorpe's green infrastructure. = 171
- P4. New development should be designed in accordance with the Forum's heritage design policies to integrate with Thorpe's historic core. =143
- P6. Green infrastructure needs to be enhanced to ensure sufficient protection from adjoining motorways and improve biodiversity. =132

- P1 New development should create a focus towards the village centre and historic core = 112
- P5. New housing mix should seek to accommodate deficiencies in local supply. =72
- P8. Improve and extend existing hedgerows that have historic importance. =53
- P3. Improvement of pedestrian and cycle links to the village core and primary school. =49
- P9. Use new development to improve public access to important green spaces. =46
- P7. Improve sports facilities to the public. =14

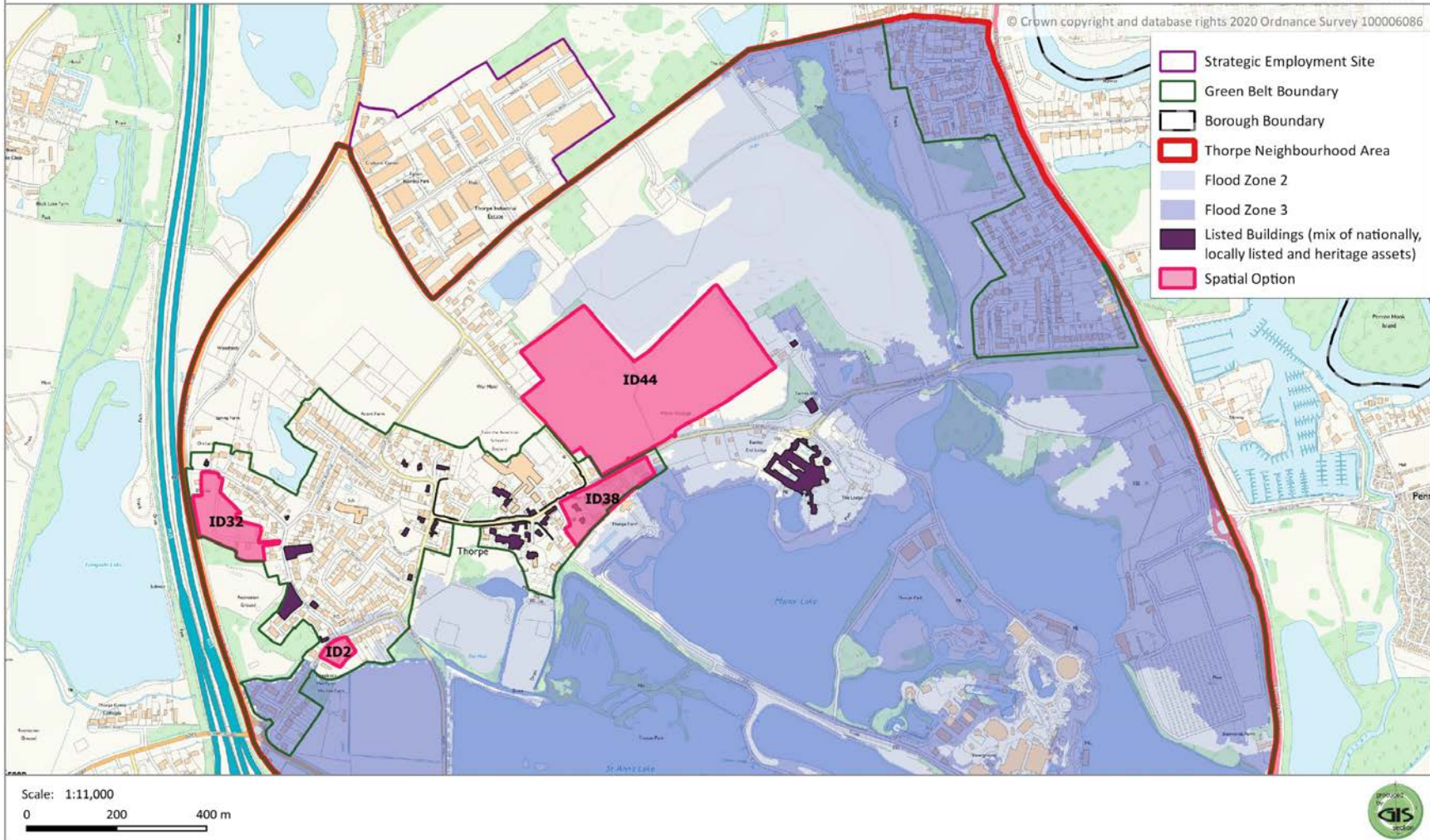
4.4 Of the preliminary spatial options presented to the community in June, their preference was to allocate a combination of sites as illustrated in Plan G (on next page). This included three land parcels currently in the Green Belt but lying within the proposed Green Belt Inset boundary and a further site to the north of Coldharbour Lane. Following the Regulation 14 Stage it became apparent that land at Thorpe Park Farm (ID38) would not be available in the Plan Period and the land was omitted from further consideration.

4.5 Community feedback indicated that the Steering Group was on the right track and the work undertaken since the Pre-Submission consultation has informed minor changes to the policies in this Plan. Where it has not been possible to accommodate matters in policies of this Plan, it has been dealt within Section 6. This is further demonstrated in the Consultation Statement accompanying the Plan.



Date: 10/12/2020

Thorpe Scenario 2 - December 2020



Plan G: Thorpe Scenario 2

5. VISION, OBJECTIVES & LAND USE POLICIES

Vision

5.1 The vision of the neighbourhood area **in 2030** is:

“Thorpe has continued to grow as a community. New homes have helped to meet local need and have been accompanied by community facilities and infrastructure to support the wider needs of the Thorpe community whilst protecting the openness of the Green Belt. This has enabled younger people to find homes and enhanced the community’s health and wellbeing.

The design of new homes enhances the character of the village, and the many significant historic buildings and landscape have been preserved for future generations. Improved connectivity in and around the village has meant parking is not the problem it once was, and the planting of new hedgerows and trees has led to enhanced biodiversity.

The new parkland has provided an important community asset close to the historic core of the village, linking into and enhancing the Green Infrastructure in and around the village. It is well used for village and sports events as well as walking, cycling and has become a focal point for village life.

In addition, local businesses have been able to flourish and are making a valuable contribution to the vitality of the village.”

Objectives

5.2 The key objectives of the Neighbourhood Plan are:

- To sustain a thriving village that respects its cultural, historical and archaeological heritage and the biodiversity value of its surroundings.
- To retain the character of the village and enhance the locality through encouraging sympathetic development that enhances local character.
- To meet the future housing and infrastructure needs for the area by enabling the community to continue to live in the village if they wish, but to ensure that development works for everyone including our young people.
- To support existing businesses including retail activity and to encourage new businesses.
- To improve the breadth and quality of community and sports facilities to enhance health and wellbeing.
- To create an integrated safe and convenient network of green spaces and a footpath and cycleway network to serve the village.
- To plan for climate change and work in harmony with the environment to conserve natural resources and reduce flood risk.

Land Use Policies

5.3 The following policies relate to the development and use of land in the designated Neighbourhood Area of Thorpe. They focus on specific planning matters that are of greatest interest to the local community, especially in seeking to enhance village identity, the availability of housing to meet local needs, the viability of community facilities and Thorpe's green infrastructure.

5.4 There are other policy matters that have been left to the Local Plan to address. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual, helpful inter-dependence.

5.5 Each policy is numbered and titled, and it is shown in bold italics. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

TH1: Thorpe Village Boundary

The Neighbourhood Plan defines a boundary for the village of Thorpe, as shown on the Policies Map, which establishes a detailed Green Belt boundary amendment to encompass land to the East of Ten Acre Lane and North of Coldharbour Lane to support sustainable development.

5.6 The policy updates the Green Belt Inset boundary defined by Policy SD1 of the Runnymede 2030 Local Plan, which itself has replaced Saved Policy GB2 from the Runnymede Borough Local Plan (second alteration) 2001 which was specific to Thorpe. Development proposals inside the village boundary are acceptable provided they demonstrate they accord with all other relevant development plan policies. Proposals outside the settlement boundary lie within the Green Belt and must therefore be justified in relation to policies controlling development within the Green Belt.

5.7 Policy SD1 also establishes a minimum housing requirement of 89 homes (C3 and C2) for the designated area of Thorpe Village. This housing requirement reflects paragraph 65 of the NPPF 2019. This housing number supersedes the Forum's own Local Housing Needs Assessment prepared prior to the publication of the Runnymede Submission Local Plan and the subsequent modifications to Policy SD1. While the Local Housing Needs assessment indicates a need of 188 dwellings, this is an unconstrained figure that does not reflect the significant constraints to development in Thorpe.

5.8 However, given the limited availability of suitable land within the village boundary to meet this figure would require a strategic release of Green Belt land rather than a 'detailed amendment' defined in NPPF paragraph 136 and confirmed by policy SD1. In the absence of guidance on what constitutes a 'detailed amendment' the Forum sought the views of RBC. They advised that an amendment which would release sufficient land to accommodate a small to medium sized site

which could make an important contribution to meeting the housing needs of the neighbourhood area would be acceptable.

5.9 To inform the preparation of the new Local Plan, RBC undertook a Green Belt review of Thorpe Village¹. This considered a number of options to where the Village boundary might be located if Thorpe Village was to be Inset from the Green Belt and returned to the urban area. Having concluded that Thorpe Village should be excluded (Inset) from the Green Belt, RBC concluded that “the village presented only limited opportunities for growth over the period of the Local plan” and confirmed this task (should it choose to) could be left to this neighbourhood plan. As a result of the Insetting a number of land parcels identified in the RBC Strategic Land Availability Assessment 2018 (SLAA) were proposed to be released from the Green Belt including ID32 (Coltscroft), ID2 (Woodcock Hall Farm) and ID38 (Thorpe Park Farm) and their suitability for allocation has been considered along with other options.

5.10 The Borough Council signalled its support for the application of NPPF paragraph 136 during the Local Plan examination, and policy TH1 defines the resulting amendment to the Green Belt boundary and in line with the exceptional circumstances set out in the supporting evidence. On balance it is considered that need for sustainable development outweighs the protection of the Green Belt in this instance. The neighbourhood plan strategy is intended to ensure that the revised Green Belt boundary will endure beyond the plan period.

5.11 The Forum consider this will promote a ‘sustainable pattern of development’ consistent with NPPF paragraphs 138 and 139; ensuring the vision and objectives of this Plan are achievable. The land released from the Green Belt to accommodate Policy TH2(iii) is adjacent to the existing built up area within the Thorpe Conservation Area. The allocation will ‘round off’ the eastern end of the village. The ‘exceptional circumstances’ to justify removing this additional land from the Green Belt are to deliver a clear social and community benefit by way of an area of accessible green infrastructure, recreational uses, additional cemetery and car parking space and contribution to meeting local housing needs.

5.12 The concentration of village facilities around the Church and Village Hall on Coldharbour Lane generate the need for additional car parking and it is important that any additional provision is located near these facilities. Similarly, the new parkland will also provide a new multi-use community facility and improve accessibility to the remaining land in the Green Belt while at the same time enhancing its environmental quality and biodiversity value. It is not considered that removing land in this location will irrevocably damage the strategic function and purpose of the Green Belt but will contribute to sustainable development over the lifetime of this Plan.

¹ Runnymede 2030 Green Belt Village Review, Stage 2 Update. Jan 2018

Policy TH2 – Site Allocation Policies

5.13 The Forum’s consideration of options to meet its housing requirement has been informed by the local plan evidence base including the Strategic Land Availability Assessment (SLAA), Green Belt Review and Strategic Flood Risk Assessment. The Final Sustainability Appraisal has undertaken a review of the earlier options tested and together with the views expressed by the community and other technical evidence the Forum has arrived at its preferred options for allocating sites.

5.14 The housing stock evidence highlights the importance of achieving dwelling types suited to meeting local needs and together with policy TH4, the allocation policies seek a mix of dwelling types which meet the needs of smaller households and first time buyers/renters. Smaller dwellings may also contribute to meeting the needs of ‘downsizing’ households given this is a key objective of the plan.

Policy TH2 (i) – Land off Rosemary Lane, Coltscroft

The Neighbourhood Plan allocates approximately 1.75 hectares of land, as shown on the policies map, for a high quality residential scheme and publicly accessible green amenity space. Development proposals will be supported, provided the following key requirements are met:

- i. The residential scheme comprises approximately 24 homes with an emphasis on 2 and 3 bed homes, in line with the requirements of Policy TH4 and Policy SL20 of the Runnymede 2030 Local Plan, suitable for first time buyers and those looking to rent their first home;*
- ii. The remaining un-developed land of about 0.75 Ha adjacent to the Thorpe Bypass/M25 is set out as publicly accessible green amenity space with new evergreen and deciduous tree planting to reinforce the existing boundary treatment and as a buffer to the M25 to ensure the amenity of new residents is not undermined by unacceptable noise and air quality impacts.*
- iii. The scheme provides, as a minimum, an ungated, fully accessible made-up pedestrian access along the alignment of the existing public rights of way, to enhance the local Green Infrastructure Network and reduce the need for residents to travel by car to local facilities;*
- iv. The site should be served by an appropriate vehicular access to the satisfaction of the Highway Authority;*
- v. The layout and heights of buildings has full regard to the location of the land within the setting of the Grade II listed West End Farmhouse and to the provisions of Policy TH5 of the Neighbourhood Plan;*
- vi. The building materials and detailing reflect those characteristic of the area;*
- vii. A Noise Impact Assessment is prepared and where noise mitigation is recommended this is implemented in accordance with specifications to be agreed with the Local Authority;*
- viii. A biodiversity strategy is prepared in accordance with the development plan that delivers a measurable ‘net gain’ in general biodiversity value on site;*
- ix. A Bat Survey is undertaken in accordance with current standing advice;*

- x. ***A desk based archaeological assessment is undertaken, and where appropriate a site evaluation to establish the significance of potential heritage assets;***
- xi. ***A comprehensive proposal is brought forward for all of the land; and***
- xii. ***A remediation strategy is prepared and approved by the local planning authority to deal with any risks associated with contamination of the site from its former use.***

5.14 The site is located off Rosemary Lane to the east of the Thorpe Bypass. Upon adoption of the RLP the land was released from the Green Belt. Residential properties on Rosemary Lane lie adjacent to the site to the north and east with the Frank Muir Memorial Field - a proposed Local Green Space - to the south. The proposal acknowledges that any higher density built form on the green space to the west of the site would impinge on the setting of Grade II listed West End Farmhouse to the north.

5.15. The site contains a number of small outbuildings and an area used for open storage and parking. Despite lying outside the Thorpe Conservation Area, Rosemary Lane is considered to have great character with seven statutorily listed buildings along its route.

5.16. Public Footpath FP53 defines the edge of the 'green amenity space' and forms part of the Public Rights of Way network which policy TH7 proposes to enhance. FP53 is a key pedestrian link to Virginia Water which lies on the west side of the M25. FP52 connects into the site from Rosemary Lane to the east, the western boundary consists of a tree belt of mainly young deciduous trees. These provide a visual screening effect to the Thorpe Bypass and an elevated section of the M25 immediately beyond, particularly in the summer.

5.17. The policy allocates land for a residential led scheme. It retains the area currently defined by the development plan as 'amenity green space' which makes a positive contribution to the appearance of the land and serves other purposes. The policy places an emphasis on 2 and 3 bedroom homes to help provide the size of homes most needed locally, and which reflects the conclusions of the Housing Needs Assessment.

5.18. The SLAA assessment was the starting point to establish the housing quantum and developable area considered acceptable by RBC. The concept layout takes account of the site constraints. Avoiding development on the 'amenity green space' will protect its function and ensure that development is sufficiently removed from the listed farmhouse to preserve its setting. Further technical evidence provided in support of a recent planning application for the site, submissions from the land interest, and the assessment in the SA and HRA indicate that, although the site is constrained, it is possible to avoid or mitigate significant environmental effects by making a series of requirements in the policy. It is noted by Historic England that recent excavations in the vicinity have revealed Bronze Age and potentially Neolithic finds.

5.19. The existing 'green amenity space' provides separation to the residential scheme from the M25 (which is elevated in this location) and contributes to the

setting of the Grade II listed West End Farmhouse immediately to the north of the site. The western side of the site is adjacent to an existing Air Quality Management Area declared in relation to nitrogen dioxide levels associated with the M25. Noise and air quality constraints limit the capacity of the site and the policy proposes retention of the existing 'amenity green space' with new tree planting, which in turn will maintain and reinforce the current green edge to the village. The loss of this green space to development would be contrary to NPPF paragraph 97 as the specific functions it serves in this location could not be re-provided elsewhere. The whole site is within a Groundwater Source Protection Zone, hence the requirements of policy TNP 10 will apply.

5.20. An application for 83 dwellings on the site was refused in December 2019 (RU.18/1838). The applicant subsequently appealed the Council's decision although this appeal was dismissed. The grounds for the original refusal and the Inspector's findings have also informed the policy as appropriate.



Concept Layout: Coltscroft

Policy TH2 (ii) Land off Green Road, Woodcock Hall Farm

The Neighbourhood Plan allocates approximately 0.6 Ha of Land at Woodcock Hall Farm, as shown on the Policies Map, for a high quality residential scheme. Development proposals that maximise the potential to convert the existing agricultural buildings for residential use will be supported, 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 convert the remaining buildings surrounding the farm yard then their redevelopment will be allowed, provided the following key requirements are met:

- a. The scheme comprises between 5 and 10 dwellings of a mix of dwelling types including 2 and 3 bed homes in line with the requirements of Policy TH4 and Policy SL20 of the Runnymede 2030 Local Plan, suitable for the provision of single storey downsizer housing;*
- b. The amenity of Woodcock Hall Farm house will be protected;*
- c. It can be demonstrated that the surface water and any flood risk management proposals are acceptable;*
- d. Opportunities to enhance pedestrian/cycle provision along the frontage of the site and connections into the Green Infrastructure network are given full consideration;*
- e. The layout and heights of buildings have full regard to the location of Forge Cottage, a non-designated heritage asset to the north of the site and to the provisions of Policy TH5 of the Neighbourhood Plan;*
- f. The building materials and detailing reflect those characteristic of the local area;*
- g. A biodiversity strategy is prepared in accordance with the development plan that delivers a measurable 'net gain' in general biodiversity value on site;*
- h. A Bat Survey is undertaken in accordance with current standing advice; and*
- i. The scheme causes no detrimental impact or loss of the integrity to the South West London Water Bodies SPA;*

5.21 The site lies south of Green Road outside the Thorpe Conservation Area. Upon adoption of the RLP the land was released from the Green Belt. Forge Cottage to the north of the site is locally listed. The site contains a number of agricultural buildings. The Moat SNCI, a tributary of the Chertsey Bourne lies to the south of the site. The site allocation will contribute to the housing requirement of policy SD1. The site is considered ideal for downsizer housing as it is centrally located in the village and of all allocations, it has the best access to the village shop/post office.

5.22 In respect of flood risk, since the completion of the RBC SLAA in 2018, the flood risk status of Thorpe has been updated by the Environment Agency and the site now lies wholly within Flood Zone 1 (see Plan D). Skirting the southern edge of the Farm lies the Moat, part of River Bourne Catchment and designated a Site of Nature Conservation Interest. The latest classifications (2016) notes the Moat at Egham is of 'poor' ecological quality. The biodiversity strategy should secure opportunities to improve the Moat, in addition to those within the site itself, and the drainage strategy must avoid polluted run-off entering the Moat.

5.23 Woodcock Hall Farm house lies immediately outside the south western boundary of the site. The house will be retained. The policy operates in tandem with

Policy TH5 in respect of managing the effects of development proposals on local heritage value.



Woodcock Hall Farm, Concept Layout (Thorpe Design Guidelines, AECOM)

Policy TH2 (iii): Land East of Ten Acre Lane/North of Coldharbour Lane

The Neighbourhood Plan allocates 13.57 Ha of land East of Ten Acre Lane and North of Coldharbour Lane for a mix of residential, sport/recreation, blue/green infrastructure and cemetery uses as shown on the Policies Map. Development proposals will be supported, provided the following key requirements are met:

- a. The developable land for residential uses comprises no more than 1.76 Ha lying within the Settlement Boundary of Policy TH1;*
- b. The residential scheme delivers at least 40 dwellings comprising a mix of open market and affordable homes with an emphasis on 2 and 3 bed homes that contribute to meeting needs set out in the Local Housing Needs Assessment, and in line with the requirements of Policy TH4 and Policy SL20 of the Runnymede 2030 Local Plan;*
- c. A parkland scheme extending to approximately 11.81 Ha including a new multi-use community area for the benefit of the local community and the wider area, additional car parking and cemetery space 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. As the land will remain in the Green Belt, proposals in the parkland will only be supported if they are defined as appropriate development in the Green Belt. The parkland will be laid out to provide a functional and accessible parkland having regard to the design criteria for SANG;*
- d. It can be demonstrated that flood risk management proposals 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.*
- e. A landscape strategy is prepared, and the layout, design and height of buildings have full regard to the Local Plan policy requirements, the location of the land within the Thorpe Conservation Area and the setting of heritage assets;*
- f. Existing mature boundary trees of value and mature hedgerows to be retained to provide adequate screening to the South West Waterbodies SPA unless removal is required to provide access. The new boundary to the eastern and northern edges of the residential parcel is to be maintained and protected and set within an existing and enhanced framework of mature trees and existing dense hedgerows;*
- g. A biodiversity strategy is prepared in accordance with the development plan that creates new opportunities to improve biodiversity and delivers a measurable 'net gain' in biodiversity value across the site;*
- h. A Sport/Recreation Strategy is prepared in accordance with the development plan which creates new opportunities to access the land for sport and recreational purposes including a Local Equipped Area for Play that is accessible to children from the village. The Strategy will include arrangements for the long-term management and maintenance of the parkland area and its facilities;*
- i. Pedestrian and cycling access is provided off Ten Acre Lane and Coldharbour Lane to a specification to be agreed with the Highways*

Authority, and the layout has regard to the need to enhance pedestrian and cycle connectivity across the forum area including the opportunities to enhance connections as defined in Policy TH7;

- j. Vehicle access is made from Ten Acre Lane and Coldharbour Lane in a location and of a type to be agreed with the Highways Authority, and suitable for waste and emergency vehicles;*
- k. The building materials and detailing reflect those common to the local area;*
- l. A desk based archaeological assessment is undertaken, and where appropriate a site evaluation to establish the significance of potential heritage assets;*
- m. A Contamination/Remediation Strategy is agreed with the Minerals and Waste Authority; and*
- n. Mitigation is agreed in accordance with the requirements of the development plan, to offset the effects of the scheme on European Designated sites including the South West Waterbodies Special Protection Area.*

5.24 The Site lies to the east of the historic Village core and within the Thorpe Conservation Area. It is bounded along its west side by Ten Acre Lane and to its south by Coldharbour Lane. The site falls gently from north east to south west and its north eastern and western boundaries are defined by natural hedgerows of generally indigenous, deciduous species. Beyond the north western boundary is the large Thorpe Industrial Estate. The site was previously used for gravel extraction. It has been backfilled with inert material and restored to open grassland. The Minerals and Waste Authority confirm it no longer has a minerals interests in the site. Historic England make no objection to the proposed allocation on heritage grounds but note that recent excavations in the vicinity of the site have revealed Bronze Age and potentially Neolithic finds.

5.25 While the now superseded Runnymede Borough Local Plan (second alteration) (2001) retained the land to the North of Coldharbour Lane in the Green Belt (Saved Policy GB1), saved Policy NE7 (Restoration) confirmed its status for agricultural or recreational 'after use'; uses which are exceptions to Green Belt Policy. The new Runnymede 2030 Local Plan does not propose to release the land from the Green Belt.

5.26 The Landscape and Visual Assessment, Green Belt Appraisal and other supporting technical evidence concludes that the proposed development can be successfully accommodated to the south western corner of the site if set within an enhanced framework of mature trees and vegetation (to reflect the historic field boundaries) without significantly increasing the potential visibility of development or reducing the contribution the site makes to the purposes or functions of the Green Belt. The remaining land will reintroduce landscape character lost through past mineral working. The proposed development area would 'round off' of the settlement edge in line with the one of two criteria established by RBC in their own site selection methodology². This ensures the settlement remains compact and combined with the establishment of the parkland scheme will protect the Green Belt from further fragmentation.

² Runnymede 2030 Site Selection Methodology and Assessment Final, Dec 2017 (paragraph 4.60).

5.27 Through the application of policy TH1, it is therefore intended to release 1.76 Ha of land from the Green Belt to deliver about 40 homes which is considered to be proportionate to the land which is developable; the second criteria to be applied to Green Belt release. The remaining 11.81 Ha would remain in the Green Belt and deliver appropriate Green Belt uses. The park will confine the extent of the developable land allocated for residential development. An outline scheme for the Park indicates that the vehicular access for visitors will be from Coldharbour Lane and Ten Acre Lane.

5.28 The proposed uses in the park comprise new green infrastructure, a potential SANG, improved public access, car parking, sports and recreation facilities for community use and a cemetery extension. Taken together, these would contribute facilities and infrastructure to support the longer-term needs of the Thorpe community. This combination of uses are considered to provide the 'exceptional circumstances' to justify the release of land from the Green Belt for the residential scheme.

5.29 The Runnymede Open Space Study (Feb 2017) acknowledges a sport and recreation deficit in the Egham 'Superward' and an under provision of facilities for children and teenagers.

5.30 The policy therefore makes provision for these facilities within a new parkland setting and as part of a comprehensive planned proposal and will be determined in accordance with the necessary Green Belt tests and Policy EE16 Outdoor Sport and Recreation in the Green Belt.

5.31 The laying out of the land for use as parkland in perpetuity will mean that it will continue to play a fundamental role in protecting the Green Belt around Thorpe village. The parkland will also form an integral part of the setting to the new village boundary of Thorpe and play a fundamental role in preventing the coalescence of the village with Thorpe Industrial Estate and Thorpe Lea to the north and Egham Hythe to the east.

5.32 Taken as a whole, the parkland proposal forms an important part of the 'exceptional circumstances' to warrant the release of the adjoining land from the Green Belt. It is considered to be consistent with national policy that expects such releases to be compensated for by opening up access to private land for the enjoyment of the community.



Concept layout: Land East of Ten Acre Lane/North of Coldharbour Lane

TH3: TESIS School

The Neighbourhood Plan supports development at the TESIS School, as shown on the Policies Map, which enhance the School's position as a major local employer and where they enable the retention and expansion of the existing facilities on the site to meet new and changing educational needs, provided:

- i. The design of proposals sustain and enhance the significance of heritage assets within the site;***
- ii. New development makes a positive contribution to the character and distinctiveness of the Thorpe Conservation Area; and***
- iii. Proposals are consistent with Green Belt policy and do not undermine its openness.***

Proposals that could increase the pupil capacity of the school should increase pedestrian and cycle access to and from the site and demonstrate how the impact of traffic on the local highway network will be effectively managed.

5.33 The private American School in England (TESIS England) is located in the centre of Thorpe and occupies a number of the historic buildings, including the 17th century converted Grade II* listed Thorpe Manor within the village. The 46 acre school grounds are divided into two campuses, to the North and South of Coldharbour Lane, and includes a number of separate sports facilities and green spaces. TESIS England is an important source of local employment. The policy therefore seeks to accommodate the reasonable needs of TESIS England as and when they arise, providing proposals takes into consideration the significance of heritage assets, including the Conservation Area, and its role as an important local employer.

5.34 TESIS England was established as an International day and boarding school in Thorpe in 1976. It is housed in a group of historic listed buildings with some newer additions on a campus divided by Coldharbour Lane. The principal listed buildings are Thorpe Place, Tudor Barn and Shepherd's Cottage on the South Campus and Thorpe House and Renald's Herne on the North Campus.

5.35 TESIS is a major landowner in the historic core of Thorpe Village but much of the campus is concealed behind the historic brick walls along both sides of Coldharbour Lane and into Village road. Other significant features include a walled garden which has recently been restored and is used both by the school students and as allotments by Thorpe residents. For security reasons the campus is private but there is considerable visual amenity from the many trees and historic hedgerows bordering the site which is also in the heart of the Conservation Area.

5.36 As a major employer in the village, TESIS employs approximately 200 FTE's. Many staff live on site or within the designated area, but others commute to the campus. The school educates children from 4 years of age to 18 yrs. and offers both an American curriculum and the IB Diploma. There are currently 465-day students and 188 boarders, the school is registered to admit up to 850. A fleet of minibuses bring most of the day students to school each day although there are some who come in private cars. The minibuses access the school via Ten Acre Lane directly into the North Campus.

5.37 TESIS submitted a masterplan to Runnymede Borough Council which was approved in 2007. This has largely been built out and the school is currently undertaking a self-evaluation exercise which will inform a new masterplan for the next ten years. Recently the school reorganised the boarding provision to the South Campus only and into larger units in order to conform to new compliance standards from OFSTED which requires two members of staff to be resident in each boarding house.

5.38 Economic and political influences have also led to a greater demand for boarding provision rather than day pupils, and the school management team are using the self-evaluation exercise to ensure the new masterplan is sustainable for the future. The masterplan will also recognise the alterations to the Green Belt boundary which have been made through the adoption of the Runnymede 2030 Local Plan and any proposals will be required to be consistent with national Green Belt policy.

TH4: Housing Mix

Proposals for residential development will need to consider local housing need and demonstrate how the types of dwellings provided will help ensure a balanced mix of housing for Thorpe. The provision of 2 or 3 bed dwellings suitable for younger persons and families is encouraged, as is accessible purpose-designed dwellings to enable our older people to downsize and remain in the village.

In all new housing developments the provision of affordable homes for sale³ will be supported and proposals should provide a tenure mix which includes at least 10% of homes as a form of discounted market sales homes or other affordable routes to home ownership⁴, together with affordable housing for rent to provide homes for newly forming households and young families who live or work in Thorpe.

The precise housing mix of new development will be determined on a site-by-site basis, having regard to viability and other relevant factors.

5.39 The Plan supports the development of market and affordable housing in Thorpe to contribute to achieving a mixed, balanced sustainable community in line with the Vision for Thorpe. The policy refines Local Plan Policy SL19 and SL20 to enable a key objective of the Plan to be achieved by providing opportunities for our younger people and families to meet their housing needs locally. The policy delivers the strategic intent of policies SL19 and 20 while maintaining flexibility to take account of site specific factors. In line with Policy SL19, the Forum support the application of the Nationally Described Space Standards, in addition to which they also support the provision of adequate gardens and shared green space.

5.40 The Forum's Local Housing Needs Assessment indicates a housing need in Thorpe in excess of that defined in Policy SD1 and a clear need for smaller dwellings with emphasis on 2 and 3 bed homes. Residents have consistently expressed a desire that new housing should meet the needs of local people and the Forum would welcome proposals for housing on the allocated sites that makes such provision, and for for open market and other forms of discounted market housing to

³ In line with Planning Practice Guidance Paragraph: 100 Reference ID: 41-100-20190509

⁴ In accordance with the definition in NPPF Annex 2 or any subsequent amendments

be made available for sale to local residents for a period of three months prior to release on the open market.

5.41 The HNA also demonstrates that given the high property values in the forum area, discounted market sales housing (homes discounted by at least 20% of the full market value) might not meet the Government's requirement (as set out in NPPF Annex 2c). However, the Government's recent consultation on 'First Homes' proposes to increase the discount to 30% for local people who want to stay in the community where they live and work. This discount is intended to apply in perpetuity and be passed onto future buyers when the 'First Home' is resold. The Forum also encourages full consideration to the desire of the community to see a proportion of new homes delivered by a Community Land Trust, or equivalent body to support those with a local connection to the village and to reflect the community support for such an approach.

5.42 The table below compares the current housing stock profile between Runnymede and Thorpe, it also compares the SHMA recommendation with the Thorpe HNA recommendation.

Table 6-14: Comparison of current stock and future need for housing of different sizes by tenure, Runnymede and Thorpe

Market Sale Housing	1 bed	2 bed	3 bed	4 bed
<i>Runnymede (2011 Census)</i>	7%	26%	41%	27%
SHMA Recommendation	7%	27%	41%	25%
<i>Thorpe (Census 2011)</i>	3%	22%	39%	36%
HNA Recommendation	5%	25%	40%	30%
Social Rented				
<i>Runnymede (2011 Census)</i>	36%	28%	31%	5%
SHMAU18 Recommendation	40%	27%	29%	4%
<i>Thorpe (Census 2011)</i>	21%	36%	29%	14%
HNA Recommendation	40%	28%	28%	5%
Intermediate Housing*				
<i>Runnymede (2011 Census, Private rented sector)</i>	24%	35%	21%	20%
SHMAU18 Recommendation	23%	35%	22%	19%
<i>Thorpe (Census 2011, Private rented sector)</i>	24%	32%	27%	18%
HNA Recommendation	23%	32%	28%	17%

Source: Census 2011, SHMAU18, AECOM

*Intermediate housing includes low cost home ownership and intermediate rented products, as described in the tenure chapter.

Source: AECOM HNA, July 2018

TH5: High Quality Design

Proposals for development will be supported, providing they accord with the design principles relevant to the character area within which they are located, as identified below and shown on the Policies Map and are in line with the expectations of the National Design Guide:

Character Area A. Development Proposals in the Thorpe village historic core Conservation Area should:

- i. retain and reinforce the prominence of mature trees and hedgerows on road frontages. Consideration should be given to replacing native hedgerows where they have been lost;*
- ii. safeguard the following key views as shown on Policy Inset Map 2 and described in the Key Views Paper which is attached as an Appendix to this plan:*
 - a. Easterly and westerly views along Coldharbour Lane between The Red Lion public house and Eastley End House*
 - b. South easterly view from Coldharbour Lane to St Ann's Hill*
 - c. View from Village Road across Forty Acre towards Egham Hill and Royal Holloway*
 - d. South easterly view from Mill Lane across Mercer's Field towards St Ann's Hill*
- iii. not harm the contribution that the visually distinct historic street pattern makes to the strongly identifiable sense of enclosure and local identity created by narrow roads, buildings and the Grade II listed high walls, particularly Rosemary Lane and Ten Acre Lane;*
- iv. not harm the contribution that the landmark tower of St Mary's Church, and Church Approach, make to the historic core;*
- v. Building materials should be sympathetic to the distinctive character of the Conservation Area. Traditional materials, such as red stock brick, painted brick, smooth render, timber framing and flint details, clay tile and natural slate, should be used wherever possible and as a matter of course on public facing aspects.*

Character Area B. Development proposals in the Area of mid-late C20 housing off Green Road should:

- vi. retain and reinforce the prominence of generous planting to soften the visual impact on the semi-rural character of the area;*
- vii. not harm, and where possible enhance, the role of trees and woodland at the Frank Muir Memorial Field, in screening the village and the M25.*

Development proposals will only be supported where they do not cause unacceptable harm to archaeological heritage assets and/or their setting.

5.43 The policy establishes the basis on which the design merits of development proposals will be judged in order to secure a planning consent. The policy does not advocate pastiche or historic solution; however, it is important that any new development demonstrates a connection with local character and place making.

This will be achieved by using the guidance set out in the Thorpe Heritage and Character Assessment, AECOM, May 2017 which should be read in conjunction with this Plan.

5.44 The 'Urban Characteristics of Thorpe' document extracted from the Runnymede Urban Character Appraisal 2009 identifies the key characteristics that define the two distinctive parts of the neighbourhood area. For each area, the AECOM Heritage and Character Assessment describes the areas historic development and how the area appears now in terms of any dominant or common features of buildings, plots, spaces and landscape. The policy requires that applicants should demonstrate that they have regard to the design principles it contains, as well as the design guidance relevant to the location of their proposals contained in the Urban Characteristics of Thorpe document.

5.45 Archaeological sites are finite, irreplaceable and fragile resources which are vulnerable to damage, either from specific works or from gradual degradation over time. There have been Bronze Age and Neolithic discoveries, especially from the gravel pits, and from other developments around the village.

TH6: Local Heritage Assets

The Neighbourhood Plan identifies the following buildings and structures as shown on Policies Inset Map 3 as non-designated heritage assets by way of their positive contribution to the character and heritage of the area:

- i. Thorpe Post Office and Stores;***
- ii. The Lych Gate, Thorpe Cemetery*;***
- iii. Woodcock Farm, Green Road;***
- iv. The Red Lion public house*;***
- v. Thorpe War Memorial*;***
- vi. The Old Pound Enclosure, Thorpe Park Farm*;***
- vii. Forge Cottage, Green Road*.***

Development proposals that will result in the loss or substantial harm to a non-designated heritage asset will not be supported, unless it can be demonstrated that the benefits of the development outweigh the significance of the asset. The provisions of Local Plan Policy EE8 apply to the above buildings and structures.

5.46 The area has an attractive historic environment with 37 statutory listed buildings (See Plan B and Fig 5.1 of the SA Scoping Report), around half of which fall within the Thorpe Conservation Area. The policy identifies non-designated heritage assets for the application of new Local Plan Policy EE8. The Thorpe Heritage and Character Assessment (AECOM, May 2017) describes the value of the first four assets as positively contributing to the understanding of the character and heritage of Thorpe. The assets marked with an asterisk are also included in the Runnymede Local List (June 2019) study.

5.47 These assets have been included in this policy to ensure all assets remain part of the development plan. The policy therefore seeks to provide clarity on the status

of all these assets to ensure that development proposals acknowledge and take into account their local value.

TH7: Green and Blue Infrastructure

The Neighbourhood Plan identifies a Green and Blue Infrastructure network as shown on the Green and Blue Infrastructure Policies Map.

The Network comprises a variety of open spaces, including amenity green spaces, cemeteries and churchyards, outdoor sports facilities, natural and semi-natural urban green spaces, water bodies, assets of biodiversity value (including green corridors), footpaths and cycleways.

Development proposals on land that lies within or adjoining the network will be supported, provided they can demonstrate how their layout, means of access, landscape schemes, public open space provision and other amenity requirements including new pedestrian and cycle connections will allow for such improvements to the Network.

In addition, landscape schemes will be expected, where possible, to avoid the loss of trees and hedgerows. New planting will be encouraged and should include native species and habitats that respect the distinctive local landscape character.

Development proposals will be required to demonstrate a 'net gain' in biodiversity assessed using the nationally accepted biodiversity metric applicable at the time a planning application is submitted⁵.

5.48 The National Planning Policy Framework defines green infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities". Paragraph 171 confirms that in preparing plans the aim should be to maintain and enhance networks of habitats and green infrastructure.

5.49 Green Corridors within Runnymede are seen as a key to providing an essential linkage between open spaces. No access standards for Green Corridors have been established, however.

5.50 Thorpe's Green and Blue Infrastructure consists of amenity green spaces, cemeteries and churchyards, outdoor sports facilities, natural and semi-natural urban green spaces, water bodies, assets of biodiversity value (including green corridors), footpaths and cycleways and these have been defined on the Green & Blue Infrastructure map. This Green and Blue Infrastructure is crucial to the maintenance and protection of biodiversity and wildlife assets in the designated area and will contribute to health and wellbeing of the community by proposing new walking and cycling links throughout the village which enhance the existing Rights of Way network.

5.51 The policy defines opportunities to enhance the network and requires all development proposals that lie within, or adjoin the network, to consider how they

⁵ DEFRA's Biodiversity Metric is due to come into force in October 2021

may improve it or contribute to its effectiveness, or at the very least not undermine its integrity. In doing so, the policy gives effect to Policy EE9 Biodiversity, Geodiversity and Nature Conservation, Policy EE11 Green Infrastructure, and Policy EE12 Blue Infrastructure in the Runnymede 2030 Local Plan.

5.52 There remain a number of significant hedgerows which have historical importance having formed the boundaries of farms that are no longer in existence. The hedge along Cottage Farm Way and that along Village Road from Ten Acre Lane to the first dwelling are good examples. Works to trees within the Conservation Area are considered through tree applications and one Oak tree is on the Woodland Trust list of Ancient Oaks but is not visible to the public. The policy therefore also seeks to avoid the unnecessary loss of trees and hedgerows and encourages the planting of more native species within existing hedgerows to improve them and new hedgerows throughout the designated neighbourhood area in line with Policy EE1 Townscape and Landscape Quality.

5.53 The Forum has identified potential improvements to the Network and its functionality, and these opportunities are identified on the Green and Blue Infrastructure Map, and described below:)

- (i) Monks Walk, which runs from St Mary's Church through to Chertsey and prior to the reformation was used by Monks walking from Chertsey Abbey to the Chapel that is now St Mary's Church. This footpath crosses Thorpe Park/Thorpe Lakes and is fenced on both sides. There may be an opportunity to use Monks Walk as part of a cycle route coming back to the village along the cycle path on Chertsey Lane (A320) and Green Lane (By way);
- (ii) The churchyard of St Mary's Church is closed but valued by churchgoers as it provides a beautiful setting to the church.
- (iii) Thorpe cemetery in Ten Acre Lane is a well-kept and important resting place for many of Thorpe's former residents. The RBC Infrastructure Delivery Plan confirms however that there is only 2 to 3 years of cemetery space remaining. There are currently plans to extend the cemetery and land is allocated for this purpose in policy TH2 (iii) and this is an area that could also enhance both amenity and wildlife. Ten Acre Lane has been identified as providing a new multi-use community facility and car park for public use which includes a new safer pedestrian route from the Community Hall (Scout hut) to the centre of the village, St Mary's Church, Thorpe Nursery Preschool and Village Hall. There is also an opportunity, subject to landowner agreement, to link the parkland to Footpath 49 part of which runs along the alignment of the proposed River Thames Scheme green corridor.
- (iv) A hard footpath from Green Road to the car park in Rosemary Lane and then on to the activity area for older children. This almost meets the existing footpath (FP53) and is well used by dog walkers. There is an opportunity to develop this footpath as part of a circular route around the village and create an informal cycle path to the Thorpe Primary School and to extend the existing cycle network to link the cycle path which passes under the M25 and onto Thorpe Green.
- (v) In the centre of a small housing development known as The Gower there is a small open space serving as a valuable amenity space for the immediate residents, proposed as Local Green Space in policy TH8. This area and surrounding roads would benefit from more tree planting.

- (vi) Adjoining the Frank Muir Memorial Field and Footpath 53 is an area of land in private ownership, but which is designated as 'amenity green space' and acknowledged in the RBC Open Space Study. It plays an important role in providing the setting to West End Farm house and is an important barrier to the noise and air pollution from the M25 and Thorpe bypass. This space has a significant number of trees which act a visual screen for many parts of the village, preventing sight of the overhead gantries and lights on the elevated motorway for many residents beyond the immediate vicinity. Although this is in private ownership there is an opportunity for additional tree planting here to improve the amenity currently recognised and reduce the air pollution as this is an Air Quality Management Area (AQMA).
- (vii) There are a number of important water bodies within the designated neighbourhood area, including Thorpe Park. This privately-owned land (operated as Thorpe Park Resort) is a theme park with a strong emphasis on water rides although these use treated water. This vast expanse of water remains after gravel extraction and this has been carefully landscaped to enhance wildlife and act as flood storage. There is a designated area (SSSI) which is protected from public use. Thorpe Park also is part of the SW London Water Bodies Special Protection Area and an area of Special Nature Conservation Importance (SNCI). Thorpe Lakes also form part of the Blue Infrastructure. This too is privately owned land but open to the public for recreational use for water skiing and other water sports. Within this land holding is a SSSI and a RAMSAR site important for overwintering birds. Both the lakes in Thorpe Park and Thorpe Lakes are significant in the control of flood water from the River Thames and will probably be linked to the Thames if the proposed Thames Relief Scheme goes ahead. The lake adjoining 4 Aymer Drive is in private ownership but forms part of the Mead Lake Ditch which flows from Egham into the Thorpe Park Lakes. This is culverted under Norlands Lane and will be absorbed into the Thames Relief Scheme if built. If the Scheme is developed, then there is an opportunity to see significant public access to the waterway and enhancements to the existing green corridor including a new cycleway and leisure activities.
- (viii) The Moat, a small drainage ditch that flows through the centre of the village provides an opportunity for a cycle path along its banks and Green Road.
- (ix) The small River Bourne which comes from Virginia Water Lake (man-made) flows through the designated neighbourhood area along the path of the M25. There is the opportunity for a cycle path along the bank on an existing footpath.

5.54 In addition to these identified opportunities, it is important that development contributes to improved pedestrian and cycle links to the village core and primary school and there continues to remain an aspiration for circular walks around the village.

TH8: Local Green Spaces

The Neighbourhood Plan designates the following Local Green Space, as shown on the Policies Maps:

i. The Gower

The provisions of Local Plan Policy SL27 will apply to this area of Local Green Space.

5.55 The policy identifies one additional area in the designated neighbourhood area for the application of Policy SL27 of the Runnymede 2030 Local Plan which gives special protection to sites designated as Local Green Space. This area of open space at the Gower is considered to meet the tests set out in paragraph 100 of the NPPF and this has been demonstrated in the GBI Report. While in the Runnymede 2030 Local Plan (second alteration) 2001 Thorpe was 'washed over' by the Green Belt, as such all green spaces were protected by this designation. However, in light of the Runnymede 2030 Local Plan which 'insets' Thorpe Village, it is important that this demonstrably valued Local Green Spaces within the inset boundary is recognised to protect it from inappropriate development. Local Plan policy SL27 already designates the Frank Muir Memorial Field as a Local Green Space, ensuring that this open space, which is also located in Thorpe Village, will also receive this heightened level of protection.

TH9: Community Facilities

The Neighbourhood Plan identifies the following buildings and associated land as community facilities:

- i. Thorpe Community Hall, Ten Acre Lane, Thorpe, Egham, TW20 8SJ*
- ii. Thorpe Village Hall, Coldharbour Lane, Thorpe, Egham, TW20 8TE*
- iii. The Red Lion Pub & Restaurant, Village Road, Thorpe, Egham, TW20 8UE*
- iv. Thorpe Post Office & Stores, Green Road, Thorpe, Egham, TW20 8QS*
- v. Thorpe C of E Primary School, Rosemary Lane, Thorpe, Egham, TW20 8QD*
- vi. Thorpe Nursery Pre-school, Manor Farm, Thorpe, Egham, TW20 8TE*
- vii. St Mary's Church and Rutherwyke Room, Church Approach, Thorpe, TW20 8QT*

In addition to the provisions of Local Plan Policy SD6, proposals to change the established use of a facility and its ancillary building or land must demonstrate that the building or land is no longer suited to any other community use.

Proposals to change the use of part of a facility that is shown to be surplus to requirements will be supported, provided the change will not undermine the viability of the primary community use.

Proposals to extend a facility will be supported, provided they are consistent with the relevant policies of the development plan.

5.56 Policy SD7 of the Runnymede 2030 Local Plan seeks to ensure that the long-term potential value of land in community use is not lost without good reason. It also encourages the improvement of facilities to ensure they remain viable, but other planning policies will still need to be addressed, e.g. heritage.

5.57 On occasions, some facilities will struggle, but this will more often be related to the economic viability of the use, rather than the limitations of the premises, land or location. As finding new land for such uses is often difficult, it is important that established land is retained in that use, even if the current occupier is not viable.

5.58 The policy allows for a partial change of use of a facility, if this is intended to help secure its longer-term viability. This may be an important way of putting to economic use floorspace that is no longer needed, but which can make a financial contribution to sustaining the community facility. However, such changes must be shown not to undermine the community functions of the use.

6. IMPLEMENTATION

6.1 The Neighbourhood Plan will be implemented through the Borough Council's consideration and determination of planning applications for development in the Thorpe neighbourhood area.

Development Management

6.2 Most of the policies contained in the Plan will be delivered by landowners and developers. In preparing the Plan, care has been taken to ensure, as far as possible, that the policies are achievable.

6.3. Whilst the local planning authority will be responsible for the development management, the Forum will use the Plan to frame its representations on submitted planning applications. It will also work with The Borough Council to monitor the progress of sites coming forward for development.

Local Infrastructure Improvements

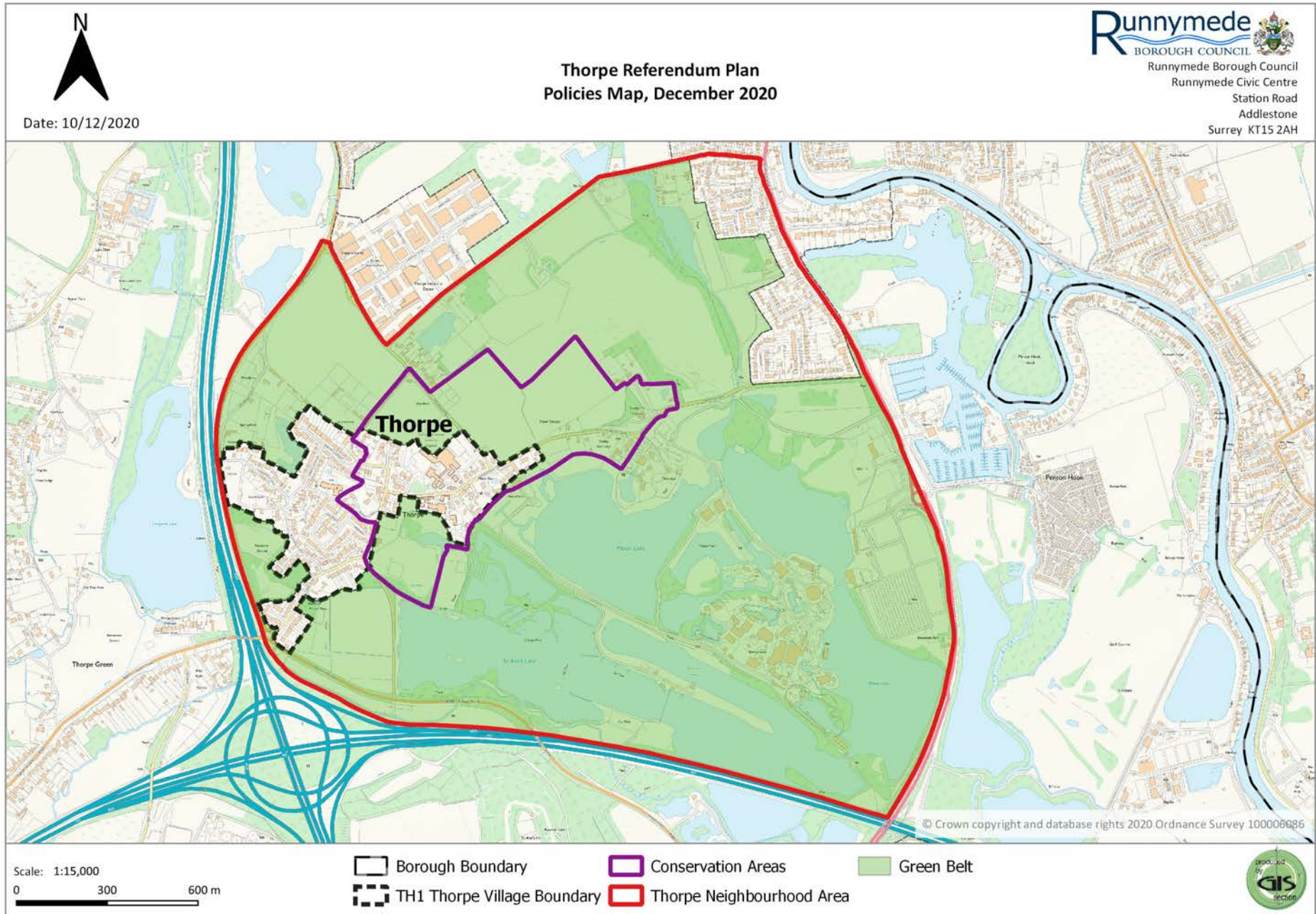
6.4 The Forum proposes some or all of the following projects for investment of future Community Infrastructure Levy funding or S106 funding allocated by the local planning authority and to the Neighbourhood Forum:

- "Welcome to Thorpe" gateways to define entrance points to the village
- Consider the potential to fund speed reduction measures to encourage safer passage of vehicles through the village
- Improvements to the street lighting, with particular interest in extending the current heritage lighting found in Coldharbour Lane and Village Road
- Consideration to a 20mph zone around the village
- Black street furniture throughout the village
- More lighting and pavements along Ten Acre Lane
- Improvements to the GI Network - Ten Acre Lane. This narrow rural lane is well used by pedestrians from the Thorpe Lea area and mourners from St Mary's church walking to the cemetery. It would benefit from a footpath and heritage lighting. Adjoining this lane is a potential housing site and the opportunity to provide a car park for the use of the village and a playing field to meet unmet sports facilities. This will provide increased focus to the village centre and historic core. It will enhance the village identity, viability and sense

of community. Access to a small development could also provide a new road through to Coldharbour Lane which would relieve congestion in the core of the Conservation area.

- Land adjacent to Coltscroft, footpath 53 and Thorpe bypass. This land currently has public access although in private ownership. It offers the opportunity to dramatically enhance the visual amenity to residents of the neighbouring Rosemary Lane and beyond into the housing estate known as The Gower. The existing trees already provide a visual screen to the overhead gantries of the elevated M25 and are important for habitat and especially in an area of Air Quality Management. Further tree planting would enhance the Green infrastructure of this important boundary to the village.
- All opportunities should be explored to improve walking and cycling routes to Thorpe C of E Primary School in 'The Bence' off Rosemary Lane.
- In relation to the area of 'Parkland' in policy TH2(iii), the Forum will explore the opportunity with the landowners and RBC to establish a Village Trust to manage the land for the benefit of the Thorpe community in perpetuity.

6.5 This series of local infrastructure projects will be prioritised for investment from Section 106 agreements and, if implemented, the Borough Council Community Infrastructure Levy (CIL). A minimum of 25% of the levy collected from development in the Neighbourhood Area will be passed by the Borough Council for investments listed in 6.4 of this Neighbourhood Plan.

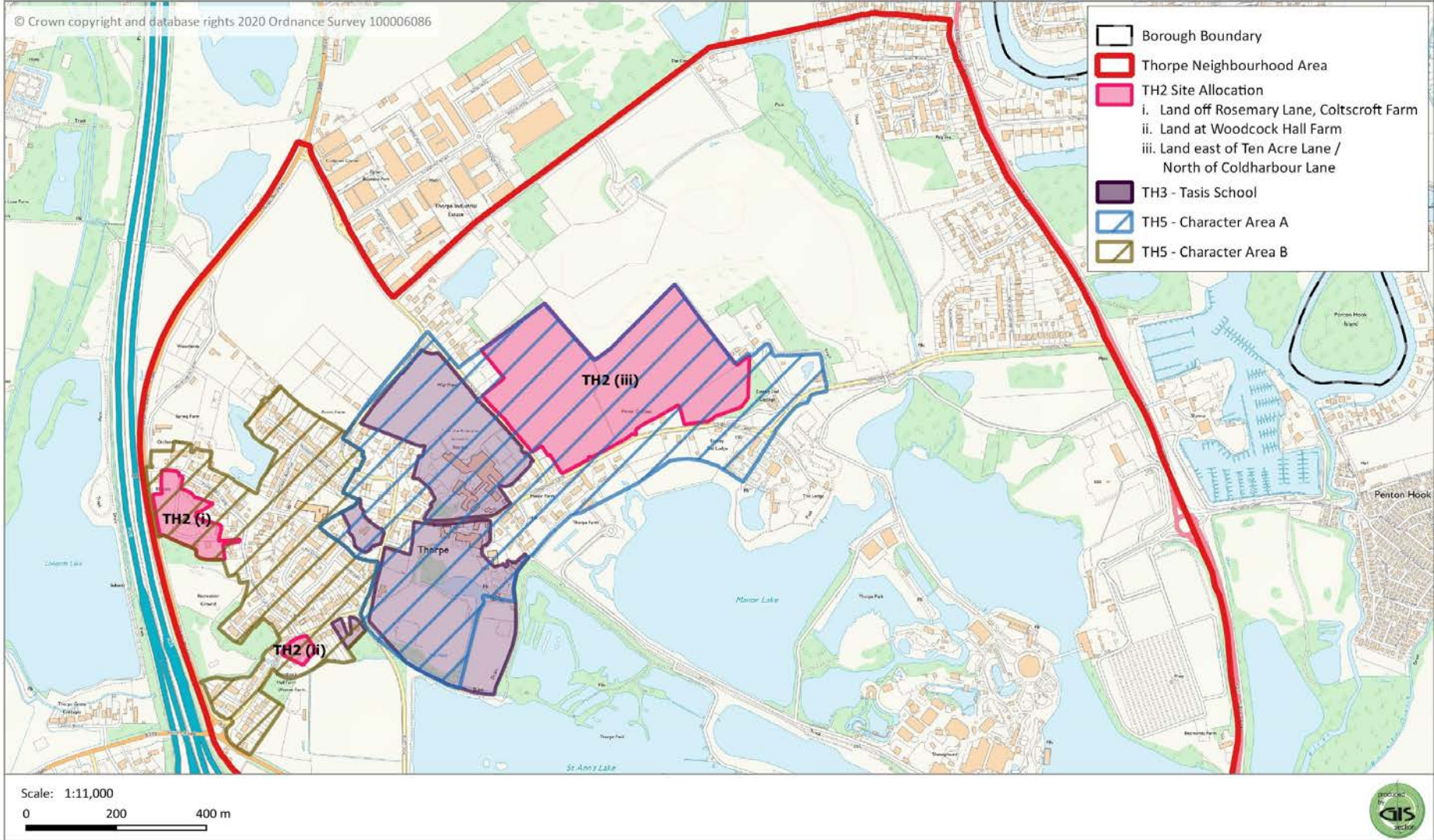




Thorpe Referendum Plan Policies Inset Map 1, December 2020

Date: 10/12/2020

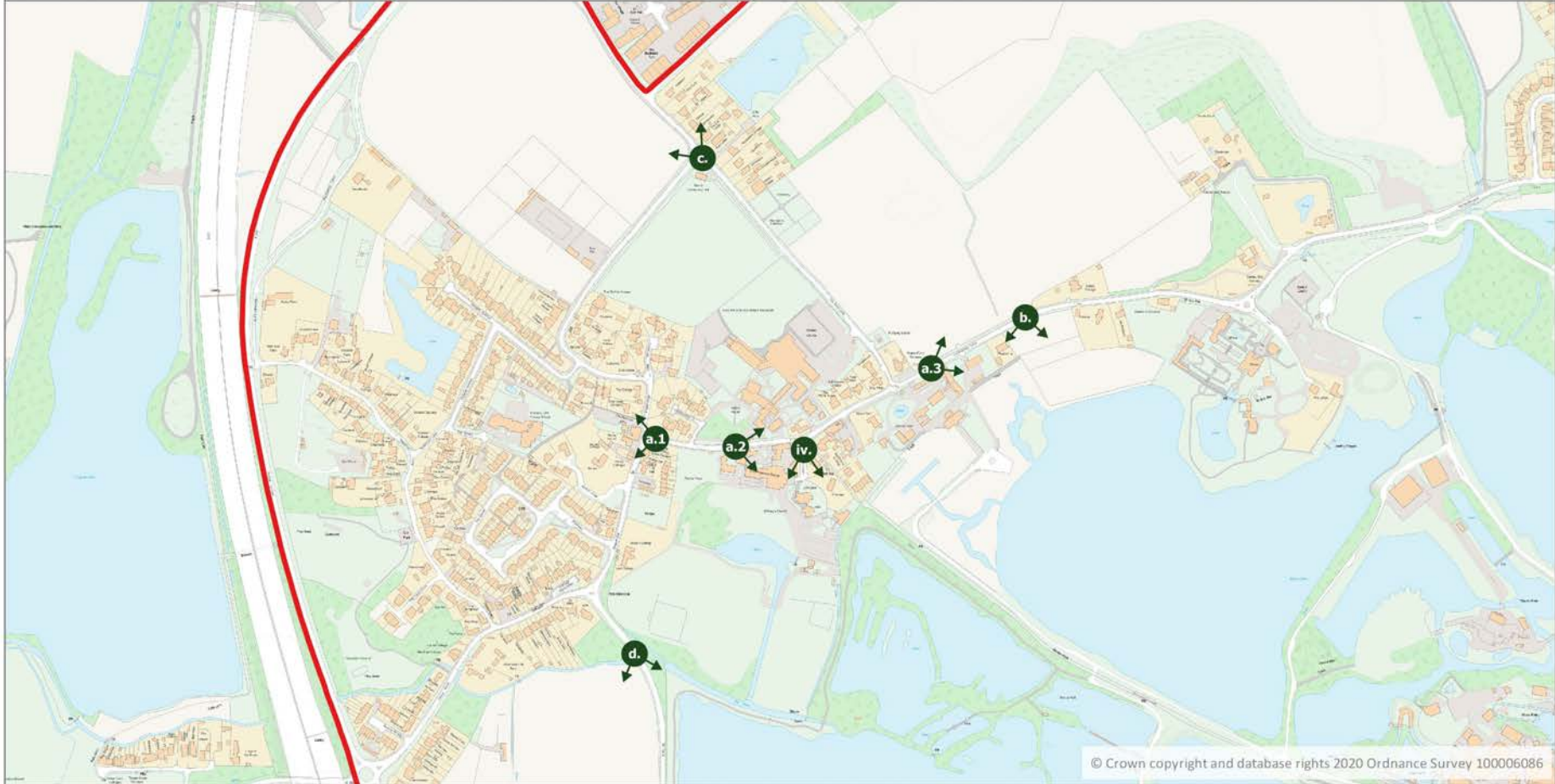
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Date: 10/12/2020

Thorpe Refereendum Plan Policies Inset Map 2, December 2020



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Scale: 1:7,500
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 Thorpe Neighbourhood Area



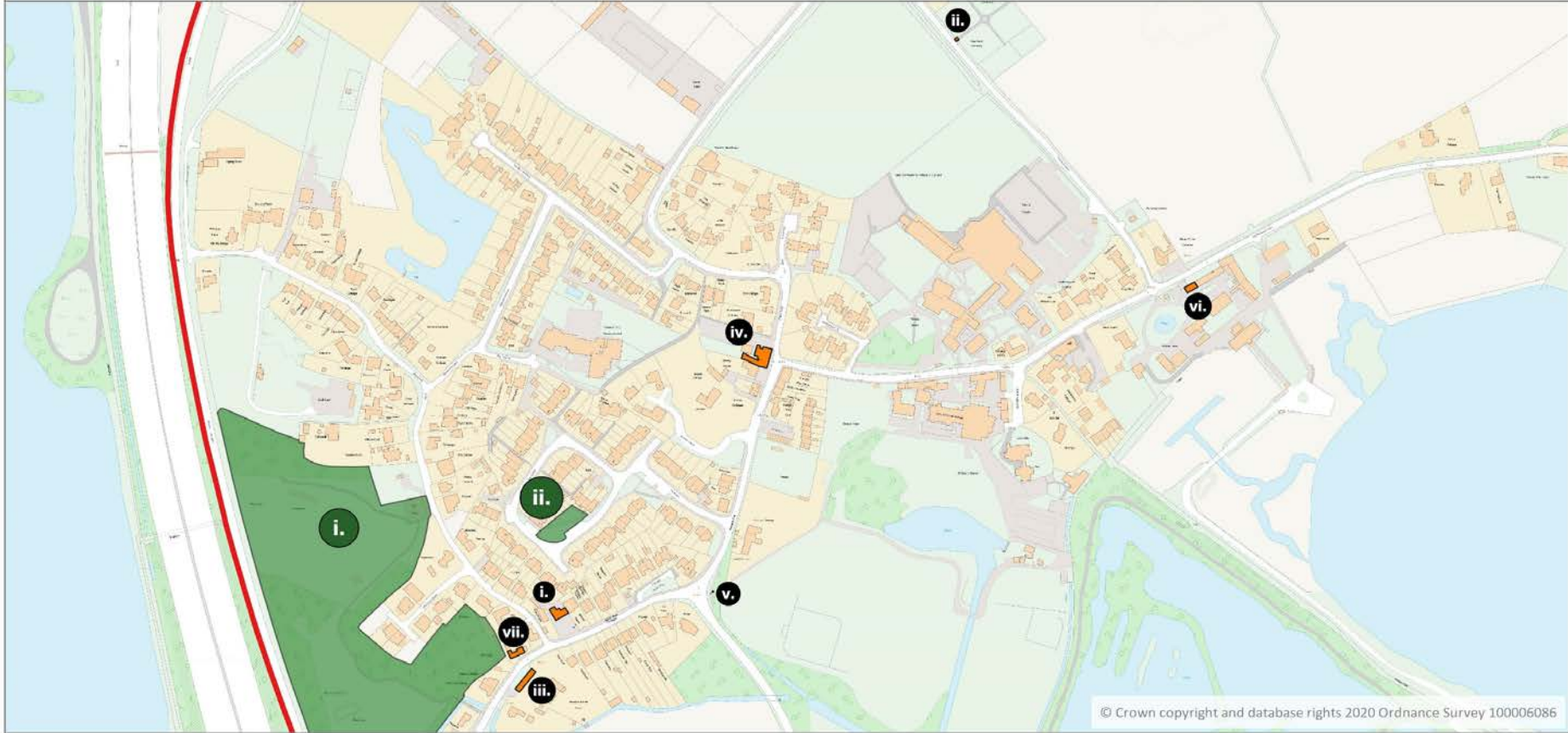
- TH5 - Key Views
- ii. a. Easterly and Westerly views along Coldharbour Lane
 - ii. b. Coldharbour Lane to St Ann's Hill
 - ii. c. View towards Egham Hill and Royal Holloway
 - ii. d. View towards St Ann's Hill
 - iv. St Mary's Church





Date: 08/12/2020

Thorpe Submission Plan Policies Inset Map 3, December 2020




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Scale: 1:5,000

0 100 200 m

 Thorpe Neighbourhood Area

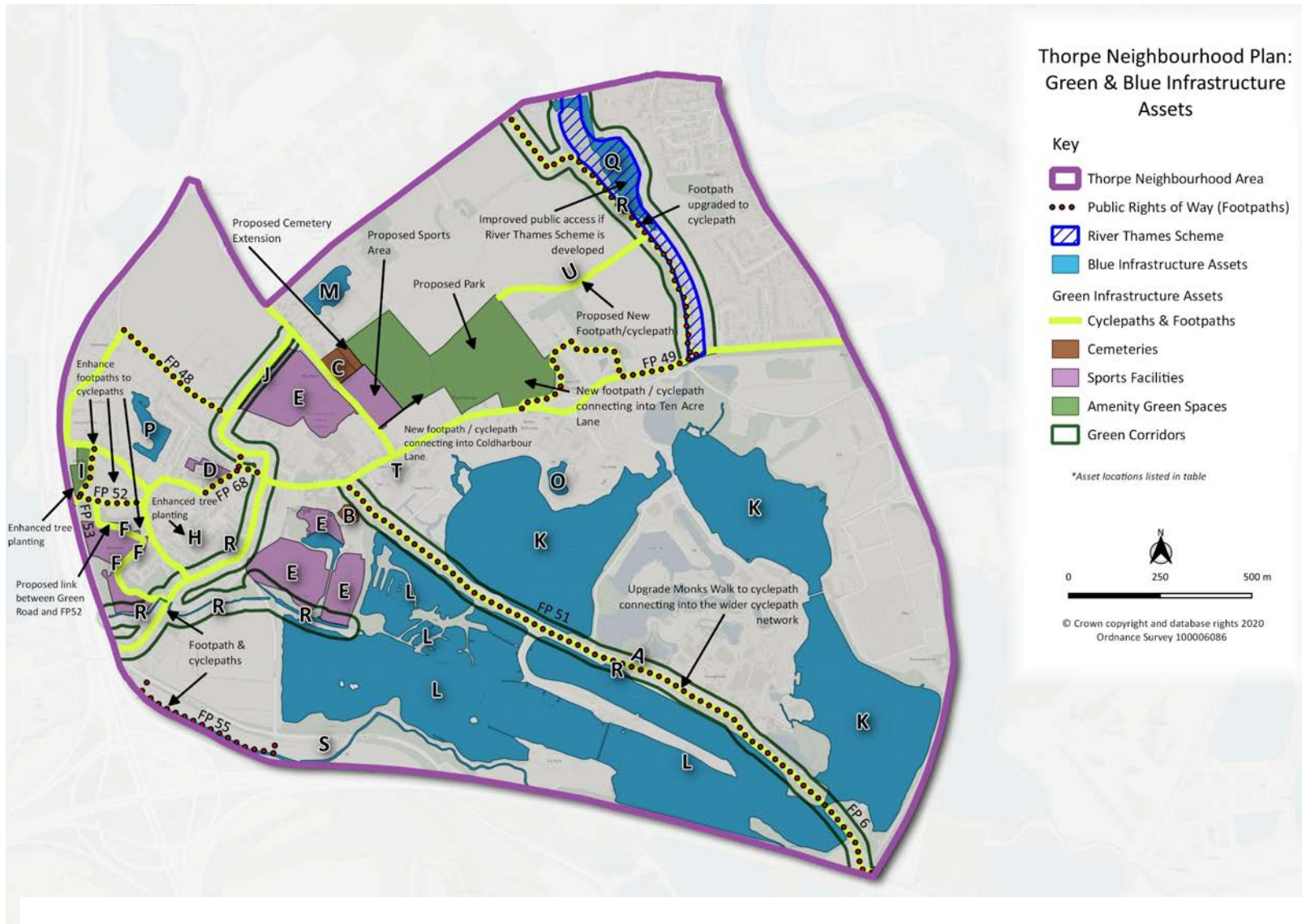
 TH6 Locally Heritage Assets

- i. Thorpe Post Office
- ii. The Lych Gate, Thorpe Cemetery
- iii. Woodcock Farm, Green Road
- iv. The Red Lion public house
- v. Thorpe War Memorial
- vi. The Old Pound Enclosure, Thorpe Park Farm
- vii. Forge Cottage, Green Road

 TH8 Local Green Spaces

- i. Frank Muir Memorial Field
- ii. The Gower





Green and Blue Infrastructure Policy Map

Key to Green and Blue Infrastructure Map

ID	Location	Type
A	Monks Walk Footpath	Green Corridor
B	St Mary's Church Churchyard	Green Infrastructure
C	Thorpe Cemetery	Green Infrastructure
D	Thorpe C of E Primary school Playing Fields	Green Infrastructure
E	TASIS Playing Fields	Green Infrastructure
F	Frank Muir Memorial Field	Green Infrastructure
G	Frank Muir Memorial Field Footpath	Green Infrastructure
H	The Gower Open Space	Green Infrastructure
I	Land adjacent Frank Muir Memorial Field	Green Infrastructure
J	Cottage Farm Way & Village Road Hedgerows	Green Corridor
K	Thorpe Park	Blue Infrastructure
L	Thorpe Lakes	Blue Infrastructure
M	Fishing Lake, Ten Acre Lane	Blue Infrastructure
N	Lake TASIS	Blue Infrastructure
O	Lake , CEMEX /EDEN Health Ownership	Blue Infrastructure
P	Lake, Stuart Cottage, Rosemary Lane and 47 Western Avenue Thorpe	Blue Infrastructure
Q	Lake, Adjoining 4 Aymer Drive / Mead Lake Ditch	Green Corridor
R	The Moat	Green Corridor
S	River Bourne	Blue Infrastructure
T	Pond, Thorpe Park Farm	Blue Infrastructure
U	Connection between the proposed River Thames Scheme & TH2(iii) park	Green Infrastructure

SCHEDULE OF EVIDENCE

The list below contains all documents prepared, collected and reviewed in the process of preparing the Plan.

<u>Thorpe NP Core Documents</u>
Thorpe NP Submission Plan
Thorpe NP Basic Conditions Statement
Thorpe NP Consultation Statement
Thorpe NP SEA Scoping Report V2.0 (AECOM, March 2019)
Thorpe NP Final Sustainability Appraisal Report (AECOM, June 2020)
Thorpe NP Habitat Regulations Assessment (AECOM, June 2020)
Thorpe NP <u>supporting documents:</u>
Green Belt 'Exceptional Circumstances' Note
Site Assessment Report
Green and Blue Infrastructure Note
Key Views Note (Attached in Appendix 1)
Local Housing Needs Assessment (AECOM, July 2018)
Heritage and Character Assessment (AECOM, May 2017)
Regulation 14 consultation responses and submission documents
<u>Runnymede Local Plan and Evidence documents</u>
Runnymede 2030 Local Plan July 2020
Runnymede Local Plan, second alteration, 2001 policies (for reference only, now superseded by Runnymede 2030 Local Plan).
Runnymede Green Belt Review – Villages and GB Boundary Review (2016 – 2018)
Runnymede 2030 Exceptional Circumstances Addendum (April 2018)
Runnymede 2030 Strategic Flood Risk Assessment (Jan 2018)
Runnymede Urban Area Character Appraisal – Thorpe (Sept 2009)
Runnymede Local List (3 July 2019)
Runnymede Open Space Study 2016 (Republished Feb 2017)
Runnymede Infrastructure Needs Assessment Final (AECOM December 2017)
<u>Other Background Documents</u>
National Design Guide (October 2019)
A Green Future: Our 25 Year Plan to Improve the Environment (HMG Jan 2018)
Landscape Institute – Landscape Briefing – Green Belt Policy (April 2018)

APPENDIX 1

Thorpe Neighbourhood Plan

Key Views Note (updated September 2020)

Introduction:

Thorpe village is medieval in origin and is considered to be of Borough wide historical importance. The original village was centred on St Mary's Church and extended in a linear fashion along Coldharbour Lane towards Village Road and contains a number of historic buildings along Coldharbour Lane.

The historic core of the settlement is centred on Coldharbour Lane and Green Road / Village Road. It is characterised by a mix of land uses ranging from residential to agricultural, ecclesiastical and educational. Whilst there are some smaller residential properties in the western part of the Conservation Area, the character of the built form is generally one of larger buildings standing within their own grounds.

The local character of the 'Historic Core' is described as being; "like a Middlesex village, with curving walled streets screening medium-sized houses in small park; the only example in the country. Enlarged since 1945, but all the walls kept, hence the village has stayed intact" (Pevsner Buildings of England – Surrey 2002).

Policy TH5 identifies a number of key views from public vantage points. The Heritage and Character Assessment¹ describes the relatively flat local topography typical of the valley floor character of the floodplains of the Thames. It also describes the strong sense of enclosure resulting from mature trees, the tight settlement grain and the high brick walls, a particular feature of Surrey villages and Thorpe in particular, as described by Pevsner.

These characteristics limit views from within the village to the wider unsettled areas around Thorpe, hence those long distance views that do exist, and identified in the policy, have a significance which are considered worthy of identification and protection from harm.

In addition, views along the narrow enclosed streets are a characteristic of Coldharbour Lane in particular, as it meanders through the historic core of the village and draws the eye along the Lane to create views towards key buildings and features.

A prominent example, is the view along Coldharbour Lane towards The Red Lion public house as defined in policy TH5.ii(a) and the view along Church Approach towards St Mary's Church (TH5.iv).

While outward views are limited given the characteristics of the area, there are open views to the higher ground to the north west toward Egham Hill/Royal Holloway across Forty Acre Field from Village Road (TH5.ii.c), and toward St Ann's Hill to the south east from Coldharbour Lane (TH5.ii.b) and across Mercers Field from Mill Lane (TH5.ii.d).

¹ Thorpe Heritage and Character Assessment; AECOM May 2017

The purpose of the policy is therefore to acknowledge the significance of these views and that any development proposals within the designated area which would have a significant adverse visual impact on an identified view will not be supported.

The images below illustrate the key views and should be read alongside Policies Map Inset 2.

View a.1: Westerly view along Coldharbour Lane toward the Red Lion Public House which dates from the 17th Century.



© Google

View a.2: Easterly view along Coldharbour Lane illustrating the sense of enclosure toward the 18th Century Grade II Blackhouse Farm Cottages in the distance (List Entry 1378047).



View a.3: Easterly view along Codharbour Lane from Thorpe Park Farm



Google

View b: South easterly view from Coldharbour Lane to St Ann's Hill (winter)



View b: South easterly view from Coldharbour Lane to St Ann's Hill (summer)



View c. north westerly view from Village Road across Forty Acre Field towards Egham Hill and Royal Holloway



View d. South easterly view from Mill Lane across Mercer's Field towards St Ann's Hill



View iv: Church Approach towards the Grade II* listed St Mary's Church. The housing around Church Approach combines with the church setting to define a key intersection and nodal point within the village settlement pattern.

