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DEVELOPMENT BRIEF

THORPE

LAND EAST OF TEN ACRE LANE &
NORTH OF COLDHARBOUR LANE

CEMEX own 13.57 ha of land to the north of Coldharbour Lane, east of the Ten Acre Lane in Thorpe. This Site was previously worked for gravel extraction and has now been restored.

INTRODUCTION

The Site is proposed to be developed to provide a landscape-led mixed-use scheme comprising circa 40 dwellings and green infrastructure in the form of a new country park, a multi-use community space with car parking and changing facilities and play facilities to be the subject of an allocation in the Thorpe Neighbourhood Plan.

The scheme will provide for:

USE	Ha	Ac	%
Country Park	10.16	25.11	87%
Land for Cemetery Extension	0.18	0.45	
Multi Use Community Area	1.47	3.63	
Residential	1.76	4.34	13%
TOTAL	13.57	33.53	100%

The aim is to provide additional sport, recreation and community facilities to support the needs of Thorpe together with, and facilitated by, circa 40 new homes at a range of tenures and dwelling types, and to be designed having regard to the distinctive character of Thorpe village. If allocated, the scheme would result in an amendment to the Green Belt boundary to provide for the new homes, with the sport, recreation and community uses remaining within the Green Belt as constituting ‘appropriate development’ (pursuant to NPPF paragraph 145). The land to be removed from the Green Belt equates to 1.76 ha and is shown on the Land Use Plan (reference RG-M-05 Rev A).





THE SCHEME & OPPORTUNITY

Residential Opportunity

The residential element will provide much needed new homes to meet the needs of the community and contribute to the wider needs of Runnymede. The indicative capacity of the development is some 40 new homes, with the final mix and dwelling yield to be determined through an iterative design process.

Of the 40 new homes, 35% will be made available on an affordable basis, of a tenure and lettings policy to be agreed with the Council. The ambition being for the affordable homes to be targeted at local people. It is anticipated that the affordable offer will include 'intermediate' tenures including low cost market or shared ownership products, as well as rented accommodation. It is anticipated that the affordable housing will be provided by a Registered Provider. The market sale homes will comprise a mix of dwellings, to be agreed on application.

A Character Assessment and Heritage Appraisal of Thorpe have been undertaken and this has resulted in a set of Design Principles that draw on the historic and distinctive character of the Village and to which detailed future development proposals will be expected to adhere to.

Community Opportunity

We understand that the Neighbourhood Forum has identified a need for:

- Additional car parking to serve the village centre, of circa 44 spaces;
- An outdoor community space, with toilets and related facilities;
- A Local Equipped Area of Play (LEAP); and
- A Country Park.

In addition to the above, the landowner agreed as part of the restoration scheme that 0.18 ha of land within the site would be transferred to the Borough Council to provide an extension to the existing Cemetery on Ten Acre Lane.

An initial capacity and design exercise has been undertaken to explore how such facilities could be accommodated on site and the form that they would take. The final form of development will be determined through an iterative design process which would inform a planning application.

Car Park

The car park is anticipated to be surface level, accessed from Ten Acre Lane, with low level lighting as necessary to ensure that the car park would be considered to be appropriate development in the Green Belt. The car park will service the community space and Country Park as well as provide capacity to support the local facilities and functions in the village including the Church, Cemetery and Village Hall.

Multi Use Community Space

The community space is envisaged as acting as an area of open space for recreation and more formal events, with or without temporary structures. Space has been identified for a building that could provide toilet/ changing and associated facilities to support the use of this space.

Local Equipped Area of Play

To provide play space for the residential element and for the wider community, an area has been identified for a new playground, or Local Equipped Area of Play. This is located adjacent to the car park and Multi Use Community Area, and borders the residential area, to provide a 'hub' of activity at the heart of the site.

Cemetery Extension

The commitment of CEMEX, as agreed through the restoration scheme to the former gravel workings, is to provide land for an eastward extension of the existing Cemetery in accordance with the agreed contractual terms with the necessary consents and works including servicing and preparation to be undertaken and costs borne by the Borough Council.

Country Park

The Country Park will comprise the balance of the site, being some 10.16 ha, and will be laid out to support and encourage informal walking and recreation. The Country Park will be designed having regard for the design requirements of suitable alternative natural greenspace (SANG) albeit, at circa 40 dwellings, the development falls below the threshold whereby there would be a requirement to mitigate impact upon the Thames Basin Heaths SPA.



Green Belt

Indicative landscape improvements have been identified for the Country Park which aim to enhance the landscape and biodiversity interest of the site through the retention of existing landscape features and provision of additional hedgerows and planting that connect to the existing network of green infrastructure in the wider area.

The paths within the Country Park have been laid out to connect to the existing Public Right of Way that runs through the eastern part of the site and connects to Coldharbour Lane, and extend through the residential parcel and up to the Multi Use Community Area and, beyond that, the Cemetery with the aim of improving pedestrian and cycle connections in and around the Village.

It is proposed that the Green Belt boundary is amended to remove the residential element from the Green Belt, with the community offer remaining within. The landscape scheme will include the planting of a new defensible boundary, with the designation and ownership of the community offer providing further certainty as to the robustness of the future boundary.



DELIVERY, MANAGEMENT & MAINTENANCE

CEMEX is the freeholder of the land. Upon allocation, CEMEX intend to commission an iterative design process, to formulate a masterplan for the site. This will set out the core principles of the development and guidance for more detailed designs. This masterplan will form the basis of the planning application. CEMEX will then seek to dispose of the Site, with the selected developer being responsible for the scheme as a whole, including the community space, toilets, car park and country park.

A S106 agreement can provide the mechanism for the transfer of the community offer to the Council or the nominated entity. The S106 agreement will also provide contributions to fund ongoing management and maintenance on an agreed basis.



FEASIBILITY

The community offer is being facilitated by the development of the market sale housing. An initial assessment of the feasibility of this approach has been prepared and has demonstrated that the scheme would be capable of being delivered on the basis of the assessment.



TECHNICAL ASSESSMENT & JUSTIFICATION

CEMEX has commissioned a range of technical assessments to inform and guide the development proposals. These comprise:

- Landscape and Visual Appraisal, Green Belt Review and Landscape Strategy (September 2019) prepared by Barton Willmore;
- Green Belt Exceptional Circumstances Note (September 2019) prepared by Barton Willmore;
- Ecological Assessment (September 2019) prepared by Ecology Solutions;
- Flood Risk and Drainage Note (September 2019) prepared by PBA;
- Access and Transport Note (September 2019) prepared by Vectos;
- Thorpe Character Assessment (September 2019) prepared by Barton Willmore;
- Design Statement (September 2019) prepared by Barton Willmore;
- Heritage Assessment (September 2019) prepared by Barton Willmore; and
- Deliverability Statement (financial) (September 2019) prepared by Barton Willmore.

Copies of the assessments are provided in the separately bound volume of appendices. The Deliverability Statement is submitted in summary form. In relation to sustainability, the scheme will be designed to meet relevant Building Regulation requirements and to comply with Local Plan policies.

These assessments have informed the strategy for the development of the Site. This Development Brief is supported by the following drawings:

- Site Location Plan
- Illustrative Masterplan
- Land Use Plan
- Urban Design Principles Plan
- Housing Mix Plan
- Sketch Views
- Access Drawings





**BARTON
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