

The Secretary
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By e-mail only

Thorpe Neighbourhood Plan Regulation 14 Consultation Response

Dear Thorpe Forum,

Runnymede Borough Council continues to support the positive preparation of a Thorpe Neighbourhood Plan. As such, please find below the consultation response on the pre-submission Thorpe Draft Neighbourhood Plan.

Overall Comments

Runnymede Borough Council support the production of the Thorpe Neighbourhood Plan and, excluding the below queries and requests for clarifications, raises no adverse comments on the pre-submission Thorpe Neighbourhood Plan.

Policy TH4: Housing Mix and Type

Policy TH4 is focused on housing mix and type, including for affordable housing. The current wording could be clearer, and more precise in its policy requirements to ensure it is consistent with the emerging Local Plan. This should be extrapolated and clearly presented in the policy.

For example, can 'Local needs housing' in the 2nd paragraph of the policy be more accurately defined or aligned with a planning definition in the NPPF to make clear the triggers for this policy. Further commentary may also be beneficial on the conclusion of the Thorpe HNA and the mix and type supported by the Thorpe HNA clearly brought out in the policy. The current wording, in particular in paragraph 6 starting '*The HNA demonstrates that the...*', should be made less ambiguous to ensure it does not conflict with emerging policy SL20 which is strategic in nature.

With respect to a local connection test to the village for new homes, further consideration will have to be given as to how this interacts with the existing criteria for Runnymede Borough Councils Housing Register if this is applicable to affordable housing.

Policy TH2 (iv): Land East of Ten Acre Lane

Policy TH3 seeks to allocate 13.57 Ha of land east of Ten Acre Lane including a partial release from the green belt. If the local plan is found sound and adopted, the local plan will have established the need for changes to the green belt boundaries. In this case, paragraph 136 of the NPPF can be engaged by the Thorpe Neighbourhood Plan after the adoption of

the local plan. Runnymede Borough Council have previously advised that there are no strategic policies proposed in the emerging local plan that, if adopted, would preclude the Thorpe Neighbourhood Plan making detailed amendments to the green belt boundaries through non-strategic policies and remain of this opinion as it relates to Policy TH2 (iv).

The submission neighbourhood plan should be accompanied by a Green Belt Statement in relation to this site that demonstrates: how the allocation would not extend further to merge urban areas, how the allocation demonstrates a defensible and durable boundary and how the allocation would 'round off' the residential boundary of Thorpe.

Runnymede Borough Council are committed to ongoing assistance for Thorpe Neighbourhood Forum including the timely organisation and submission of the neighbourhood plan for independent examination following submission to the Council and regulation 16 consultation.

Yours faithfully

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