

THORPE



Neighbourhood Development Plan 2015 - 2030



Protecting the past



Planning the future

CONSULTATION STATEMENT

JUNE 2020

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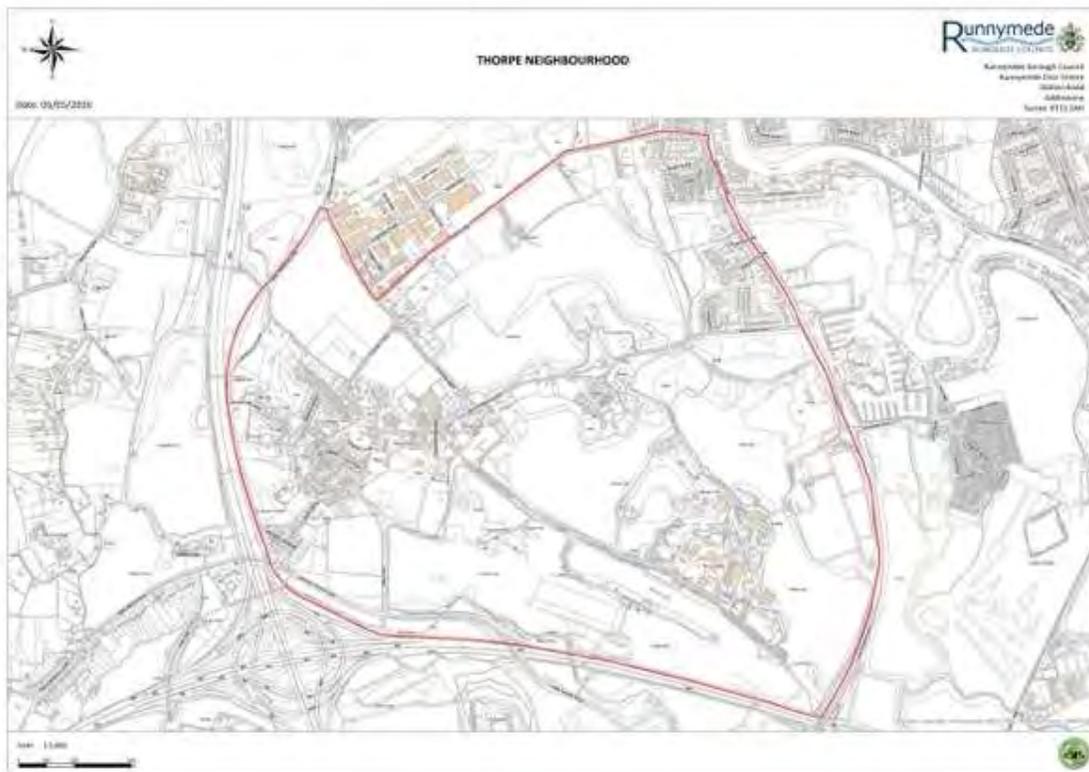
1. Introduction

1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Thorpe Neighbourhood Plan 2015 – 2030. The legal basis of this Statement is provided by Section 15 (2) of part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- a) Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan;
- b) Explain how they were consulted;
- c) Summarise the main issues and concerns raised by the persons consulted; and
- d) Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

Neighbourhood Area Designation

1.2 The Neighbourhood Plan Area was designated by the Local Planning Authority, Runnymede Borough Council, on 24 August 2016. RBC published the response to the area application as required by regulations and no adverse comments that would not allow adoption was received. Plan A below shows the Neighbourhood Area that was designated.



Plan A: Designated Thorpe Neighbourhood Plan Area

2. The Consultation Process

2.1 The Thorpe Neighbourhood Plan is a project that was triggered by a Green Belt Review which formed an early part of the Runnymede Borough Council's Local Plan. This recommended that Thorpe Village which was "washed over" by Green Belt should be Inset from the Green Belt which in turn would mean removing Green Belt restrictions from land on the edge of the village.

2.2 This Consultation Statement summarises all statutory and non-statutory consultations undertaken with the local community and with other relevant bodies and stakeholders in developing the proposed Plan.

2.3 Consultation was led by the Thorpe Neighbourhood Plan (TNP) Steering Group. The Steering Group (SG) set out to ensure the process to be as accessible as possible to all interested parties. Progress was communicated through a variety of means including the Thorpe Neighbourhood Forum website and local newsletters that were sent to all householders in the designated areas

2.4 Community engagement was carried out with two purposes in mind. First, to keep the community informed about the progress of developing the plan and second to ensure views from the community were sought on the key issues. In this way the community would be kept informed and involved; opinions would be sought at key junctures that would help shape the plan and where decisions were needed and finally to ensure that the results were fed back after the consultation events.

Timeline of Events

2016

15th April 2016 – Inaugural meeting to establish a forum of interested parties

24th August 2016 – Submission of application to RBC for designation of a specific area of Thorpe and list of Forum members and vision statement. This was approved by Planning Committee – RBC

19th October 2016 – Meeting held and website established – www.thorpeforum.org.uk

December 2016 – Questionnaires distributed for 6 week consultation ending 15th January 2017(See Appendix 1 2016 Questionnaire)

2017

February 2017 – 137 questionnaires submitted. Outcome informed and content prepared for public consultation.

31st March and 1st April 2017 – 1st Open Event (See Appendix 2 2017 Open Event Boards)

Environment Agency and Runnymede Borough Council present. Visitors encouraged to complete feedback forms

April 2017- Meeting held with Blackfield who had an interest in the Viridor site.

April – July 2017 – Email exchange with representative of Top Real Estate regarding the land adjoining Ten Acre Lane and Village Road

May – September 2017 – Meetings with RBC Officers, Georgina Pacey and John Devonshire. Meetings also arranged with local Landowners.

June 2017 – Meeting with RBC Local Plan Development Manager Richard Ford.

June 2017 AECOM Heritage Report obtained.

June 2017 – Masterplan and Design Guidelines requested from AECOM

July 2017- Housing Needs Assessment requested from AECOM

November 2017 – 1st AGM – synopsis of work so far shared with Forum members, general public and local groups

2018

January 2018 – Distribution of newsletter to designated area: Thorpe Neighbourhood Plan (See Appendix 3 Winter 2018 News Letter)

18th January 2018- The Forum submit a representation to the RBC Local Plan EiP on Matter 6 paragraph (see Appendix 4)

March 2018 - 2nd Open Event (See Appendix 5 2018 Open Event Flyer and Boards)

March – May 2018 – Meetings with developers – Cemex/ Blackfield

Follow up meetings with RBC Planners re: site allocations.

June 2018 – Developers meeting re: “Coltscroft” site in Rosemary Lane, Thorpe

August 2018 – Developers meeting re: proposed Eden Homes development at Cemex HQ, Thorpe

September 2018 –Developers meeting with Cemex/Blackfield re: proposed site along Ten Acre Lane, Thorpe

September 2018 – Meeting with Surrey County Council and Runnymede Borough Council and Forum members re: concerns of site allocations within designated area

October 2018 – Oneill Homer appointed to provide planning support

November 2018 – 2nd AGM and Project Review meeting with Oneill Homer

December – Meeting with RBC to review progress and discuss the parameters for the application of NPPF paragraph 136

2019

February 2019 – Examination in Public (EiP) of RBC Draft Local Plan. Representation submitted to EiP in relation to NPPF 136

Linda Gillham, Chair of TNF spoke at hearings to Mary Travers, Planning Inspector with regard to paragraph 136 of NPPF

Feb 2019 – Strategic Environment Assessment and Habitats Regulations Assessment requested from AECOM

March 2019 – Consultation on SEA Scoping report May June 2019 – Correspondence with RBC on the application of NPPF paragraph 136 and response to Matter 6.5 Of the Local Plan EIP.

June 2019 – 3rd Open Event regarding three different proposals for site options within designated area to meet housing requirements of emerging policy SD2 (See Appendix 6 2019 Open Event Boards and Flyer)

Picture of 2019 3rd Open Event



August 2019 – Developer’s meeting regarding Coltscroft site , Rosemary Lane, Thorpe

Nov – Dec 2019 – Regulation 14 Consultation 8th November to 20th December (See Appendix 7 Screenshot of Regulation 14 Consultation page)

November – December 2019 – Pre submission draft of the Thorpe Neighbourhood Plan published and 6 week Regulation 14 Consultation held

January 2020 – Local responses and Statutory consultee responses analysed by TNF

February 2020 – Neighbourhood Planning meeting with Trevor Saunders, interim Local Plan Manager at RBC and Sukhpreet Khull, Neighbourhood Planning Officer at RBC

February 2020 – Workshop with Rosemary Lane residents who responded to consultation regarding proposed “Coltscroft” development.

March 2020 - Regulation 14 consultation responses reviewed and draft TNP revised where necessary

March 2020 – Forum gives presentation to the RBC Local Plan Working Group.

May 2020 - Planning Inspector’s report on soundness of Runnymede 2030 local Plan agreed, provides appropriate basis for planning of RBC provided some modifications are made.

June 2020 – Preparing all relevant documents for submission to RBC under Regulation 15

June 2020 – Meeting with RC to discuss submission documentation and programme.

Public and Stakeholder Consultation

2.4 The Forum organised 3 consultation events. All the events were held in the Rutherwyke room to the rear of St Mary’s Church. Flyers advertising the event were sent to the following :-

All household in the Designated Area

All members of Thorpe Ward Residents Association

Thorpe Post Office

Thorpe C of E Primary School

Thorpe Nursery

St Mary’s Church

Red Lion Public House

And placed on the website.

2.5 The first consultation event in Spring 2017 was held to inform the results of the questionnaire/ survey and to inform the community of the Forum’s vision and objectives. The event provided feedback on the Forum’s work so far.

2.6 The second consultation event was held in Spring and updated the local community of the Forum’s thoughts on how to develop the village in the future and feedback was received.

2.7 The third consultation event was held in June 2020. This event showed the significant work that the Forum had undertaken culminating in 3 options being presented on where new homes could be provided within the Designated Area. Each option was explained and the key considerations were set out on the boards. The Forum ensured that feedback was received for each of the options. This feedback was instrumental in the preparation of the Pre Submission Draft later in the year.

2.8 Information was displayed on boards and attendees were invited to walk around the displays. Members of the Steering Group were on hand to engage with attendees and answer their questions.

2.9 The Steering Group were confident that all members of the community were provided with an opportunity to comment.

2.10 Following a full analysis of the consultation responses, it was clear that the majority of the community supported the direction of the Thorpe Neighbourhood Forum. The headline findings were that residents favoured the approach of the plan in defining its settlement boundaries and favoured Option B :-

Woodcock Farm 5- 10 Homes

Land at Coltscroft 24 Homes

Thorpe Farm 20 Homes (later excluded due to deliverability concerns)

Land to the north of Coldharbour Lane 40 Homes.

2.11 Though this consultation quite rightly focussed on where new homes could be located in and around the village the discussions demonstrates that the majority of residents supported the direction of the plan in terms of provision of Infrastructure, Community Facilities, Green Infrastructure and Design matters.

Consultation with RBC

2.12 Throughout the plan making process the Forum has adopted a collaborative approach with officers at RBC via email, phone and face-to-face meetings to seek advice and guidance. This approach has been welcomed and the Forum would like to extend their thanks to officers of the Borough Council for their support.

Pre-Submission Consultation Process

2.13. The Pre-Submission Plan was published on the 8th November 2019 and an invitation to comment was published as well as a comment slip, as per the Neighbourhood Planning (General) Regulations 2012 Part 5 (a), and to the list of organisations (see Appendix 8 List of Organisations consulted on the Pre – Submission Plan), as per Neighbourhood Planning (General) Regulations 2012 Part 5 (b). Copies of the Pre-Submission Plan was sent to the Local Planning Authority as per Neighbourhood Planning (General) Regulations 2012 Part 5 (c) (Appendix 9).

2.14. The consultation period lasted for 6 weeks, following which copies of the Pre-Submission Plan comments were uploaded to the Thorpe Neighbourhood Plan website and a Regulation 14 report and response to comments from the community prepared (see Appendix 10 Regulation 14 Report and Appendix 11 Community comments to the Regulation 14 Plan and the Forum’s response).

3. Pre-Submission Feedback Summary

3.1 As a consequence of the comments received during the Regulation 14 period, numerous minor amendments were made to the Plan to reflect detailed comments and corrections of fact, in addition to which the following outlines the modifications to policy:

- **Section 3 of the Plan** was updated to reflect the most relevant strategic and non-strategic policies of the new Local Plan (given the TNP will be examined following the adoption of the new Local Plan) together with the most relevant policies of the 2001 Local Plan which they will replace. It is also recommended that the Plan E policies map is replaced to illustrate more clearly the effect of the replacement of saved policy GB2 by the new Local Plan Policy SD1.
- **Section 5 of the Plan** was updated including the supporting text to policy TH1 and the introductory and supporting text to policy TH2 and TH2(i) to improve clarity of housing need. It is also recommended that the alternative residential/care home scheme for 104 units

submitted by the land interests at Coltscroft Farm was assessed as an option in the Sustainability Appraisal (SA). No significant changes to the disposition of the land uses in allocation TH2(i) were considered necessary but that the supporting text is updated to reflect these changes and the SA updated accordingly.

- An additional clause was added to policies TH2(i) and TH2 (iv) to reflect advice from Historic England; as follows: *'A desk based archaeological assessment is undertaken, and where appropriate a site evaluation to establish the significance of potential heritage assets'*
- Allocation policy TH2(iii) Thorpe Park Farm was deleted as the land owners failed to confirm and despite reminders being sent that the site would be available in the plan period and the SA and HRA reports updated accordingly. Allocation policy TH2(iv) was renumbered TH2(iii)
- Allocation policy TH2(iii) was modified to reflect these changes with a reference to the Local Housing Needs Assessment added to item (b) of the policy to reflect Planning Practice Guidance and the supporting text updated to reflect the latest minerals position and the 'Existing Minerals and Waste Site' designation is deleted from Plan F; the Thorpe Constraints Plan.
- Policy TH4 Housing Mix was amended to clarify its intent in terms of affordable housing requirements and the need to focus of provision on the supply of 2 and 3 bed houses. Other adjustments were made to the policy to ensure that the needs set out in the HNA which are not currently met by the market in Thorpe, may be secured while remaining compliant with NPPF Annex 2.
- The evidence supporting the key views in Policy TH5 was strengthened and further clarity provided on the location of the views and the supporting text strengthened to reference the AECOM Heritage and Character Assessment
- Policy TH6 Local Heritage Assets was updated to ensure clarity of local listings and consistency with previous work and to ensure the continuation of listing of any assets that might be lost when Policy BE13 of the saved Local Plan is replaced.
- The GI network in Policy TH7 was updated to identify additional opportunities to improve pedestrian and cycle connectivity throughout the designated area and to create new safe routes to the school.
- The supporting text to Policy TH11 was updated to reflect the need for developers to liaise with Thames Water prior to submission of any planning application. The text was also corrected to reflect the respective roles of Thames Water and Affinity Water.
- **The Sustainability Appraisal** was updated to reflect the effects of the amended flood risk boundaries that were notified during the Regulation 14 consultation period.

4. Index to Appendices

Appendix 1 2016 Questionnaire

Appendix 2 2017 Open Event Boards

Appendix 3 Winter 2018 News Letter

Appendix 4 The Forum's representation to EiP Matter 6 Paragraph 6.54

Appendix 5 2018 Open Event Flyer and Boards

Appendix 6 2019 Open Event Boards and Flyer

Appendix 7 Screenshot of Regulation 14 Consultation page

Appendix 8 List of Organisations consulted on the Pre – Submission Plan

Appendix 9 Pre submission Plan

Appendix 10 Regulation 14 Report

Appendix 11 Community comments to the Regulation 14 Plan and the Forum's response .