

THORPE NEIGHBOURHOOD FORUM

Newsletter

Winter 2018



Welcome & invite to Open Event

We are now in the process of developing the Plan for the village and discuss in the Newsletter some of the considerations we are currently reviewing. The Plan will impact how our village develops in the future. The Forum have hopefully listened to the invaluable views we have gathered over the last 18 months. But before we proceed much further, we are pleased to invite you to attend our event where we will share with you our thoughts and ideas. We are keen to listen to your views and get your valued feedback and ensure we are heading towards a plan that will gain your support.

All residents and businesses employing staff within the Thorpe Designated Area are welcome to attend.

We look forward to welcoming you and hearing your views.



OPEN EVENT:

WHEN

Friday 9th March

3pm – 8pm

&

Saturday 10th March

11am – 4pm

WHERE

Rutherwyke Room

(Behind St Mary's Church,
Thorpe)

The Green Belt – What does this mean?



Runnymede Borough Council (“RBC”) has drafted a new Local Plan that will set out the future development of the Borough through to 2030. This is currently subject to public consultation until the 22nd Feb 2018. As part of the Local Plan, Runnymede Borough Council are proposing to remove Thorpe Village from the Green Belt. The suggested changes to the village boundary are shown in the above map.

The **pink line** on the map shows the existing boundary of the Green Belt around Thorpe. This is also known as the “Village Envelope.”

The **green line** is the proposed new boundary. In most cases it is only tidying up the boundary which crosses residents’ gardens and the Forum is happy this makes sense.

However, the Forum are not happy that the boundary should follow the Thorpe By-pass along the Frank Muir Memorial Field. The Forum would like to see this boundary along the existing public footpath so that an area of Green Belt is retained to provide protection from air and noise pollution from the By-pass and the M25.

We shall be arguing for this change and would like to hear your views and your support.

Further information about the Runnymede 2030 Draft Local Plan can be found at:
www.runnymede.gov.uk/localplanconsultation.

The Built Environment

Design & Local Character

As part of the Plan for the village, we are looking at policies to help protect the character of village, but at the same time encourage new ideas. The village has some 42 Grade 2 and 2* listed buildings mostly in the conservation area. Many of you at the previous open event expressed a preference to ensure our past heritage is protected and to ensure new build properties are sympathetic to the characteristics of these building. The Forum have established a Working Group to explore how we can help protect of past and yet at the same time look to the future. As part of this work, the Forum commissioned a Heritage and Character Assessment. This work has highlighted several recommendations that we will seek to include in the Plan and forms part of the 'Evidence' to underpin our analysis. For example, the Forum are looking at ways of ensuring our past is captured in future development:

- Thorpe's listed buildings are predominately built using red brick and the older ones are timber framed. Tile hanging and dormer windows at first floor level are prominent features. This provides a coherent link throughout the TNA. Linking walls are themselves listed structures.
- 89% of respondents to the first questionnaire said development should be sympathetic to the area along with a need for single occupancy dwellings (for young and old) but which do not look like blocks of flats. Some existing village developments (1930s to 1970s) are unsympathetic and new buildings should be built to a higher and more sympathetic standard. To this end, the Forum are looking at Building Codes to underpin future builds, including the building materials, exterior treatments and general design standards as many of the village residents have told us they favour the widely used 1.5 story 'dormer' property designs.
- Encourage mixed dwellings types on a single site and consider policies to support waste storage, water conservation, vehicle access and energy efficiency without compromising the amenities of existing residents.

Interfacing the built & natural environments

The Working Group have also been looking at how we ensure our built and natural environments can function together. For example, boundary walls and mature trees are an essential part of the Village landscape. Some of the walls (especially the Listed ones) need urgent repair as they have been affected by age and frost damage. It is recommended that an informal survey be conducted to establish where the historic walls are situated and their general state of repair.

At the same time, a survey of the type and location of each tree should be undertaken. The independently commissioned report highlighted areas within the Village that could benefit from improved planting and tree management. If any tree must be felled for safety reasons then as part of the Plan, the Forum are assessing is a replacement policy should apply.

The Working Group have also been looking at other matters, such as maintenance of hedges and the like, signage and other matters that could help us protect the character of the Village.

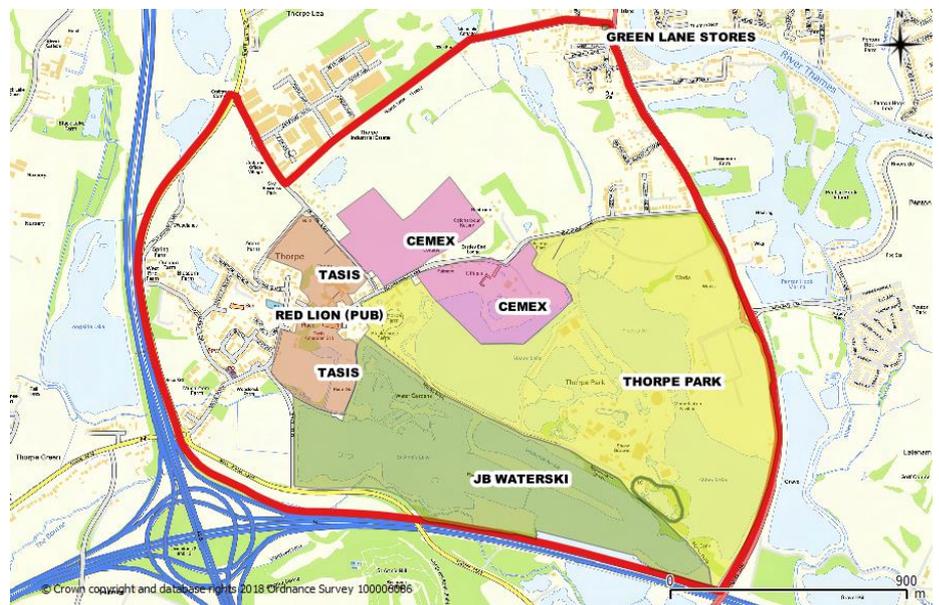
Traffic

As a result of the Forum's questionnaire and Open Event held last March, many of you commented on the traffic conditions in the Village. The Traffic Working Group have been in correspondence with Surrey County Council ("SCC") to champion the need for village gateways and speed restrictions. SCC have responded that they currently are unable to fund improvements at present. Therefore, the Forum are looking to use the Plan as a means to document the views expressed and support funding of any future projects to address traffic related-matters. Our thoughts, include 'Welcome to Thorpe' gateways, to define the entrance to the Village and give it a clear identity, placing them at the junctions of Chertsey Lane/Norlands Lane, Thorpe Lea Road/Green Road and Village Road/Ten Acre Lane. These would again have to be self-funded through time, given the lack of funding from SCC. Sponsorship options are also being considered.



Business Links

Approximately 60% of the Plan area has a business interest. A working group has been formed of local business to look at planning for current and future economic activity and how the Plan can introduce policies to help support a strong balance between business and residential interest. As part of the Plan we are looking at ways to foster community links between the businesses and residences. We also have on the Forum, individuals with business interests and provided voluntary support in helping the Forum. Several issues have been raised, including:



- Poor community broad band speeds
- The potential for smaller micro work units
- Improved pedestrian and cycle routes

We look forward to welcoming you to the Open Event on the 9th and 10th March.

Getting involved:

We are always looking for volunteers, so please contact us via our website if you would like to get involved, or come along to the next Forum meeting.