

Email: planning.consultations@surreycc.gov.uk



Environment, Transport
& Infrastructure
Directorate
Spatial Planning and
Policy Team
Surrey County Council
County Hall
Kingston upon Thames
KT1 2DN

18 August 2020

Sent by email to: planningpolicy@runnymede.gov.uk

Dear Sir/Madam,

Surrey County Council Response to the Regulation 16 Thorpe Neighbourhood Plan

Thank you for consulting Surrey County Council on the Thorpe Neighbourhood Plan. Please find our comments set out below which relate to the county council's role as the minerals and waste planning authority (MWPA).

Policy TH2 (iii) Land South of Coldharbour Lane

Our first comment addresses the proposed site allocation in Policy TH2 (iii), which is 'Land South of Coldharbour Lane, Thorpe Park Farm'. This site allocation is part of a larger area of land that has been previously worked, including the Manor Lake. The MWPA restoration and enhancement team are still progressing the site through an agricultural aftercare phase, therefore the residential development proposed on the site is contrary to the conditions for the site.

Paragraph 2.7 Land at Norlands Lane

Although the statement in paragraph 2.7 regarding the land at Norlands Lane is correct, there remains gas management and infrastructure issues which the county council still have an interest in. The Norlands Lane site has changed hands and we believe the new owners have been in contact with members of the Neighbourhood Plan Forum, with regards to future uses for the site. The MWPA restoration and enhancement team consider there could be an opportunity to link all three areas – Coldharbour Lane, Norlands Lane and the River Thames Scheme. Community benefits could be delivered by extending the wider open space provision across to Norland's Lane (subject to landowner agreement) linking in the River Thames Scheme, rather than limiting the provision to just Coldharbour Lane.

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

The site allocation within policy TH2 (iii) is part of a larger area of land that is safeguarded within Policy MC6 of the Surrey Minerals Core Strategy Development Plan Document. The safeguarding of the site seeks to prevent development occurring that would otherwise

sterilise the underlying mineral resource. The MWPA is beginning the review of our current minerals plan that will include an assessment of the suitability of ongoing safeguarded sites.

I hope these comments are helpful. If you require further information please contact James Greene at planning.consultations@surreycc.gov.uk.

Yours sincerely,



James Greene
Spatial Planning Policy Officer