



Woolf Bond Planning

Chartered Town Planning Consultants

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14th August 2020

Planning Policy Team,
Runnymede Borough Council,
Runnymede Civic Centre,
Station Road,
Addlestone,
KT15 2AH

Dear Sir/Madam,

Thorpe Neighbourhood Development Plan 2015 - 2030: Submission Plan (June 2020)

Representations Submitted on behalf of Burwood Rumsby

Introduction

We refer to the above consultation paper and write on behalf of our client setting out our comments upon the document.

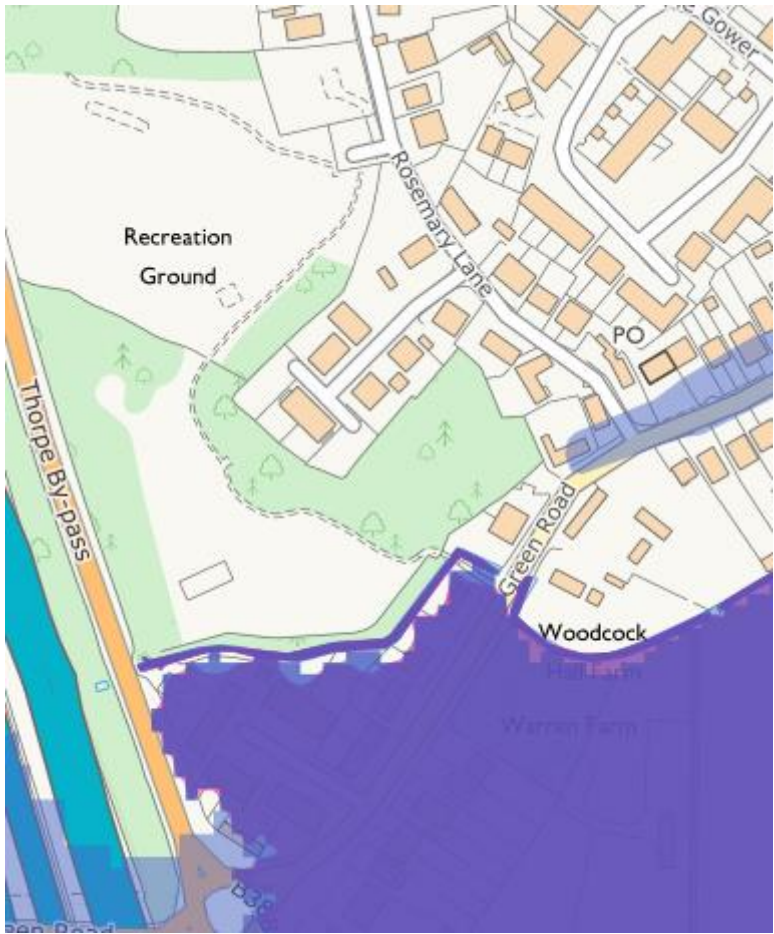
Our client controls some residual land located at Old Farm Close, Thorpe. The Neighbourhood Plan Forum will likely recall that approval was granted for 6 no. new residential dwellings originally granted in July 2015 (LPA Ref. RU.15/0213 and subsequently varied) for redevelopment of land and buildings known then as the 'Former Mushroom farm site and The Willow, Rosemary Lane'. This development is now fully completed. We consider that it resulted in a substantial enhancement in the design quality within the village and was well received by the local community.

As indicated upon the below map taken from the Runnymede Borough Council ('RBC') Policy Map, the site has now been removed from the Green Belt and is included inside the defined urban area pursuant to the adoption of the new RBC Local Plan in July 2020:



Extract from RBC Policy Map

In addition, during the Local Plan consultation process, the Environment Agency updated their flood risk map for Thorpe having undertaken further modelling of the River Bourne. This has resulted in this part of the village no longer falling within any flood zone. This is also indicated upon the below extract taken from the online RBC Policy map:



Extract from RBC Policy Map

We support the identification of an urban area boundary that includes our client's land and note that having regard to the below annotated extract taken from the RBC policy map there is potential for a further two dwellings (on the land indicated in red) to be provided in a conventional side to side relationship form adjacent to the approved semi-detached dwellings located on the southwestern side of the site. We therefore wish to note the potential to deliver a further two dwellings on this site in an appropriately designed form as part of this representation. This proposal can be brought forward in accordance with emerging Policy TH1: Thorpe Village Boundary that identifies that proposals for development within the village boundary will be supported, subject to compliance with other development plan policies.



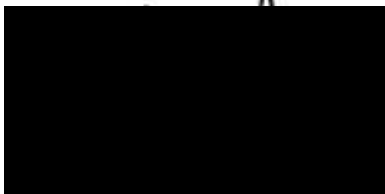
Annotated Extract from RBC Policy Map

Summary

We trust the above comments are of assistance in finalising the Neighbourhood Plan and await confirmation of receipt of our representations in due course.

Please do not hesitate to contact the writer should you wish to discuss any matter(s) arising.

Yours faithfully



Woolf Bond Planning LLP