



Planning Committee

Wednesday, 28 June 2023 at 6.30 pm

Council Chamber - Civic Centre

Members of the Committee

Councillors: M Willingale (Chairman), P Snow (Vice-Chairman), A Balkan, T Burton, V Cunningham, T Gates, E Gill, C Howorth, S Jenkins, A King, C Mann, M Nuti, M Singh, S Whyte and J Wilson

In accordance with Standing Order 29.1, any Member of the Council may attend the meeting of this Committee, but may speak only with the permission of the Chairman of the Committee, if they are not a member of this Committee.

AGENDA

- 1) Any report on the Agenda involving confidential information (as defined by section 100A(3) of the Local Government Act 1972) must be discussed in private. Any report involving exempt information (as defined by section 100I of the Local Government Act 1972), whether it appears in Part 1 or Part 2 below, may be discussed in private but only if the Committee so resolves.
- 2) The relevant 'background papers' are listed after each report in Part 1. Enquiries about any of the Agenda reports and background papers should be directed in the first instance to **Mr A Finch, Democratic Services Section, Law and Governance Business Centre, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425623). (Email: andrew.finch@runnymede.gov.uk).**
- 3) Agendas and Minutes are available on a subscription basis. For details, please contact Democratic.Services@runnymede.gov.uk or 01932 425620. Agendas and Minutes for all the Council's Committees may also be viewed on www.runnymede.gov.uk.
- 4) Public speaking on planning applications only is allowed at the Planning Committee. An objector who wishes to speak must make a written request by noon on the Monday of the week of the Planning Committee meeting. Any persons wishing to speak should email publicspeaking@runnymede.gov.uk.
- 5) In the unlikely event of an alarm sounding, members of the public should leave the building immediately, either using the staircase leading from the public gallery or following other instructions as appropriate.

6) Filming, Audio-Recording, Photography, Tweeting and Blogging of Meetings

Members of the public are permitted to film, audio record, take photographs or make use of social media (tweet/blog) at Council and Committee meetings provided that this does not disturb the business of the meeting. If you wish to film a particular meeting, please liaise with the Council Officer listed on the front of the Agenda prior to the start of the meeting so that the Chairman is aware and those attending the meeting can be made aware of any filming taking place.

Filming should be limited to the formal meeting area and not extend to those in the public seating area.

The Chairman will make the final decision on all matters of dispute in regard to the use of social media audio-recording, photography and filming in the Committee meeting.

7) Commonly used acronyms:

ACEP	Assistant Chief Executive (Place)
ADM	Assistant Development Manager
BCM	Building Control Manager
CHPEBE or HoP	Corporate Head of Planning, Economy & Built Environment (also referred to as Head of Planning for brevity)
DLPM	Deputy Local Plans Manager
DM	Development Manager
PPSM	Planning Policy and Strategy Manager

List of matters for consideration

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Part I

Matters in respect of which reports have been made available for public inspection

1. **Notification of Changes to Committee Membership**
2. **Minutes** 4 - 6

To confirm and sign, as a correct record, the Minutes of the meeting of the Committee held on 31 May 2023 (Appendix 'A').
3. **Apologies for Absence**
4. **Declarations of Interest**

Members are invited to declare any disclosable pecuniary interests or other registrable and non-registrable interests in items on the agenda.
5. **Review of the Runnymede 2030 Local Plan** 7 - 16
6. **Englefield Green Conservation Area** 17 - 101
7. **Exclusion of Press and Public**

Part II

Matters involving Exempt or Confidential Information in respect of which reports have not been made available for public inspection

Runnymede Borough Council

Planning Committee

Wednesday, 31 May 2023 at 6.30 pm

Members of the Committee present: Councillors P Snow (Vice-Chair, in the Chair), A Balkan, V Cunningham, T Gates, E Gill, C Howorth, S Jenkins, A King, C Mann, M Nuti, M Singh, D Whyte (In place of T Burton), S Whyte and J Wilson.

Members of the Committee absent: Councillors M Willingale (Chairman).

In attendance: Councillors M Harnden.

1 Minutes

The minutes of the meeting held on 19 April 2023 were confirmed and signed as a correct record.

2 Apologies for Absence

Apologies were received from Cllr M. Willingale.

3 Declarations of Interest

No declarations of interest were made.

4 Planning Applications

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies had been made available for inspection by Members before the meeting. The Addendum had also been published on the Council's website on the day of the meeting. Objectors and applicants and /or their agents addressed the Committee on the applications specified.

Resolved that – the following applications be determined as indicated.

5 RU.21/1324 - Mayflower Nurseries, Land At Thorpe Lea Road, Egham, TW20 8JL

Proposal: Demolition of existing buildings and redevelopment for residential use (Class C3) for up to 75 new dwellings, together with relocation of vehicular access and the provision of a single traveller pitch and access, landscaping, public open space and associated works. Outline application with access for consideration (matters reserved - scale, appearance, landscaping and layout).

A Committee member commented that the site had been under discussion locally as a proposed sit for housing for a long time, having been designated an allocated site in the adopted local plan following its removal from the green belt.

The historic strength of feeling about development of these areas from local residents was acknowledged, and whilst numerous objections had been submitted to previous applications on the site, the majority related to matters outside of the Planning Committee's remit.

There had been a large number of objections when the application had initially been received. The application has however been through substantial revision during its lifetime and the reduction in proposed dwellings on the site was considered a significant step forward, and officers were thanked for the strong conditions put in place.

Several members felt that it would have been preferable to have received an application for full planning permission rather than outline planning permission to better understand the ramifications on the site as a whole, however the Corporate Head of Development Management and Building Control highlighted that the Council had no control over the type of application submitted by developers. They would have to be judged on their own merits whilst considering the overall site as holistically as possible.

Concerns around the Air Quality Monitoring Area (AQMA) were raised, and the Committee was fully supportive of conditions that prevented development from occurring in the AQMA. The Corporate Head of Development Management and Building Control advised that should the area expand before more detailed plans for the site come forward then any changed material considerations or evidence at the time of future applications would be considered fully at that stage.

It was added that a consistent approach was taken on the limited number of allocated sites in the borough that backed onto an AQMA, but approving this site would not set a precedent for how similar applications were handled in future. All dwellings were proposed to be outside the AQMA and this was secured by condition.

A Member sought clarification on the Environment Agency's wish to not be consulted, and it was explained that as the location was in flood zone one – the lowest categorised risk of flooding – it provided a standard response confirming there was no objections or concerns subject to the standing advice provided.

A Member asked about the enforceability of the Construction Traffic Management Plan, and was advised it could be enforced to ensure that best endeavours were being made to minimise the impact of development, however some degree of inconvenience caused by construction was inevitable, and it was not permitted to refuse an application based on the impact of construction.

A Member sought reassurance that biodiversity net gains would be achieved, and was advised that this would be enforced to whatever the national/Council standards were at the time that the reserved matters application was received.

In response to a query about the number of units on the site to fulfil the local plan allocation, the Corporate Head of Development Management and Building Control advised that the site was close to meeting its target on a pro-rata basis, and any shortfall would be made up on other sites over-delivering on the number of units provided.

A ward member felt it was unnecessary to provide neon signs advertising the bus timetable at bus stops at the location given the scarcity of public transport in the area. The Corporate Head of Development Management and Building Control sympathised, but added this was a matter for Surrey County Council.

Whilst it was acknowledged that the Committee were not considering the entire site at the current time, the highways authority had stated they were satisfied with highways capacity and visibility of the other access point proposed in a separate application.

Resolved that –

Committee authorised the CHDMBC to approve the application subject to the completion of a section 106 agreement and planning conditions 1-26.

(The meeting ended at 7.20 pm.)

Chairman

Review of the Runnymede 2030 Local Plan (Planning Policy, Judith Orr)

Synopsis of report:

This report seeks the agreement of the Planning Committee of the high-level timetable to be followed for the remainder of the review of the Runnymede 2030 Local Plan. This is in recognition of the fact that the commencement of the planned Issues and Options consultation was paused in August/September 2022 until a new Prime Minister had been appointed and their intentions in relation to the Levelling Up agenda and planning reforms were clearly understood. The 2020 Local Development Scheme (LDS) is now out of date in the light of this pause, and it is considered that it would be helpful for all stakeholders involved in the Plan Making process in Runnymede to have some certainty on the direction of travel moving forwards.

Three options have been considered by officers for resuming work on the review of the Local Plan, and the pros and cons associated with each of them, are set out in the report. However, given the deadlines imposed by the government, in the December 2022 NPPF prospectus, for submitting and adopting Local Plans under the existing plan making system, officers are of the view that there is now realistically only one option available, and this is to wait for the new plan making regime to be introduced (expected to be in late 2024) and to review the Local Plan under these new arrangements.

It is proposed that once the next iteration of the NPPF is published, a new detailed Local Development Scheme is drawn up and brought back to this Committee for approval before being taken to Full Council for final approval.

Recommendations: The Planning Committee are recommended to AGREE:

- i) The work on the next iteration of the Plan should be based around the option for preparing a Plan under the new plan-making arrangements; and
- ii) That once the Government publishes the next iteration of the NPPF, that a new Local Development Scheme (LDS) should be produced based around the option of preparing a Plan under the new plan-making arrangements, and brought back to this Committee, prior to being taken to Full Council for final approval.

1. Context of report

- 1.1 The Local Plan timetable for the review of the Runnymede 2030 Local Plan was set out in the September 2020 Local Development Scheme (LDS). The LDS included a three-stage consultation period for the reviewed Local Plan. This included an Issues and Options (consultation stage) in August-September 2022, a consultation on the Draft Plan in the summer of 2023 and a pre-submission/ publication consultation (representation stage) in early 2024.
- 1.2 Work on the review of the Runnymede 2030 Local Plan was underway, with the Planning Policy Team on course to publish the Issues and Options consultation on the revised Plan in October 2022, a slight delay to that envisaged in the 2020 LDS, subject to the approval of the Planning Committee.

- 1.3 Members will recall that at the Planning Committee meeting held on 7th September 2022, it was agreed to pause work on the review of the Runnymede 2030 Local Plan (2015-2030) until there was more certainty about the Government's planning reforms which were, in part, expected as part of the wider Levelling up and Regeneration Bill (LURB) agenda.
 - 1.4 It should be noted at the outset that the pause in working on the Borough Local Plan, due to the continued uncertainty at a national level on the planning reforms, is not unique to Runnymede and a large number of Local Plans, particularly in the South East of England, have been similarly paused or delayed¹.
 - 1.5 On 22nd December, the Government published the National Planning Policy Framework Prospectus (NPPF) for consultation. This consultation included a tracked change version of the 2021 NPPF, with a number of proposed changes set out within it, and an accompanying LURB paper setting out proposals for longer term changes to the planning system. The Government's intention was that a new NPPF, based on the track change version of the consultation document, would be published in the spring of 2023. In addition, the Government is also proposing to consult on a number of substantive changes to the planning system in separate consultations, with a view to consulting on a full update to the NPPF in 2024.
 - 1.6 A briefing session was held with members of the Planning Committee in January 2023 on the proposed planning reforms contained within the consultation material. At this briefing, options for pursuing an update to the Runnymede 2030 Local Plan under the existing and new planning systems were discussed and the steer given informally at this time was that there was a Member preference to wait for the new planning system to be introduced before moving forwards with the Local Plan Review.
 - 1.7 Officers had been hoping to bring a report back to the Planning Committee once the revised NPPF had been published in Spring 2023, but now that this date has passed (with it being unclear when the revised NPPF will now be published), and also given the amount of time that has elapsed since the 7th September 2022 report on the Local Plan pause, it is considered that an indication of how Members wish to proceed with Plan Making is required, to give all stakeholders involved in the Plan Making process some certainty moving forwards, even if a detailed amended LDS is not produced at the current time.
 - 1.8 The remainder of this report considers the main implications of what the proposed consultation changes to the NPPF, as set out in the NPPF prospectus and the Levelling Up and Regeneration Bill, are likely to mean in terms of the timetable for the work on the review of the Runnymede 2030 Local Plan. Three options for plan preparation have been considered in drafting this report – two based around the existing plan making system and a third, which assumes that the Council waits until the new planning making system is introduced, at the end of 2024, and then a full review of the Local Plan is undertaken. These options are set out below together with the officer view on whether each of the timetables is achievable, and the pros and cons of each.
- 2. Report and options considered**
- 2.1 One of the key changes proposed by the Government in the NPPF Prospectus consultation (December 2022) is that in the future, under the new Plan Making

¹ [Delayed local plans \(hbf.co.uk\)](https://www.hbf.co.uk)

system, a Local Plan review will need to be completed in 30 months. This is opposed to the current plan making system when some commentators suggest that on average, plan preparation takes 7 years.

- 2.2 Another key change proposed, as part of the Levelling Up and Regeneration Bill, is the introduction of a series of 'Gateway' checks during plan production, to help spot and correct any problems at an early stage in Plan production.² The details of these checks have yet to be released but, for the purposes of this report, it has been assumed that a number of Gateway checks will be needed and these 'Gateway checks' will need to be built into the 30 month timetable for the production of any Local Plan under the new plan making system.
- 2.3 A third key change, proposed in the NPPF Prospectus is that if a decision is taken to progress a Local Plan under the existing Plan making system, that the plan would need to be submitted for Examination in Public by the 30th of June 2025, and adopted 18 months later, by 31st December 2026.
- 2.4 Given these tight time constraints, for both the existing and new plan making systems, it is considered that there is no longer the possibility of going for the three-stage consultation period, as envisaged in the September 2020 LDS, for any of the 3 options presented in this report. It is therefore proposed that the second consultation on the draft Plan at Regulation 18 is removed from all the proposed future timetables and that instead a two-stage consultation approach is adopted.
- 2.5 This will mean, that the first document that the Council produces will be the (Regulation 18) Issues and Options and Preferred Options Consultation Document – the Council will therefore need to have more of the evidence available earlier in the Plan making period so as to identify not only what issues and options are available but which, based on the available evidence, is the Council's preferred option in each case. This will necessitate a much more upfront evidence base being available, including site specific evidence, at this early stage in the process. The second stage of consultation will be pre-submission/ publication (Regulation 19) draft of the Plan. This will largely consist of the preferred options, identified in the first consultation, but refined to take account of comments/ representations received in the earlier consultation and any additional evidence findings that have arisen which may have a bearing on their contents.
- 2.6 A summary of the broad timelines for the three options considered, and the pros and cons of each is set out below.

Options considered for progressing the review of the Runnymede 2030 Local Plan

Option one –Full review undertaken under the existing planning system.

Conclusion: NOT DELIVERABLE

- 2.7 This option involves undertaking a full review of the Local Plan under the current planning system. Moving forward with this option would therefore necessitate meeting the deadlines set out in the NPPF prospectus (see para. 2.3 above). An attempt was made to draw up a timetable for this option, which met the proposed deadlines for submitting and examining the Plan. This is shown below.
 - 2.8 Working backwards from the government deadline of submitting the Plan in June 2025, means that the Council would need to:
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- March/ May 2025 - Summarise the key issues raised in the Regulation 19 consultation for the government Inspector and prepare the documents for submission in June 2025 (latest date possible is 30th June 2025).
- Late 2024/ early 2025 - Carry out (Regulation 19) pre-submission consultation.
- October/ November 2024 - Planning Committee report and approval.
- June and September 2024 - Produce the pre-submission (Regulation 19) document and supporting policies map and community engagement material.
- April/ May 2024 - Planning Committee and Full Council approval needed.
- January/ March 2024 – Amend the preferred options in the light of the representations received.
- November/ December 2023 – Consultation on Issues and Options and Preferred Options.
- September/ October 2023 – Planning Committee and Full Council approval needed for the consultation on the Issues and Options and Preferred Options
- June/ August 2023 – to produce and procure the evidence needed for the Plan.

2.9 Officers don't believe that the above timeline is achievable, as it leaves only three months to complete the evidence base needed for the Plan. Given that the Procurement team estimates that it takes 3-4 months alone to get a tender document through for appointment (and that this would be needed for at least 5 documents), this demonstrates that there is insufficient time, under this option, to produce a robust evidence base for the Plan in the time available.

Pros of this approach

1. From a reputational point of view, Runnymede would be seen (particularly by site promoters/ the development industry) as following through with its promise to press on with the Local Plan Review in line with the commitment that the Council gave at its Examination in Public;
2. This approach would be in line with the NPPF (2021) requirements which commit local authorities to reviewing their Local Plans at least once every 5 years;

Cons/ risks of this approach

1. Officers are of the view that the timetable is not achievable. Given the need to get all relevant evidence in place prior to the first consultation period and given lead in times for the procurement process necessary to secure the specialist consultancy advice, it is not considered by officers that there is sufficient time to pursue this option.
2. Updating the Local Plan at this stage would mean that the Standard Method was used for calculating Runnymede's housing need for the Plan period. The Standard Method uses a standard formula for calculating the housing needs of an area based on data produced nationally for each local authority. In March 2023 the Office for National Statistics (ONS) released updated housing affordability data for England and Wales, which is one of the required data sets for inclusion in the formula. Runnymede experienced the second highest proportional rise in local housing need in England and Wales as a result of this new data – taking its previous housing need of 548.3 dwellings per annum to 587.2. This will therefore result in the housing need that the Council would need

to try and meet in the reviewed Local Plan being significantly higher than had previously been forecast.

3. The NPPF deadlines, under the 'existing planning system' (see para. 2.3 above), seem to suggest that if the Council were to fail to submit the Plan by 30th June 2025, that there is a real risk of having to restart the review of the Plan under the new system. This could potentially lead to abortive costs if the evidence needed to be refreshed/ redone because of this failure.
4. Existing legal requirements and duties, for example the Duty to Cooperate (DtC), will still apply. The DTC is a mechanism to ensure that planning issues that cross local authority administrative boundaries, such as for example, housing need are considered effectively. Local planning authorities have a legal duty to demonstrate their compliance with the DtC when their Local Plan is examined. This requirement has led to a number of failures to Local Plans at Examination, particularly those where the full housing need requirement could not be met in the Local Plan or in adjoining local authority areas. Whilst the Government has proposed changes to the NPPF, as set out in the NPPF prospectus, which would potentially lessen these risks, it would be a risk none the less.

Option two –Partial review to address Climate Change undertaken under the existing planning system.

Conclusion: NOT DELIVERABLE

- 2.10 This option duplicates the option above to some extent. The main difference between the two is that whereas option one assumed that a full review of the Plan was undertaken, option two instead proposes that the review focuses solely on strengthening the adopted Runnymede 2030 Local Plan policies which address Climate Change issues.
- 2.11 Having looked at other local authorities who have undertaken similar reviews of their Local Plans, the scope of any such review is likely to necessitate looking at policies relating to the economy, sustainable design, energy efficiency and renewable energy, heritage, transport, green and blue infrastructure, water management and ensuring that any requirements needed are viable.
- 2.12 The evidence base needed to be produced for this option in advance of the first Regulation 18 consultation (Issues and Options and Preferred Options) is expected to be less extensive than that needed for a full Local Plan review – likely to need to procure consultants for two, as opposed to the five documents, needed for a full review. However, the steps needed to be undertaken for the review of the Plan (set out above in para. 2.9) are the same as for the full review and consequently it is not considered that this option will save much time compared with undertaking a full review of the Local Plan. As a result, like the full review option, it is not considered by officers that there is sufficient time to pursue this option and meet the deadlines imposed by the government for submission and adoption of the Local Plan.

Pros of this approach

1. The updated Plan will more fully reflect the issues around Climate Change and reputationally the Council will be seen as doing all that it can to strengthen its approach in response to this important issue.

Cons/ risks of this approach

1. The existing adopted Local Plan has only 7 years left to run and so the Council would need to immediately begin another review, immediately after this one, to update the housing figures and update various other issues not covered in this Climate Change partial review.
2. The Government is currently committed to bringing forward significant improvements to building standards to meet its net zero carbon ambitions by 2050, including through further updates to the NPPF and Building Regulations. Embarking on a partial review ahead of these changes could mean that revised policies will become out of date either during Plan preparation or soon after the Plan is adopted.
3. It is expected that some of the issues relating to Climate Change, including net zero policies, might be picked up by the Government in its proposed National Development Management Policies. There is therefore a risk that the Council would duplicate these policies in the Plan and as a result these policies will be replaced soon after adoption (or that the policies will be found to be unnecessary or not justified at examination, as they would achieve the same end reduction in carbon emissions as national policies and Building Regulations).
4. There is a lack of consistency by Inspectors at examination stage as to whether stronger climate change policies, such as those requiring the delivery of net zero carbon development, are required to be consistent with relevant national planning policies and guidance. There is a risk that the Partial Update to the Plan will be amended and watered down at examination. This has been the case in both Lancaster City Council and West Oxfordshire, where the Inspector's Report following their Examination in Public have watered down their Climate Change requirements.
5. There is a risk that the Council will not be able to confine the review to just Climate Change issues, as there will be a real push from developers/ agents for the Council to take account of the housing crisis, particularly given the recent affordability data released by ONS in March 2023 (see above for more detail).
(If the Council were to be successful in confining the review to Climate Change issues it is anticipated that the issues set out in option 1 above relating to the legal requirements (and Duty to Cooperate in particular) and housing numbers would not be applicable in taking forward this option).

Option three – delay starting work until the new planning system is introduced (expected to be at the end of 2024).

Conclusion: THIS IS CONSIDERED BY OFFICERS TO BE THE ONLY DELIVERABLE APPROACH AVAILABLE TO THE COUNCIL.

- 2.13 This option involves carrying out a full review of the Local Plan as soon as the new system is introduced (expected to be at the end of 2024). It is proposed that some of the evidence gathering, and associated procurement work, needed for this new Plan is undertaken in advance of the introduction of the new system, so that as soon as the new system is in place (expected to be late 2024), the Council starts work on the review of the Local Plan in January 2025. This would therefore mean that the anticipated adoption date for the new Plan would be (30 months later) - circa the summer of 2027.

Pros of this approach

- 1 Runnymede could well be one of the first Council's to get a new Local Plan in place under the new planning system. This would be extremely good reputationally for the Council.
- 2 Under the new NPPF, it is anticipated that the Council would no longer have to demonstrate a 5-year housing land supply (yhls)³ until our current Runnymede 2030 Local Plan was 5 years old (in July 2025). Therefore, the implication is that a developer proposing a speculative development on land not allocated through the adopted Local Plan (i.e., on Green Belt land) could not use the Council not having a 5yhls as a reason to allow their development. In addition, we would have an additional 30 months beyond this to get our new Local Plan in place i.e., the new Plan would need to be in place by 15th January 2028 to avoid a 5yhls challenge.
- 3 Existing legal requirements and duties would not apply, such as the Duty to Cooperate which has resulted in many local plan failures, particularly those where authorities aren't proposing to meet their full housing need requirement. Instead, an Alignment Policy is to be introduced, which would be assessed as part of the overall soundness of the Local Plan.
- 4 The Standard Method, used to calculate an area's housing need, is to be reviewed in 2024 based on the new household projections data in the 2021 Census results. This has the potential for Runnymede's housing need to change. Whilst this could mean an increase or a decrease to our current level of housing need, all of the household projections released by ONS since 2014 have so far reduced the level of housing need in Runnymede.

Cons/ risks of this approach

1. The new system will be untested, and we will be one of the first to go through it and find any issues/ difficulties with it.
2. If we don't pass one of the proposed new Gateway checks and have to delay the adoption of the Plan to beyond January 2028, then this could open the Council up to speculative development.

Conclusion

- 2.14 Having considered all three of the potential options open to the Council, it is the view of officers that, undertaking either a partial review to take more account of Climate Change issues or a full review under the existing planning system would not be possible given the existing deadlines for this system to come to an end. It is officers'

³ 5YHLS is essentially a table or spreadsheet of data about sites where they are expected to come forward to build-out within the next five years. The table or spreadsheet is usually accompanied by a trajectory or graph illustrating how many dwellings are expected to be delivered in each year of the five-year period. When an authority cannot demonstrate a five-year supply of housing land, all of its policies for delivering housing are deemed out of date. The NPPF states that planning applications should instead be decided based on the presumption in favour of sustainable development and the [tilted balance](#) (para. 11d) may apply.

view, as supported by members informally at the January 2023 Planning Policy Briefing session, that the Council should wait until the new planning system comes in to review the Local Plan.

- 2.15 In terms of Climate Change, it is considered that there is a lot that can be done to address this issue without undertaking a partial review of the Plan. The Government has already tightened Building Regulations standards for ventilation (Part F); set out minimum energy performance targets, airtightness, and insulation standards (Part L); and introduced a new regulation designed to address overheating (Part O). Further changes to Building Regulations are expected to take place through the introduction of a full Future Homes Standard (FHS) and Future Buildings Standard (FBS) from 2025. The FHS aims to ensure that new homes built from 2025 will produce at least 75-80% less carbon emissions relative to homes built to Part L 2013 standards and be 'net zero ready' through their use of lower-carbon heating and high fabric standards. Additional new Building Regulations standards will also be introduced for non-residential buildings and extensions to existing buildings. The Department for Levelling-Up Housing and Communities is expected to issue a detailed consultation on the FHS this year.
- 2.16 It is considered that several Supplementary Planning Documents (SPDs)/guidance documents could also possibly be introduced to help ensure that the existing policies in the Local Plan relating to Climate Change are implemented more effectively. These SPDs would use the wording in existing Local Plan policies, such as policies SD7: Sustainable Design and SD8: Renewable & Low Carbon Energy, as 'hooks' and could cover topics such as energy statements and what they should include applying the energy hierarchy; using renewable and/or low carbon technologies to meet a minimum proportion of a new development's energy needs; and ensuring the efficient use of new and reused materials in development proposals.
- 2.17 In addition, another option might be to work more closely with Neighbourhood Fora to ensure that Climate Change policies in emerging Neighbourhood Plans in the borough incorporate more detailed coverage of these issues. However, this coverage would obviously not be borough wide as currently only Virginia Water and Ottershaw are in the process of drawing up Neighbourhood Plans (with the Englefield Green Neighbourhood Plan currently being independently examined).
- 2.18 On a purely practical level, it is the view of officers, that there is simply no need to review the plan ahead of the introduction of the new system, as the existing Plan remains up to date. If the Council begins to prepare a new plan under the new-plan-making arrangements, whilst the Runnymede 2030 Local Plan will become more than 5 years old during the first 30 months of the new system, under the recent consultation proposals, it will continue to be treated as up to date for the first 30-months that the new system is in force. This means that a developer will not be able to challenge the Council on the grounds of not having a 5yhl until around 15th January 2028.
- 2.19 It is therefore recommended that the option for reviewing the Runnymede 2030 Local Plan under the new-plan-making arrangements is taken forward. Once the next iteration of the NPPF is published a new Local Development Scheme should be drawn up and brought back to this Committee for approval before being taken to Full Council. In the meantime, Officers in the Planning Policy team will focus on:

-Working with Members and local communities to produce a Design Code for the Borough;

- Introducing supplementary climate change guidance documents to support the policies in the Runnymede 2030 Local Plan;
- Updating the Communications Strategy for the Local Plan;
- Updating the Call for Sites and Strategic Land Availability Assessment;
- Updating the Strategic Flood Risk Assessment for the Borough (to ensure that the functional floodplain in Runnymede is up to date with the latest Government definition);
- Supporting the Climate Change team where necessary;
- Finalising existing Supplementary Planning Documents which will support the current Runnymede 2030 Local Plan (relating to Environmental Protection and Gypsies and Travellers)
- Preparing tender documentation and completing tender process for consultants in advance of new planning system coming into force to enable the Planning Policy Team to 'hit the ground running'.

3. Policy framework and legal implications

- 3.1 As set out earlier in this report, the Runnymede 2030 Local Plan (2015-2030) was adopted in July 2020. The Local Plan indicates at paragraph 5.19 that the Council will begin a review of the Plan immediately and complete it within 5 years. However, this undertaking is not a Plan policy. Nor is it a policy for early review, as the NPPF requires all plans to be reviewed within 5 years. Not starting a review until the new planning system comes in will not render the plan out-of-date. On the contrary, under the new system the Government is proposing that the Plan would be deemed to be up to date until 15th January 2028 i.e., the 5-year period from the date of adoption plus the additional 30 months allowed for the completion of the new Plan under the new Plan making system.
- 3.2 The views set out in the paragraph above, were confirmed by the Council's counsel, Tim Leader, as being a correct interpretation of the NPPF prospectus advice.

4. Financial and resource implications

- 4.1 The Planning Policy team has an annual budget to carry out planning policy work associated with both Local Plan preparation and the production of other planning policy documents. During the Local Plan Review process, spend will be closely monitored.

5. Equality implications

- 5.1 The Council has a Public Sector Duty under the Equalities Act 2020 to have due regard to the need to:
- a) Eliminate unlawful discrimination, harassment or victimisation;
 - b) Advance equality of opportunity between persons who share a Protected Characteristic and persons who do not share it;
 - c) Foster good relations between those who share a relevant characteristic and persons who do not share those characteristics;

in relation to the 9 'Protected Characteristics' stated within the Act.

- 5.2 An Equality Impact Assessment will be undertaken for the new Local Plan as a whole and equalities considerations associated with each Local Plan policy robustly assessed.

6. **Environmental/Sustainability/Biodiversity Implications**

- 6.1 The review of the Local Plan will strengthen the policies relating to Climate Change set out in the adopted Local Plan, including creating a strong, well-considered network of green and blue corridors and spaces, supporting adaption and resilience to climate change, helping to halt the loss of, and improving biodiversity, and contributing to the health and wellbeing of our communities.
- 6.2 In addition, as part of the production of the review of the Local Plan, a Sustainability/ Strategic Environment Appraisal (SA/SEA) will be produced at each stage in the process. The SA/SEA document will ensure that environmental/ economic and social issues are taken into account throughout the production of the Plan.

7. **Other Implications**

- 7.1 None.

(To resolve)

Background papers

None.

Englefield Green Conservation Area (Planning Policy, Mike Corbett)

Synopsis of report:

To update the Planning Committee on the progress on work to review the existing Englefield Green Conservation Area and seek approval for public consultation on the proposed amendments to the Englefield Green Conservation Area boundary, as set out in the Englefield Green Conservation Area Appraisal and Management Plan (CAAMP).

Recommendation(s): The Planning Committee is recommended to RESOLVE to:

1. **APPROVE** the draft Englefield Green Conservation Area Appraisal, including the proposed boundary review, for public consultation for a period of (just over) six weeks from Monday 3rd July to Friday 18th August 2023.

1. Context of report

Conservation Area Legislation

- 1.1 The provisions for Conservation Area (CA) designation and management are set out in Government legislation 'Planning (Listed Buildings and Conservation Areas) Act 1990 (the Planning Act)'. The legislation requires Local Planning Authorities to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance and designate as CAs.
- 1.2 In addition, it is the duty of a local planning authority from time to time to review these past designations and determine whether any parts, or any further parts of their area, should be designated as conservation areas; and, if so, they should designate those parts as CAs accordingly.
- 1.3 Understanding the character and significance of CAs is essential for managing change within them. It is a requirement under the Planning Act that all Local Planning Authorities formulate and publish proposals for the preservation and enhancement of CAs within their area. It is also a requirement for CA guidance produced by or on behalf of Councils to be subject to public consultation, including a public meeting, and for the Council to have regard to any views expressed by consultees.

2. Report

- 2.1 Runnymede has a rich historic environment, with seven existing designated CAs and over 306 Statutorily Listed Buildings, as well as a number of Scheduled Ancient Monuments and Registered Historic Parks and Gardens.
- 2.2 The Council's adopted Runnymede 2030 Local Plan includes Policy EE5: Conservation Areas, which sets out detailed policy considerations to be taken into account when considering development within or affecting the setting of a CA, including views in or out, and the need for development to protect, conserve and wherever possible enhance the special interest, character and appearance of the CA. It also makes a clear commitment to reviewing the Borough's CAs, in accordance with its legislative duty.

- 2.3 A Conservation Area Appraisal can be used to help local planning authorities develop a management plan and develop appropriate policies for local and neighbourhood plans. A Conservation Area Appraisal helps to support local decision making and considers what features make a positive or negative contribution to the attractiveness and significance of existing Conservation Areas. It can also identify specific opportunities for beneficial change or the need for focused planning protection.
- 2.4 In February 2018, the Government awarded the Council 'design quality' grant funding for two years. Part of the funds awarded enabled the Council to employ independent heritage consultants, Purcell, to help review three of the Borough's existing CAs: Chertsey, Egham Town Centre and Egham Hythe. The funding could not extend to the review of all seven CAs; however, there has remained a commitment to reviewing the four remaining ones; Englefield Green, Thorpe, Basingstoke Canal and the Wey Navigation in due course, and when resources allow.
- 2.5 In 2021, there was sufficient resource and budget in the Planning Policy team to allow officers to progress a review of the Englefield Green Conservation Area (EGCA). Officers contacted Surrey County Council's (SCC's) Historic Environment Planning Team to ask them to assess the current EGCA, review its boundaries and to start work on a Conservation Area Appraisal.
- 2.6 As part of this review process, public consultation was undertaken in April and May 2021 to obtain the views of local residents, including a presentation held on 11th February 2021 (virtually due to Covid 19 restrictions in place at the time). The consultation focused on a number of key areas including:
- What positively contributes to the Conservation Area?
 - What factors detract from the Conservation Area?
 - What opportunities are there to enhance the Conservation Area?
 - Are the current boundaries appropriate?
 - Any other comments?
- 2.7 This consultation resulted in a total of 27 responses. The feedback to the above questions (and other submissions) was considered by SCC officers when developing the Draft Conservation Area Appraisal and its associated Management Plan. One of the main themes raised in the responses to the consultation, was potential additional properties / features in the area that should be included in the CA boundary (e.g., one suggestion was that it should be expanded down to the St Jude's Road area).
- 2.8 Other issues raised included parking, speed limits and the impact of Royal Holloway University of London on the area, and ways the area could be improved e.g., more sympathetic street furniture, reduction in the number of signs and management of the landscape of the areas / improved planting.
- 2.9 Following on from this consultation, and consideration of the comments made, SCC worked on developing the Draft CAAMP over the next two years. This has involved a walking site visit around the whole of the existing CA to identify areas for potential addition or removal from the current boundary, an extensive study of the area's history, including in-depth studies into individual properties, consulting historic maps and images as well as dialogue with interested local residents / parties to ascertain the potential age of specific parts of the EGCA.
- 2.10 As the EGCA boundary was last reviewed in 1978, and as it is a statutory duty for a local planning authority from time to time to review the past designation of CAs and

consider whether the boundaries are still relevant, consideration was given (by SCC) as to whether:

- The original boundary was drawn too tightly.
- The original boundary was drawn too loosely.
- Areas still have a character and appearance which is worthy of preservation and enhancement.
- Boundaries run around a space or plot to ensure a unified approach to management.

2.11 As part of the work, a review has been carried out of all the existing boundaries in the EGCA based on the above criteria. For each proposed change, a justification has been provided based on one of the above criteria.

2.12 From the above process, the following six areas are proposed for **removal** from the Conservation Area:

- 2-4 Crown Cottage and 5-7 Northcroft Road
- Engleston House, Barley Mow Road; 1, 2, 4, 6, 8, 10 Oak Tree Drive; and 9, 11, 12, 14 Bulkeley Close
- Courtways Cottage
- 8-22 Clarence Drive, Belle House, Tree Tops, Oaklands and Brierwood
- 32-35 Great Charta Close
- 1-3 The Barons

2.13 The following three areas are proposed for **addition** to the Conservation Area:

- Round Oak Lodge
- Grounds of Castle Hill
- Grounds of Castle Hill Farm and Crown Farm

The justifications for the above proposed removals and additions to the EGCA boundary are set out in section 10 (see p.51) of the Draft CAAMP (see Appendix 1).

2.14 The review has been careful to ensure that the purpose of designation is genuinely considered. The potential changes to the 1978 CA boundary have been suggested to ensure that the properties, land and features that are included within the EGCA's boundaries are those that reflect the fact that the CA designation focuses on gentry houses that were built around the unenclosed village green, as this is the key historical feature / factor that led to the development of this part of the village.

2.15 Once the Draft CAAMP had been produced, officers undertook an informal and limited consultation, first with the Councillors of the Planning Committee and those representing the Englefield Green wards, and then with the Neighbourhood Forum and Resident's Association (the latter two as organisations and not the individual members that constitute them). This was to obtain any views, feedback or comments on the proposed document and potential boundary changes before the document goes out for public consultation. There were no changes made to the Conservation Area Appraisal arising from this exercise.

2.16 Now that the Draft CAAMP has been through this informal consultation process, officers are seeking permission from the Planning Committee to undertake full public consultation from Monday 3rd July for a period of (just over) six weeks until Friday 18th

August 2023. The Draft CAAMP document, which will be subject to public consultation, is shown at Appendix 1, a map identifying the existing and proposed CA boundaries are shown in Appendix 2 and the summary of the 2021 consultation responses received (and SCC's response to them) are set out in Appendix 3.

- 2.17 The Draft CAAMP consultation will involve a number of methods of contacting relevant and interested parties to obtain their views and feedback. This includes:
- Emailing those on the Planning Policy Team's consultation database
 - Writing a letter to each property within the current and proposed Conservation Area boundary, as well as those properties that are adjacent to these.
 - Holding a public meeting (location TBC at the time of this report) in Englefield Green on the 10th of July 2023 with the SCC officer who produced the Conservation Area Appraisal giving a presentation followed by a Q and A session.
 - The dissemination of leaflets to 'hotspots' within the Conservation Area that local people frequent (as suggested by local residents) to include the Village Centre, the Hub, the Health Centre plus one or two of the nearby shops.

- 2.18 Any consultation responses received will be fully considered by SCC before producing the final draft CAAMP.

3. Policy framework implications

- 3.1 The updated CAAMP (if adopted by the Council) will support policies contained in the adopted Runnymede 2030 Local Plan and will further assist in assessing planning applications for new development by providing up-to-date information in accordance with the National Planning Policy Framework (NPPF) 2021.

4. Resource implications

The costs of undertaking this work have been met through existing budget allocated to the Planning Policy Team, with the main expense being contracting SCC to the sum of £10,010 to undertake most of the work preparing the CAAMP, replying to the consultation responses and attending the public meeting.

- 4.1 As a general point, Conservation Areas have some resource and financial implications in terms of additional tree applications and increased publicity requirements for applications. There is also additional internal consultation required for planning applications within such areas to ensure their conservation. These costs are covered within the existing Development Management budget.

5. Legal implications

- 5.1 The Planning Act sets out that Local Planning Authorities should formulate and publish proposals for the preservation and enhancement of CAs within their area and that these are periodically reviewed. By undertaking this review and publishing it, the Council would satisfy its duty to review the existing CA within Englefield Green. The remaining three Conservation Areas (Thorpe, Basingstoke Canal and the Wey Navigation) will be reviewed in due course, and when resources allow.

6. Equality implications

- 6.1 The Council has a Public Sector Duty under the Equalities Act 2020 to have due regard to the need to:

- Eliminate unlawful discrimination, harassment or victimisation;
- Advance equality of opportunity between persons who share a Protected Characteristic and persons who do not share it;
- Foster good relations between those who share a relevant characteristic and persons who do not share those characteristics.

in relation to the 9 'Protected Characteristics' stated within the Act.

6.2 An EqlA screening has been carried out by officers and can be viewed at Appendix 4. The EqlA screening has picked up potential negative impacts on those with the protected characteristics of age and disability where new areas of land and properties are proposed to be added to the Conservation Area designation. It is not however considered that a full EqlA is required as the Government requires Local Authorities to designate Conservation Areas through primary legislation where they have been identified to have special architectural or historic interest, and to review these designations from time to time. The Council is following this process. Also, personal circumstances can be weighed in the planning balance when determining planning applications.

7. Other implications

7.1 There are no known other implications because of the designation of the EGCA.

8. Conclusions

8.1 It is considered that the proposed boundary changes to the EGCA are required to help ensure developments that they make a positive contribution to the Conservation Area better reveal its significance, is better able to reflect and enhance its existing local character and distinctiveness and prevents development which would lead to harm to or loss of significance within the Conservation Area.

8.2 The Planning Committee is asked to approve the draft Englefield Green Conservation Area Appraisal and Management Plan for public consultation.

(To resolve)

Background papers

Appendix 1 – Draft Conservation Area Appraisal and Management Plan for Englefield Green;

Appendix 2 – Map of existing and proposed boundaries of Englefield Green Conservation Area (boundary changes proposed); and

Appendix 3 - Summary of the responses received and Surrey County Council's responses to the 2021 public consultation on the Englefield Green Conservation Area.

Appendix 4 – Equalities Impact Assessment screening

Englefield Green Conservation Area Appraisal and Management Plan

Appendix 1



Consultation Version July 2023



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1. Introduction

1.1 Englefield Green Conservation Area

1.1.1 Englefield Green Conservation Area is in the north-west of Surrey and is managed by Runnymede Borough Council. It was first designated a Conservation Area in January 1970 and initially was centred on the open part of the Green. In September 1978 the Conservation Area was extended to include the wooded part to the north of the Green. There have been no changes to the Conservation Area boundary since its extension in 1978.

1.1.2 The Conservation Area primarily consists of an old village to the west of Egham, on the edge of Windsor Forest. In the eighteenth and nineteenth centuries areas around the edge of the village started to be developed by the gentry and it was only because of the Enclosure Act of 1814 that part of Englefield Green was preserved unenclosed “for the pleasure of the inhabitants, and ornament of their residences.”¹ The Green very much characterises the Conservation Area today and allows the semi-rural charm of the area to be appreciated.

1.2 What is a Conservation Area?

1.2.1 Conservation Areas are defined as ‘*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*’. This is a planning designation which ensures that local authorities must pay special attention ‘*to the desirability of preserving or enhancing the character or appearance of that area*’ when determining planning applications.

1.2.2 Conservation Area designation recognises the character and appearance of an area as a whole. Important elements of a Conservation Area can include buildings, open spaces, landscaping,

paving or street furniture all of which may reveal the special architectural or historic interest of the area.

1.3 Purpose and Scope of Conservation Area Appraisal

1.3.1 This document has been commissioned by Runnymede Borough Council as part of a series of Appraisals and Management Plans produced for Conservation Areas across the Borough. The document responds to the statutory duty of local planning authorities to review the past designation of Conservation Areas and to formulate and publish proposals for their preservation and enhancement under the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.3.2 Change is inevitable in the historic built environment and it is important to ensure that buildings, spaces and structures which make a positive contribution to the character and appearance of a Conservation Area are given special attention as part of the development process. This document has been designed to help residents, local authorities and developers understand what is special about Englefield Green Conservation Area and how this can be conserved and enhanced.

1.3.3 The Appraisal sets out the history of Englefield Green and identifies its characteristics. The document then considers how these elements are evident as part of a street-by-street assessment. This information can be used when either putting together or assessing development proposals. The Appraisal also includes an Audit of Heritage Assets which has been used to revise the boundaries of the Conservation Area.

1.3.4 The Management Plan responds to issues and opportunities for improvement within the Conservation Area and sets out a number of schemes of enhancement within Englefield Green. The plan also

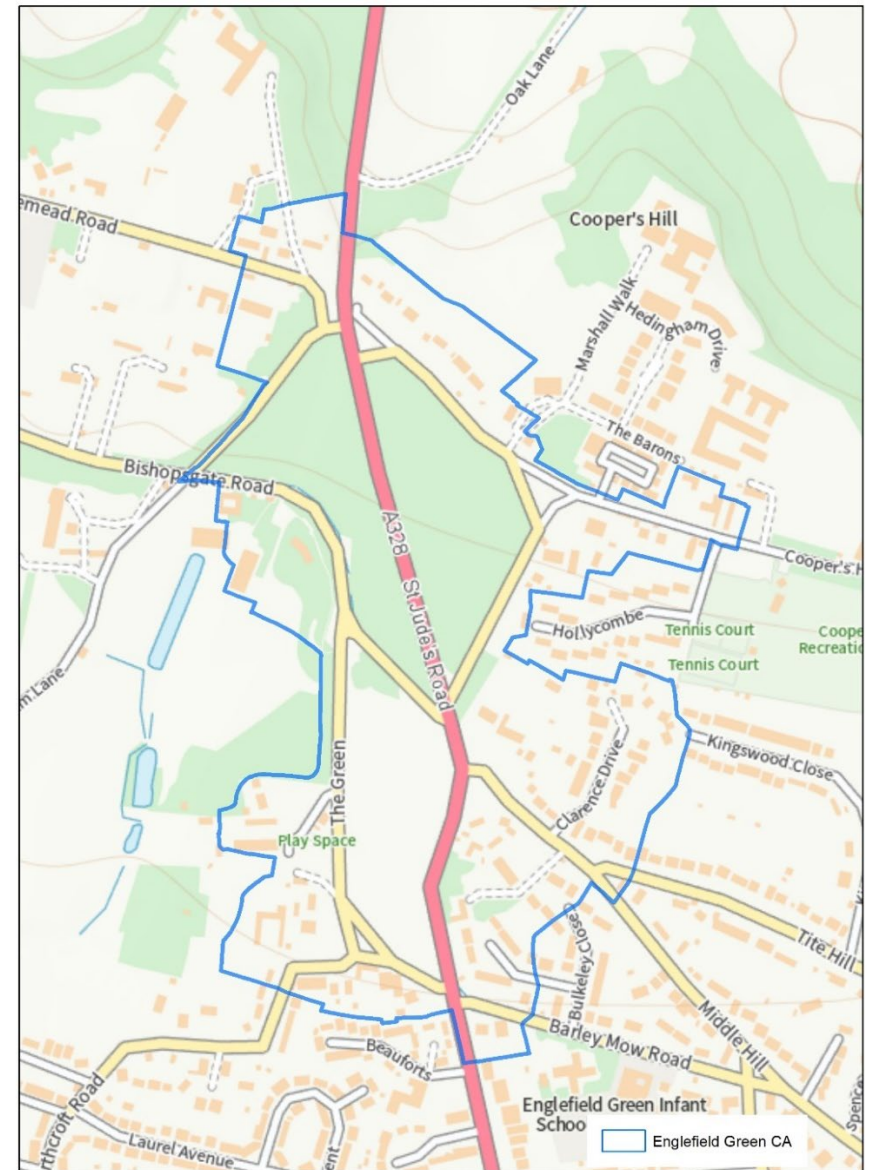
¹ Private Act, 54 George III c.153 (1814), An Act for Inclosing Lands in the Parish of Egham in the County of Surrey.

provides guidance on existing planning controls within the Conservation Area as well as advice on redevelopment.

1.3.5 As part of this document a Conservation Area boundary review has also been carried out in line with national legislation, guidance, and policy. It is important to review Conservation Area boundaries as these were often drawn too tightly or loosely originally or are no longer accurate owing to new development. The proposed boundary changes are at the end of the Appraisal and Management Plan.

1.3.6 This document has been produced by Christopher Reynolds of the Historic Environment Planning Team at Surrey County Council. As part of this work, surveys of the Conservation Area were carried out by the Historic Environment Planning Team between January 2021 and October 2022 and archive documents held by Egham Museum, the Surrey History Centre and the Surrey Historic Environment Record were consulted during this process.

1.3.7. It is the intention that this document will assist Runnymede Borough Council in the implementation of local and national planning policy and legislation as part of the decision-making process. While every attempt has been made to ensure that the Appraisal is comprehensive, the omission of a feature or space does not imply it is of no interest. The Appraisal should be reviewed regularly to ensure it is up to date and takes into account any changes which have impacted upon the character or appearance of Englefield Green or research which reveals more about its historic or architectural interest.



2. Policy Context

2.1 Planning Policy Guidance and Advice

2.1.1 Conservation Areas are designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They are defined as *‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’*. Section 71 of the Act states that it is a duty of the local planning authority to formulate and publish proposals for the preservation and enhancement of Conservation Areas. When carrying out planning functions, under section 72 of the Act a local authority must pay special attention *‘to the desirability of preserving or enhancing the character or appearance of that area.’*

2.1.2 This Appraisal and Management Plan has been produced in line with *Historic England Advice Note 1 (Second Edition): Conservation Area Appraisal, Designation and Management*. This provides a firm basis for assessing development proposals which may impact the character and appearance of Englefield Green Conservation Area, including its setting.

2.1.3 The Appraisal recommends that the boundaries of Englefield Green Conservation Area be amended. This recommendation is in line with paragraph 191 of the National Planning Policy Framework (2021) which states that local planning authorities should ensure an area justifies designation because of its special architectural or historic interest.

2.1.4 This document should be read in conjunction with national legislation and policy, the adopted Runnymede 2030 Local Plan and other local policy framework. Guidance within the Management Plan has been designed to complement existing policies from the adopted Local Plan. At the time of writing the Englefield Green Village Neighbourhood Plan is currently under development. A first draft of the Plan was consulted on between the 26th September and 6th

November 2022. The Draft Neighbourhood Plan sets out in its vision the importance of protecting the historical aspects of the area. This is also reflected in a number of policies within the Plan and its supporting evidence including the Design Code.

2.1.5 If you would like advice on whether a proposal meets national and local planning policy, Runnymede Borough Council run a pre-application service. Details of the pre-application service can be found online at <https://www.runnymede.gov.uk/planning-permission/pre-application-advice-3>.

2.2 Consultation

2.2.1 Prior to drafting the Appraisal and Management Plan, an inception meeting was held with members of the local community in March 2021 to gain an understanding of issues and opportunities in the local area. A public consultation was held from April to May 2021 to gain the views of residents on the Conservation Area. This looked at what contributes positively to the Conservation Area, what factors detract from it, what opportunities there are for enhancement and whether the current boundaries are appropriate. Comments received during this consultation were reviewed and considered as part of the drafting of the Appraisal and Management Plan.

2.2.3 Prior to adoption a further consultation will be carried out and a public meeting held to discuss the conclusions of the Management Plan in line with the requirements on the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Summary of Special Interest

3.1 Englefield Green Conservation Area is based around the Green, an area exempted from enclosure under the 1814 Enclosure Act. Many of the larger dwellings around the Conservation Area are statutorily listed by Historic England, reflecting the architectural and historic interest of the area. The special historical and architectural interest of the area can be summarised as the following:

- Englefield Green is the site of a historic village set around the Green which is believed to be an Anglo-Saxon forest clearing. The area historically consisted of farmsteads and small cottages.
- In the eighteenth century the village's proximity to Windsor led to members of the gentry constructing houses around the Green, further encouraged by improvements to the road network. This included The Old House, Englefield Green House, Clarence Lodge and Castle Hill. During this time the Barley Mow Inn became a popular coaching inn.
- As part of the Enclosure Act of 1814, the Green was exempt from enclosure and retained for the pleasure and ornament of surrounding houses. This prevented further development of the Green and ensured the semi-rural surroundings of the houses were retained. The eighteenth century gentry houses continued to be extended and rebuilt during this time.
- During the 1860s and 1870s the site of Ankerwycke Purnish to the east of the Green was redeveloped as a large neo-Gothic house and subsequently converted into the Royal Indian Engineering College. As part of this educational development,

villas were built for staff facing directly onto the Green in a range of neo-vernacular and Italianate styles.

- The architectural character of Englefield Green principally consists of polite buildings from the eighteenth and nineteenth centuries which are located around the Green. These buildings were designed by architects with the purpose of having an aesthetically pleasing appearance. Vernacular buildings of the eighteenth and nineteenth century also contribute to the character of the area as do the villas along Coopers Hill Lane owing to their high-quality Victorian design. Street furniture including cast iron style lights, the swing sign and the horse trough also contribute the architectural interest of the area.

3.3 This Appraisal identifies how the above architectural and historic interest of Englefield Green is evident in the character and appearance of the Conservation Area.



Figure 2: Paul Sandy's 'Tea at Englefield Green' showing how gentry villas around the Green would have appeared c1800. ²

² Sandby, Paul, *Tea at Englefield Green*, (c1800), Egham: Egham Museum. P367. Reproduced by permission of Egham Museum. The building is likely Coopers Hill Lodge.

4. Historic Interest

4.1 Pre-Medieval and Medieval Period

4.1.1 The name Englefield Green is believed to have derived from an Anglo-Saxon forest clearing known as 'Ingas open space'. The name has had multiple spellings over time including Hingefelda (967), Ingefeld (1291), Yngfelde (1576), Inglefeld (1586), Enfield Green (1695) and Enville Green (1800). There have been few archaeological finds in the area.

4.1.2 Englefield Green formed part of the manor of Egham which was owned by Chertsey Abbey until the Reformation. The settlement consisted of a small hamlet set around common land which would have been used for grazing animals such as cattle and sheep. Much of the evidence from this period in Englefield Green's history has now been lost due to redevelopment with the sole exception of the Green.

4.2 Eighteenth Century

4.2.1 During the eighteenth century Englefield Green saw a period of significant change owing to its proximity to Windsor. Prior to this, dwellings largely consisted of farmsteads and small cottages housing labourers for farming. These cottages were gradually replaced as members of the gentry built villas and small country houses taking advantage of Englefield Green's pleasant surroundings and easy reach of the Royal Court. These were built by professional architects in polite architectural styles and would have been very different to the vernacular buildings which had sat around the Green previously.

³ Pevsner suggested a date of c.1715, but it is difficult to be any more precise. The Historic Building file held by the county suggests a c.1690 date. The 1717 date is taken from the Englefield Green Picture Book.

⁴ Purcell in the Runnymede Local List claim the building dates to c1710 and the same date appears in *Englefield Green in Pictures* but neither give a source for this date. Map regression appears to show all of the buildings at Crown Farm were pulled down and rebuilt

4.2.2 Dating many of these houses is difficult and relies on documentary, mapping and archaeological evidence. The earliest surviving dwelling is likely The Old House which consists of a pair of seventeenth century cottages with a high-quality Queen Anne façade added in 1717.³ Crown House is also said to date to c1710.⁴



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at some point between the 1814 Enclosure Map and 1841 tithe map and there is archival evidence of a fire in the 1860s. It is more likely a house was built on this site c1710 and was then later rebuilt.

⁵ Yellan, D, County Planning Department, *Egham, Englefield Green, Middle Hill, The Old House (18C)*, (4th September 1975), Woking: Surrey History Centre. CC1101/3/56/120, Photographic Survey and Record of Surrey. Copyright of Surrey History Centre.

4.2.3 Further development took place during the mid to late eighteenth century as the Royal Court at Windsor grew in importance. Castle Hill was the most notable of the houses constructed during this period for Sir John Elwill MP.⁶ Built in a Gothick style by the architect Stiff Leadbetter between 1758 and 1763, the embattled mansion received much attention and appeared in paintings and engravings by Paul Sandby, Frederick Stockdale and John Hassell. The parkland for the house was later expanded in the nineteenth century following the demolition of a house belonging to a 'Miss Pocock' which faced directly on to the Green. Poet Mary Robinson, who gained fame as one of George IV's mistresses, lived in Englefield Green during this time.



Figure 4: Paul Sandby's painting of Castle Hill House printed in 1775 showing it from the north-east.⁷

⁶ There are various spellings of Elwill including Elwell, Elvil and Elvill. Elwill is used here.

⁷ Sandby, Paul, *North East View of Sir John Elvil's House on Englefield Green near Egham in Surrey*, (1775), Woking: Surrey History Centre. 8969/843. Copyright of Surrey History Centre.



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4.2.4 Other houses built in the mid to late eighteenth century included Clarence Lodge, Englefield Green House and Bulkeley House. Key features of these villas include sash window units, slate roofs and the use of render. In all cases they faced toward the Green with the most notable examples being located on St Jude's Road, Middle Hill and Coopers Hill Lane. The area would have been a highly desirable place to live and many of these houses were drawn by John Hassell in 1822 and later described by C C Wetton in 1839.

4.2.5 In most cases the villas and small country houses were later extended either with additional bays or storeys and in some cases entirely rebuilt. Service buildings were added to the most notable houses and still survive on some sites, such as the coach houses for

⁸ Stockdale, F W L, *Elvills: The Seat of the Hon W Freemantle MP*, (1827). Woking: Surrey History Centre. PX/56/56. Copyright of Surrey History Centre.

The Old House and Bulkeley House. There were subservient to the main dwellings but were still built to a high architectural standard. In all cases, villas and houses were set in relatively spacious grounds befitting of their grand character. The sole exception to this is Englewick on Barley Mow Road which sits tight against the highway owing to its narrow plot.



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⁹ Yellan, D, County Planning Department, *Egham, Englefield Green, Middle Hill, The Old House, Stable Block (18C)*, (4th September 1975), Woking: Surrey History Centre. CC1101/3/56/122, Photographic Survey and Record of Surrey. Copyright of Surrey History Centre.



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4.2.6 The growth of Englefield Green in the eighteenth century was almost certainly a factor in improvements to the road network. Most notable of all was a scheme agreed as part of the 1790 Quarter Sessions which saw the highway to Windsor diverted from Virginia Water to go instead via St Jude's Road and Priest Hill. As part of this proposal the road was improved and would have been quite different to the dirt tracks previously used by residents. A coach service is recorded as running through the village from the late eighteenth century.

¹⁰ Hassell, John, *Torrens*, (1822). Egham: Egham Museum. P2734. Reproduced by permission of Egham Museum. The name 'Torrens' derives from the Torin family who lived at Clarence Lodge at the time.



Figure 8: Map showing the diversion of the highway to Windsor from the previous route via Englefield Green.¹¹

¹¹ 'Plan of the Old Road from the Western Turnpike Road over Bishops Gate Heath (Marked A) by Crimps Hill to Windsor and of the New Proposed Road from the said Western Turnpike to Priest Hill to Windsor (Marked B)', *Surrey Quarter Sessions Records*, (1790) QS2/6/1790/Eas/26/1-2. The map shows the revised route of the new highway. There was no indication that this was ever turnpiked. Properties within Englefield Green are only shown in approximate locations. The previous road is at the top of the image in green and marked 'A'. The improved road is shown in red and marked 'B'.

4.2.7 Despite the large-scale construction of villas and houses, a small number of vernacular buildings survived or were constructed during this period. The most notable example of this being the Barley Mow Inn which dates to the eighteenth century and is identifiable from its weatherboarded exterior. Bulkeley Cottage is another prominent example of a vernacular building in the village and dates to the early nineteenth century. By contrast, other dwellings such as Byways consisted of cottages which were extended and modernised to give the appearance of a polite villa despite containing eighteenth century fabric internally.



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¹² Unknown Author, *Cows on the Green*, (1930s). Egham: Egham Museum. P3213. Reproduced by permission of Egham Museum.

4.2.8 Farmsteads to the west of the village also survived this period of change and continued to develop into the nineteenth century. Crown Farm remained active until the 1960s when cows were still regularly grazing on the Green. Despite farming ceasing, both Crown Farm and Castle Hill Farm make a positive contribution to the Conservation Area owing to their appearance as former farmsteads, indicating the historic development of the village.

4.3 Enclosure and Nineteenth Century

4.3.1 In the early nineteenth century the open character of Englefield Green was threatened by enclosure. In response to this threat, it was decreed under the Egham Enclosure Act 1814 that the Green “shall remain open and unenclosed for the Pleasure of the Inhabitants and Ornament of their Residences on the said Green.”¹³ This designation of the village Green prevented further development and the area retained much of its the open character. This is evident from the tithe map which shows the village largely as it was in 1814.

4.3.2 Following the Enclosure Act, new development was forced away from the Green. This included large houses and institutions set in extensive parkland which were very different in terms of scale and architecture to their predecessors. Other development in the local area during this time consisted of labourer’s cottages which were gradually erected around a set of sandpits on Harvest Road. The sandpits were allotted to the poor as part of the Enclosure Award and as they were worked out more houses were built in a piecemeal fashion. These cottages have an altogether different character than the gentry houses set around the Green and are not located within the Conservation Area.

¹³ Private Act, 54 George III c.153 (1814), *An Act for Inclosing Lands in the Parish of Egham in the County of Surrey*.



Figure 10: Extract from John Rocque's Map of Surrey surveyed c1762 showing the layout of Englefield Green.

¹⁴ *Ibid.* The map consists of two different sheets which have been merged together to show how Englefield Green appeared c1814.

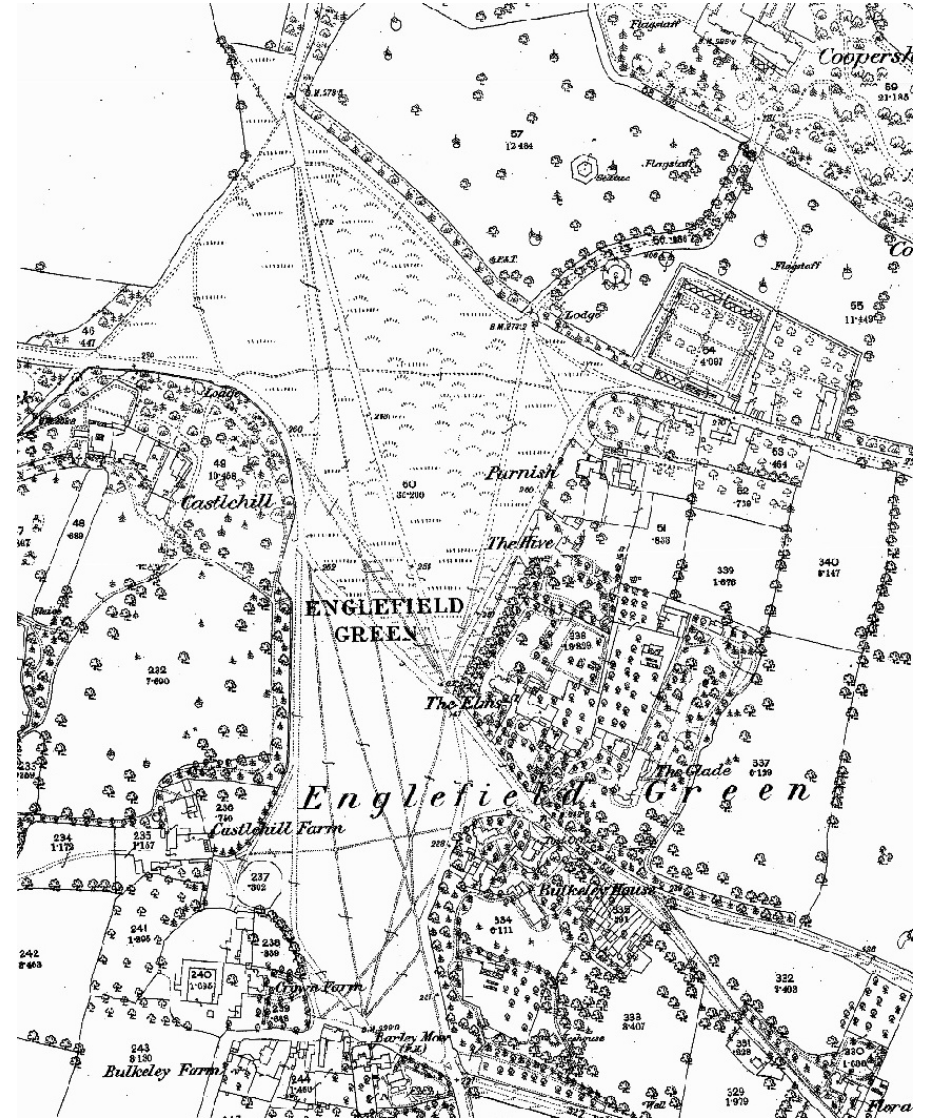


Figure 12: Egham tithe map from 1842 showing very little change around the Green following the Enclosure Act.

4.3.3 While most new development during this period was located away from the Green, the exception to this was the former Royal Indian Engineering College. Constructed on the site of Ankerwyke Purnish, the main college building was constructed as a mansion for 'Baron' Albert Grant c1865 in a neo-Gothic style. Following his bankruptcy c1870 it became the Royal Indian Engineering College and was extended by the architect Matthew Digby Wyatt.¹⁵ While the main building itself is some distance from the Conservation Area, a set of handsome neo-vernacular style villas were constructed along Coopers Hill Lane to house senior staff for the college. These are of good architectural quality, although they are quite different to the earlier eighteenth century dwellings in the Conservation Area.



Figure 14: Postcard photograph showing the Royal Indian Engineering College constructed in a neo-Gothic style.¹⁶

¹⁵ Different sources ascribe dates between 1870-1873 for the purchase and opening of the Royal Indian Engineering College. The earliest date has been used here.

¹⁶ Surrey Education Committee, *Royal Engineering College, Coopers Hill*, (1905). PC/56/66/2. Woking: Surrey History Centre. Copyright of Surrey History Centre.

4.3.5 There were a small number of public realm improvements in Englefield Green during the nineteenth century. These include the installation of cast iron gas lights, a horse trough and a swing sign. The horse trough is a replacement of an earlier fountain which was deemed to be too ornate and damaged shortly after it was erected.



Figure 15: Postcard showing Englefield Green in the early twentieth century when houses overlooked the Green. The lantern and horse trough can be seen in the background.¹⁷

¹⁷ Unknown Author, *Englefield Green*, (1911). Egham: Egham Museum. P717. Reproduced by permission of Egham Museum.

4.4 Twentieth Century and Recent History

4.4.1 During the first half of the twentieth century there was relatively little development around the Green. A pair of lodges for Ridgemean designed by the architect Robert Lutyens were constructed in 1938. To the south of the Green, The Old Vicarage was built in 1931 by the architect Arthur Campbell-Martin. Campbell-Martin was notable for designing small and medium sized country houses. The cricket pavilion on the Green was added in 1956.

4.4.2 More large scale development took place following the Second World War, predominantly in the grounds of the grand eighteenth century houses. In 1954 permission was granted to erect houses in the grounds of Clarence Lodge which today form Clarence Drive. Woodsleigh on St Jude's Road and Hollycombe on Coopers Hill Lane were also both demolished and subdivided into building plots in the late 1960s. It was only subsequently that Englefield Green was designated a Conservation Area in 1970. In 1975 permission was granted for the subdivision of the land at Bulkeley House. As part of this application significant care and attention was given to the retention of trees along St Jude's Road to prevent harm to the character and appearance of the Conservation Area.

4.4.3 The Barley Mow Garage was replaced with The Carriages around 2000. In more recent times permission was granted for the redevelopment of the two late nineteenth/early twentieth century villas to the north-west of the Conservation Area to form the Cheval Manor site. To the north-east of the Conservation Area the Royal Indian Engineering College has been redeveloped into a mix of high-end apartments and affordable housing.

4.4.4 Despite all these changes, Englefield Green retains its character and appearance as a village with small country houses and large villas built by members of the gentry in the eighteenth and nineteenth centuries.



Figure 16: Photograph of Barley Mow Road taken in July 1966 showing Byways, Barley Mow Garage, the Barley Mow Inn, Englewick and the Coach House.¹⁸

¹⁸ Yellan, D, County Planning Department, *Egham, Barley Mow Road, The Barley Mow Inn (18C), Englewick & Coach House (early 19C)*, (1st July 1966), Woking: Surrey History

Centre. CC1101/3/56/77, Photographic Survey and Record of Surrey. Copyright of Surrey History Centre.

5. Character Assessment

5.1 Location, Topography and Geology

5.1.1 Englefield Green is a village in the north-west corner of Surrey, less than half a mile from the border with Berkshire. To its west is Windsor Great Park, a Royal Park which was historically the hunting ground for Windsor Castle. Access to the park from Englefield Green is via Bishopsgate Road where the entrance is marked by a set of gates. Much of the area to the west of the Conservation Area is open and undeveloped.

5.1.2 To the north of Englefield Green, Priest Hill runs through largely open areas which have a rural character. This same character is evident in Runnymede to the east which is famous for the sealing of the Magna Carta in 1215. A number of important historic sites including the Air Forces Memorial and John F Kennedy Memorial are located here. Runnymede is most easily accessed by car via Priest Hill to the north, although there are a number of footpaths providing access up the steep slope including via Coopers Hill Lane.

5.1.3 To the south-east of Englefield Green is Egham, approached via Tite Hill and Middle Hill. Historically, traffic would largely have avoided Englefield Green and travelled along the Egham and Bagshot turnpike, which is now the A30. This changed as a result of the 1790 Quarter Sessions which provided a much easier route through Englefield Green toward Windsor along Priest Hill.

5.1.4 Immediately to the south of the Green is the Victorian settlement of Englefield Green, which started life as a mid-nineteenth century development around Harvest Road, South Road, Victoria Street and Priest Hill, known on some maps as 'New Egham'. As a result of further housing, the settlement has merged with Egham to the south-east despite having its own distinctive development. Northcroft Road

to the south-west provided access to many of the rural farms in the area, some of which have now been developed for housing.

5.1.5 The boundaries of the Conservation Area are relatively well formed, consisting of properties around the edge the Green. The north, east and west are mostly soft wooded boundaries. To the south there is a hard boundary created by modern housing which butts up against properties that face directly onto the Green.





5.1.6 The topography of the Conservation Area itself is largely flat, which made it ideal for farming and building houses. To the north and east this changes dramatically with a steep decline toward Egham and Runnymede. Beyond this the River Thames forms the county boundary line and the land becomes predominantly marshy.

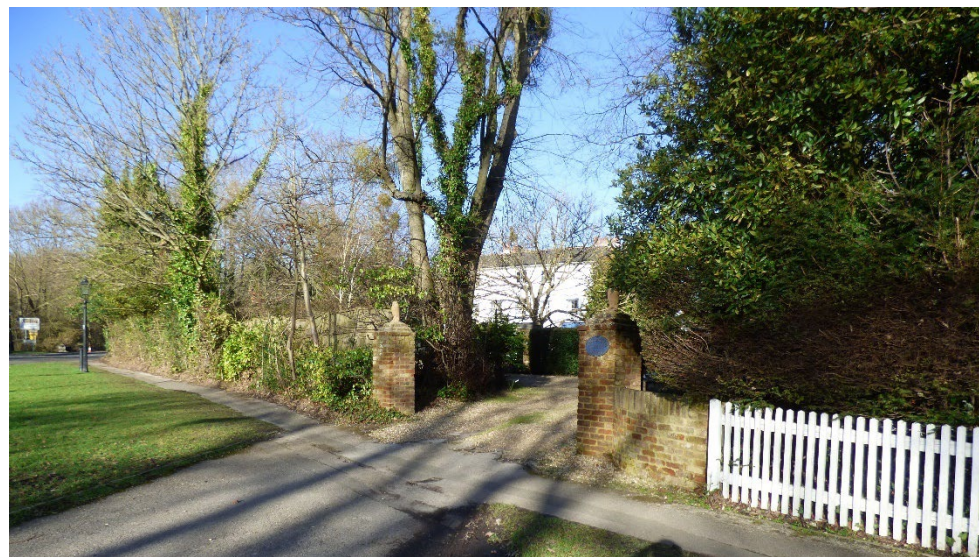
5.1.7 Englefield Green is located on Bagshot Formation geology, which consists of sands and deposits of gravel. The formation contains very little useable stone, although there are occasional flints, chert pebbles, ironpan conglomerate and sarsen stone as part of the wider Bracklesham Group. Owing to the geology there are no stone buildings within the Conservation Area.

5.2 Street and Plot Pattern

5.2.1 The street pattern in the Conservation Area predominantly consists of the roads which run around the edge of the Green. These

include Castle Hill Road, Coopers Hill Lane, St Jude's Road, Barley Mow Road, The Green and Bishopsgate Road. Both Bishopsgate Road and St Jude's Road bisect the Green following historic track routes which have subsequently been improved.

5.2.2 The widths of these roads vary with the narrower lanes reflecting the smaller trackways which used to provide access around the village. By contrast St Jude's Road and Priest Hill is much wider due to improvements made in c1790 as part of a scheme agreed by the Quarter Sessions. The 1869 Ordnance Survey map shows the routes of historic trackways across the Green.



5.2.3 The majority of houses within the Conservation Area are set in spacious irregular plots which face directly toward the Green. The frontages of these house vary and demonstrate the piecemeal development of the Conservation Area. These houses tend to be set back from the Green with service buildings such as coach houses or

lodges located closer to the highway. The houses would originally have been set in wider landscaped gardens, some of which have been developed.

5.2.4 In contrast to most houses within the Conservation Area, the buildings along Barley Mow Road have a finer grain and are set in narrower plots. The Barley Mow Inn is one of the few non-residential buildings within the Conservation Area and its appearance, as well as its adjacent service building, are indicative of the former stagecoach service which operated from the village.



Figure 18: The buildings along Barley Mow Road are set hard against the pavement in contrast to many of the villas.

5.2.5 To the north-east, the villas on Coopers Hill Lane have a much more homogenous appearance and are set in regular plots, indicative of their construction for the former Royal Indian Engineering College. Crown Farm and Castle Hill Farm also differ from other houses in the Conservation Area as their frontages face inwards with dwellings set around former yards.

5.3 Public Realm and Open Spaces

5.3.1 The Green forms the principal open space within the Conservation Area and consists of two distinct areas. The southern part forms a wide open area of grass used for cricket and other sports as well as fairs. To the north is a wooded area used predominantly for walking. The Green is very much at the centre of public realm in the village. The soft edges to the Green and undeveloped character give the area a semi-rural appearance which contributes strongly to the Conservation Area.



Figure 18: Trees and planting in Englefield Green form an important part of the area's semi-rural character.

5.3.2 In addition to forming part of the wooded area of the Green, trees and shrubs make a positive contribution to the Conservation Area through boundary treatments. In many cases these hide later housing developments and reinforce the semi-rural character of the area. Trees feature prominently in views along Middle Hill, St Jude's Road,

The Green and Coopers Hill Lane where a variety of species are used including beech, birch, chestnut, hornbeam, oak and Scots pine.

5.3.3 Individual specimen trees also make a strong contribution to the character and appearance of the area. This includes the oak tree on the corner of St Jude's Road and Middle Hill, the trees at the intersection of Coopers Hill Lane and those to the south of the Green.



Figure 19: The oak tree at the corner of St Jude's Road and Middle Hill makes a strong contribution to the character and appearance of the Conservation Area.

5.3.4 In keeping with the semi-rural aesthetic of the area, there are few specific planting schemes within Englefield Green. The exceptions to this are the plants outside the Barley Mow Inn which is the only commercial building within the Conservation Area.

5.3.5 Paving in Englefield Green is relatively simplistic, which is reflective of the semi-rural appearance of the area. Paths are largely tarmac with either cement or granite kerbstones. In places, the edge of the Green does not have any kerbstones indicative of its origins as common land. Brick paviers and gravel are often used for driveways in keeping with materials used locally. The only historic paving in the Conservation Area are the sandstone setts outside The Barley Mow and Englewick which are typical of nineteenth century paving.



Figure 20: The sandstone paving setts outside Englewick are the only examples of historic paving in the Conservation Area.

5.3.6 Street furniture within the Conservation Area is largely designed to reflect the semi-rural appearance of the area. This includes benches, bins and bollards most of which are in timber and use simplistic forms. The locally listed horse trough also reflects this element of the character and appearance of the Conservation Area.

5.3.7 In contrast to the semi-rural street furniture there are nineteenth century cast-iron style streetlights throughout the Conservation Area. The most notable example of these lights exists at the corner of Bishopsgate Road and St Jude's Road and may pre-date the others. While these are more typical of an urban settlement, in this instance the streetlights reflect the high status of Englefield Green in the nineteenth century and contribute to the character and appearance of the area.

5.4 Building Types and Uses

5.4.1 There are a high proportion of residential buildings in the Conservation Area as most commercial properties were built to the south. The exception to this is the Barley Mow Inn, which is the only public house in the Conservation Area. The cricket pavilion and associated children's playground to the west of the Conservation Area also have a leisure rather than residential use. The Barley Mow Inn and cricket pavilion are the centre of activity within the village.

5.5 Building Scale and Massing

5.5.1 Buildings in the Conservation Area range between one and three storeys. Most of the houses built by the gentry were initially constructed as two storey buildings with some, such as Englefield Green House and Clarence Lodge, later extended to a third storey. Only the grandest villas were built to this scale in the eighteenth century. In contrast, the nineteenth century villas on Coopers Hill Lane were built to three storeys, representing their later construction than the gentry houses.

5.5.2 By contrast to the larger villas, the farm buildings to the west of the Conservation Area are predominantly single storey in keeping with their agricultural usage. This makes a positive contribution to the Conservation Area. Most buildings within the Conservation Area are two storeys.

5.5.3 Almost all dwellings within the Conservation Area are detached and sit within spacious plots. Despite some of the eighteenth century villas being extensive, their bulk and massing tends to be broken up through bay windows, decorative detailing and setting back extensions to create more pleasing architecture. The villas on Coopers Hill Lane are linear in plan with narrow elevations facing the highway in contrast to their earlier counterparts.



Figure 21: The villas on Coopers Hill Lane have a different massing and scale than their eighteenth century counterparts. The villas are constructed in a lighter buff coloured brick and the boundary walls in a light orange colour.

5.6 Building Materials

5.6.1 By far the most common material within the Conservation Area is brick. Where it is exposed, brick is most commonly red or orange coloured, particularly for outbuildings, farm buildings and boundary walls. The villas and The Mews buildings on Coopers Hill Lane are an exception to this which use a buff-coloured brick, similar to that on the stable block and bothy for Castle Hill.



Figure 22: Bulkeley House is one of the many rendered villas in the Conservation Area.

5.6.2 Typically, the eighteenth century gentry houses were decorated with render. The majority of these are now painted white but the buildings could benefit from further research through paint analysis to establish if there was an earlier scheme.¹⁹

¹⁹ The Georgian Group note that Georgian houses during this period would have been unlikely to be painted bright white. If trying to establish the original scheme getting advice from a paint consultant is the best way forward. Changing paint colour may require planning permission and listed building consent.

5.6.3 Vernacular buildings in the Conservation Area were traditionally constructed with timber framing. By the eighteenth century timber framing had become less fashionable as good quality timber became harder to source. Where timber framing was used in Englefield Green, buildings were weatherboarded as is the case with the Barley Mow Inn and Bulkeley Cottage.



Figure 23: Photograph of the Barley Mow Inn showing the range of vernacular materials used in the late nineteenth century including a thatched building on the left.²⁰

5.6.4 Historic buildings in Surrey traditionally had clay tile roofs prior to the mid-eighteenth century, owing to the availability of clay for tile making. Such tiles were handmade and either orange or red. These roofs required relatively steep pitches for rainwater drainage. By the mid-eighteenth century shallower pitched roofs were more in vogue

²⁰ Englefield Green Cricket Club, *The Barley Mow*, (c1880). Egham: Egham Museum. P3570. Reproduced by permission of Egham Museum.

and as such slate became the predominant material in Englefield Green. A greater interest in vernacular buildings led to clay tiles being used once again in the nineteenth century. As such, there is a mix of slate and clay tiles within the Conservation Area. Historic photographs show a set of now demolished stables for the Barley Mow Inn was thatched in long straw, although no thatched buildings survive in Englefield Green.

5.7 Architectural Details

Windows

5.7.1 Windows within the Conservation Area are predominantly timber sash window units. Sash windows first appeared in England in the late seventeenth century with glazing bars separating panes of crown or cylinder glass. After 1850 plate glass became more common and, owing to the greater weight of the glass, 'horns' were needed to provide strength to the meeting rail on the top sash. As such earlier examples of sash windows can often be identified from the lack of horns and smaller panes of glass, notable examples being those on the Barley Mow Inn and Englewick. The earlier windows tend to be six over six units, whereas later windows have fewer glazing bars because of the increased size of glass panes.

5.7.2 Timber casement windows also feature within the Conservation Area. Historically, these were in less important rooms or buildings such as coach houses. During the nineteenth century casement windows become more commonplace and feature on later buildings within the Conservation Area. Such windows should have even sightlines in keeping with the traditional opening mechanism for casement windows and no fanlights.



Figure 24: Two sets of casement windows on a building within the Conservation Area. The one on the right has even sightlines.

5.7.3 There are few non-traditional windows throughout the Conservation Area. Where windows such as rooflights or uPVC units are visible from the highway they cause harm to the character and appearance of the area owing to their non-traditional appearance.

Doors

5.7.4 Doorways and porches vary significantly throughout the Conservation Area. The most notable are classically inspired with six panel doors on the front elevation where they form part of the design symmetry. Later houses use a variety of timber framed porches including those with a faux vernacular style such as the villas on Coopers Hill Lane.



Figure 25: An example of a classically inspired porch with a six panel door and eighteenth century style fanlight.

Roofs and Chimneys

5.7.5 The roof forms of buildings within the Conservation Area make a strong contribution to its character and appearance. In most cases they are pitched with their form revealing their historic and architectural interest. There is a wide range of roof pitches throughout the Conservation Area with many of the earlier buildings having a shallow pitch reflecting the architectural fashion of the time and later buildings having a steeper pitch. Clay tile roofs tend to be the exception to this as they require a much steeper pitch as evident from The Old House and the Barley Mow.

5.7.6 Owing to the double fronted appearance of many of the houses within the Conservation Area, there are few gables facing directly on to the Green. Where these appear, they are typically faux timber framed such as the houses on Northfield Road. Byways is an exception which has ornate barge boards. Hipped roofs are the most common roof form.

5.7.7 In keeping with the eighteenth and early nineteenth century aesthetic of the Conservation Area, chimneys are largely plain and undistinguished. An exception to this is The Vicarage which has high chimney stacks set at an angle in keeping with the Arts and Crafts idiom. The chimney stacks on The Coach House on Coopers Hill Lane are also decorative with panels of render forming a linear pattern.



Decorative Details

5.7.8 Decorative details within the Conservation Area are largely limited to classical porches on the gentry houses. The most notable exception to this is the brick corbel decoration to the eaves of the Coopers Hill Lane villas and Castle Hill Stable Block. The schemes are both highly ornate and representative neo-Gothic and Italianate architecture in the mid to late nineteenth century. Both sets of buildings also feature carved brick panels to add extra interest to their elevations. Similar decoration can also be seen on the gateway to The Mews on Coopers Hill Lane.



Figure 27: Castle Hill Stables features highly ornate brick and terracotta decoration on its gable and as part of its string course.

5.8 Boundary Treatments

5.8.1 Hedges and trees form the majority of boundary treatments around the Conservation Area, where they reinforce the semi-rural character of the area. These are particularly prominent around the edge of the Green, where they obscure close boarded fences.

5.8.2. High close boarded fences should be avoided as they are more typical of suburban areas and do not reflect the semi-rural appearance of the area. The picket fence to The Old House makes a positive contribution to the character and appearance of the area.

5.8.3 Later development in the Conservation Area relied on brick walls to form boundaries. This includes the former Royal Indian Engineering College, which has a high brick wall with dog tooth decoration along Coopers Hill Lane. The brick wall boundary to Crown House is also notable and may indicate a later period of development.

5.8.4 There are few examples of railings within the Conservation Area owing to its semi-rural appearance. The exception to this is at Englewick, which is set hard against the highway. There are a small number of metal vehicular gates around the Conservation Area, but none are particularly historic. Other gates have a traditional five bar format, in keeping with the character and appearance of the Conservation Area.



Figure 28: Hedges and timber five bar gates form the boundaries of many sites and reflect the character and appearance of the area.



Figure 29: Exposed close boarded fencing can have a suburbanising impact on the Conservation Area.



Figure 30: Historic walls make an important contribution to the Conservation Area.

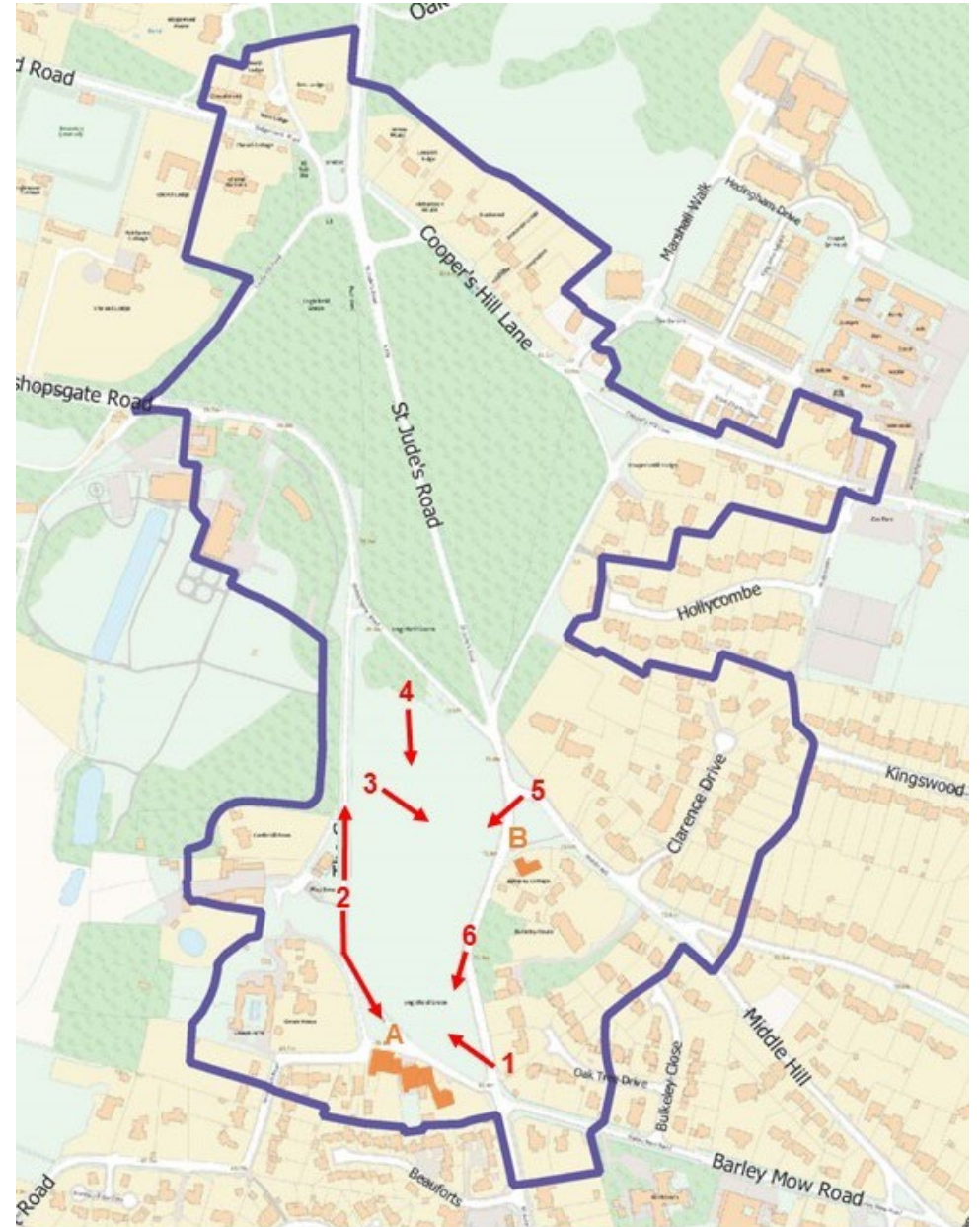
5.9 Important Views and Landmark Buildings

5.9.1 Particular views allow the character, appearance and wider setting of the Conservation Area to be appreciated. Figure 31 shows the key views within the Conservation Area (marked in red). This does not mean that other views within the Conservation Area are unimportant, only that those highlighted below are the most significant. Views are not necessarily static and can be kinetic, changing as one moves from one point to another.

5.9.2 As much of the Conservation Area is wooded, there are few important views within the Conservation Area. These are predominantly focused on the set of buildings facing the highway on Barley Mow Road. Other views focus on notable buildings across the Green which reveal the development of the Conservation Area.

5.9.3 Figure 31 also identifies landmark buildings within the Conservation Area. Landmark buildings are sites which clearly stand out as part of views within the Conservation Area but are not necessarily the most historically important. Only two sets of landmark buildings have been identified because most notable houses are now hidden within sets of trees.

Figure 31: Key views (numbered) and landmark buildings (lettered) within Englefield Green Conservation Area.



Important Views

5.9.4 View 1: The Green from St Jude's Road.

- Panoramic from St Jude's Road which looks across the Green taking in the edge of the buildings on Barley Mow Road and the cricket pavilion. The view demonstrates the importance of the Green for the pleasure and ornament of the surrounding houses and its role as an open space.



Figure 32: View 1 looking across the Green toward the cricket pavilion from St Jude's Road.

5.9.5 View 2: Kinetic Views along The Green (South)

- Kinetic views moving toward and away from the landmark buildings on Barley Mow Road along The Green. Heading south, the view provides an appreciation of these buildings and their strong presence in the street scene.



Figure 33: View 2 looking along The Green toward Barley Mow Road.

View 2: Kinetic Views along The Green (North)

- Heading north the kinetic view provides an appreciation of the historic nature of the Green as former common land. The lack of any kerbstones reinforces the rural character of the area.



5.9.6 View 3: Bulkeley Cottage from The Green.

- Panoramic view from The Green, which provides a good viewpoint of Bulkeley Cottage. The view demonstrates the historic development of Englefield Green, which at one point had a range of dwellings looking directly over the former common land, almost all of which are now hidden behind trees and hedges.



Figure 35: View 3 looking across the Green toward Bulkeley Cottage showing the prominence of the building.

5.9.7 View 4: The Green toward Landmark Buildings A and B

- Panoramic view from the northern part of the Green looking south toward Landmark Buildings A and B. Similar to View 3, the view provides an indication of the historic development of the Conservation Area which once had dwellings looking over the Green.



5.9.8 View 5: The Green from Middle Hill.

- Panoramic view from the junction of Middle Hill and St Jude's Road across the Green, taking in the landmark buildings on Barley Mow Road and the cricket pavilion. As per View 1, it demonstrates the importance of the Green for the pleasure and ornament of the surrounding houses and its role as an open space. The view represents the first seen of the Green when approaching from Middle Hill.



Figure 37: View 5 looking across the Green from Middle Hill showing Landmark Building A in the distance.

5.9.9 View 6: Barley Mow Road from St Jude's Road

- Static view from the bend in the road on St Jude's Road, which provides a strong view of the landmark buildings on Barley Mow Road. This demonstrates the historic importance of these buildings for Englefield Green and their prominence in views across the Green.



Figure 38: View 6 looking across the Green from St Jude's Road toward Landmark Buildings A.

Landmark Buildings

5.9.10 Landmark Buildings A: Barley Mow Road

- The small cluster of buildings on Barley Mow Road have a strong impact on views within the Conservation Area, owing to their prominence and form a landmark group. From east to west this group includes Byways, The Carriages, Barley Mow Inn, Englewick and The Coach House. The importance of the group is most evident in the Barley Mow Inn which is of high historic interest to the Conservation Area as a former stagecoach stop and the commercial centre of the village.



Figure 39: Landmark Buildings A viewed from the Green.

5.9.11 Landmark Building B: Bulkeley Cottage

- Bulkeley Cottage is the only other prominent building within the Conservation Area. Views of the building provide an appreciation for the historic development of the area, where large houses and their outbuildings had direct views across the Green. The building also provides evidence of the earlier history of the area when vernacular buildings would have been set around the Green.



Figure 40: Landmark Building B viewed from the Green.

5.10 Setting

5.10.1 The setting to the north, east and west of the Conservation Area largely consists of woodland and open fields, which makes a positive contribution to understanding the historic and architectural interest of

the area. Other areas, such as Ridgemean Road, consist of residential development but their suburban appearance is largely screened by trees and hedges. The playing fields on Coopers Hill Lane are sympathetic to the semi-rural character of the area.

5.10.2 The suburban housing to the south causes harm to the setting Conservation Area by making it difficult to understand the separate development of the area from Egham. The use of trees and hedging limits this harm by creating a softer boundary between the two areas.

5.10.3 Modern development to the east of the Conservation Area causes harm to its setting by detracting from the semi-rural character of the area. This is particularly harmful by The Mews, where modern blocks tower over the quaint Victorian buildings. Opportunities to obscure these buildings better should be sought.



Figure 41: View of The Mews from Coopers Hill Lane showing development causing harm to the setting of the Conservation Area.

6. Audit of Heritage Assets

6.1 Introduction

6.1.1 Englefield Green contains a range of buildings and structures which contribute to the character and appearance of the Conservation Area. Some of these heritage assets are recognised as being significant in their own right through nationally or locally listed status. However, not all buildings and structures meet this high threshold. As a result, it is important to ensure that any heritage assets which make a positive contribution to the area are recognised, and efforts are made to preserve or enhance them as part of the development management process.

6.1.2 As part of the Audit of Heritage Assets an assessment has been carried out to identify the contribution made by buildings to the Conservation Area. This is set out in the following four categories:

6.2 Listed Buildings

6.2.1 Listed buildings are buildings which have been identified as being of special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings or structures are assessed by Historic England for listing and designated at either Grade I (the highest), Grade II* or Grade II (the lowest). Such designation not only includes the principal building, but also buildings within its curtilage built before July 1948. Works to all listed buildings (including their interior) may require Listed Building Consent.

6.2.2 The only Grade II* listed house within the Conservation Area is Englefield Green House, which is one of the notable villas surrounding

the Green. The building is said to date from the late eighteenth century but may be a remodelling of an earlier building.



Figure 42: Photograph of Englefield Green House, the only Grade II listed building in the Conservation Area.²¹*

6.2.3 The Grade II listed villas around the Green include The Old House, Castle Hill, Englewick, Bulkeley House and Clarence Lodge. Various outbuildings and structures which formerly belonged to these buildings, are also listed as is the Barley Mow Inn and Bulkeley Cottage. Castle Hill Farm Dairy is the only farm building to be listed within the Conservation Area. The full list of nationally listed buildings

²¹ Yellan, D, County Planning Department, *Egham, Englefield Green, Middle Hill, Englefield Green House (Mid-Late 18C) - Exterior View of Front*, (1st July 1966), Woking: Surrey

History Centre. CC1101/3/56/83, Photographic Survey and Record of Surrey. Copyright of Surrey History Centre.

can be found in Appendix 2. These are identified in purple on the Audit of Heritage Assts map.

6.3 Locally Listed Buildings

6.3.1 Locally listed buildings are ‘undesigned heritage assets’ recognised as part of Runnymede Borough Council’s Local List adopted in 2019. In the event of a planning application, the impact on a locally listed building must be assessed under the NPPF and local plan policy. Locally listed buildings do not require listed building consent for alterations.

6.3.2 The only locally listed buildings within the Conservation Area are Crown House, The Old Vicarage, the Ornate Lamp Post and Horse Trough. These are identified in blue on the Audit of Heritage Assets map. At the time of writing, the first draft of the Englefield Green Neighbourhood Plan has been through public consultation with the Neighbourhood Forum seeking to submit the Plan (under Regulation 16) to Runnymede Borough Council in 2023. Through the development of the Neighbourhood Plan further buildings may be added to this designation

6.4 Positive Buildings

6.4.1 Positive buildings and structures are those which demonstrate many of the features which contribute to the character and appearance of the Conservation Area. This may include their scale, form, use of materials, decorative details, spatial relationship, or features associated with the historical interest of the area or a notable architect or building contractor. Some of these buildings may be worthy of inclusion on the Local List when the document is next reviewed.

6.4.2 As part of this assessment, those buildings which contain fabric that may pre-date the 1814 Enclosure have been identified as positive. These include Byways, Coopers Hill Lodge, Chelsea Lodge and

Stables Cottage. This is solely based on map regression and it is possible that some of these may have been demolished and rebuilt on the same footprint. Aesthetically they all make a positive contribution to the Conservation Area. These are identified in green on the Audit of Heritage Assets map.



Figure 43: The cast iron lamppost in Englefield Green is one of the four locally listed heritage assets in the Conservation Area.



Figure 44: The horse trough on Englefield Green is also locally listed.

6.5 Neutral Buildings

6.5.1 Neutral buildings are those which have some design features which reflect the character and appearance of the Conservation Area but have other features which do not. For example, a building may have a traditional roof form and be constructed of appropriate brick but have poor detailing, a flat roof garage or not be of any historic interest. These are identified in yellow on the Audit of Heritage Assts map.

6.5.2 No negative buildings have been identified as part of the Conservation Area appraisal.

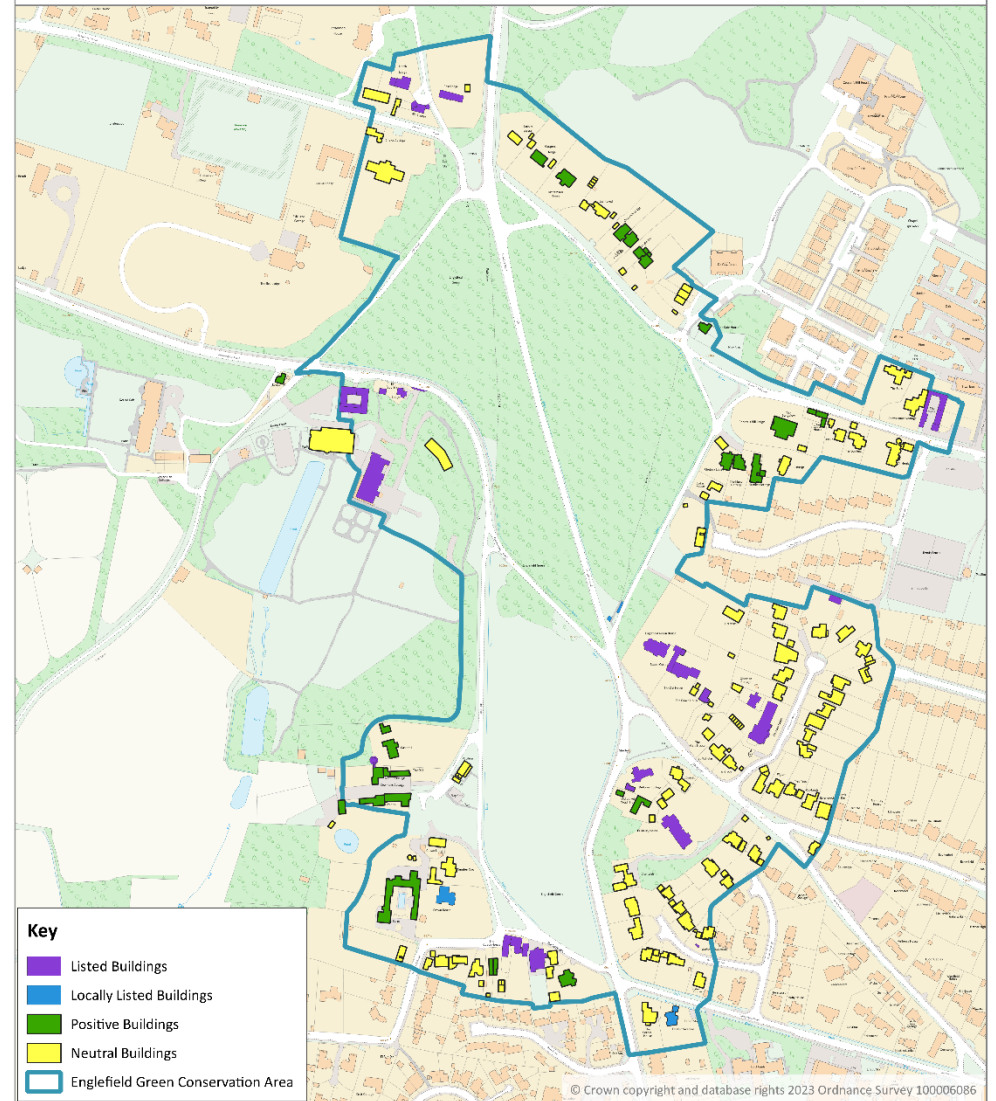


Figure 45: Map showing Audit of Heritage Assets.

7. Street by Street Assessment

7.1 Barley Mow Road and Northfield Road

7.1.1 Barley Mow Road runs from Egham toward the village, crossing St Jude's Road within the Conservation Area. It makes a sudden turn to become Northfield Road, which follows the boundary to Crown Farm. The approach to the Green along Barley Mow Road consists of suburban housing, as does Northfield Road. Both would historically have been open fields.

7.1.2. Most of the buildings on Barley Mow Road abut one another and are tight up against the pavement in contrast to the remainder of the Conservation Area. Englewick, The Coach House and the Barley Mow Inn are the only listed buildings on the roads. The Old Vicarage is locally listed. Byways and Englewick are the only villas on this road, reflective of the plot constraints on this side of the Green

7.1.3 The buildings on these roads form an eclectic mix of vernacular and classical styles with a range of materials including red brick, weatherboarding and render. Roofs are slate or clay tiled. Numbers 1, 1a and 3 Northcroft Road are visible from the Green and have a neo-vernacular style which slightly contrasts with the group, but nonetheless form a pleasant backdrop owing to their good quality design. Buildings are two storeys and those which face the Green are mostly double fronted.

7.1.4 Boundary treatments vary quite significantly along Barley Mow Road and Northfield Road. To the south-east, boundaries are predominantly soft with a range of good quality trees and hedges. Brick walls feature at Byways and on Northfield Road and there are a good set of railings outside Englewick. The staircase and satellite dish on the side of The Carriages are rather unwelcome features and do not reflect the faux-traditional appearance of the building.



Figure 46: The buildings on Barley Mow Road form an eclectic mix of styles.



Figure 47: The neo-vernacular houses on Northfield Road make a pleasant contribution to views from the Green.



Figure 48: The trees along the edge of the Green make a pleasant contribution to the character of the area.



Figure 49: The staircase and satellite dish on the side of The Carriages are unwelcome features within the Conservation Area.

7.1.5 Owing to the narrowness of the road, the south edge of the Green is much more accessible than elsewhere, allowing its inter-relationship with the buildings to be well appreciated. The trees along the southern boundary form an important group while the lampposts and swing sign make a good contribution to the public realm.

7.2 The Green and Bishopsgate Road

7.2.1 The Green runs along the west side of the Conservation Area from Barley Mow Road. The buildings predominantly consist of farmsteads and farmhouses and as such are set back from the Green in more spacious plots. Crown House is the most notable of these, evident in its historic brick boundary wall and protruding Jacobean style gable visible from Barley Mow Road. The cricket pavilion and play area form an area of leisure activity.



Figure 50: The Green is the site of former farmhouses and farmsteads evident in their use of materials and traditional boundaries.

7.2.2 At its northern end, The Green joins Bishopsgate Road which is a historic route from Egham towards Windsor Forest. This has a rural appearance taking in sections of woodland and the Castle Hill Estate. The grounds of Castle Hill form a welcome backdrop to the Green and a transition toward the more wooded parts of the Conservation Area. At the northern end of the estate the stables, bothy and lodge all sit close to the road forming the historic entrance to the site. The lodge building to Round Oak is a further example of a lodge constructed for one of the gentry villas around the edge of the Green. Castle Hill and its associated stables, bothy and entrance gate are the only listed buildings in this area.



Figure 51: The Lodge to Round Oak is typical of lodge buildings around the Conservation Area.

7.2.3 Buildings range from one to two storeys in scale, with Castle Hill having an extra storey representing its grand status. The main materials used in the area consist of red brick and clay tiles, but some of the grander houses such as Castle Hill and Crown House use render and slate. Both dwellings take on classical or other features more in keeping with small eighteenth century country houses. The stables and bothy have an unusual pale yellow brick and terracotta decoration, which reflects their mid to late nineteenth century construction date.



Figure 52: The brick wall to Crown House makes an important contribution to the Conservation Area.

7.2.4 Boundaries are semi-rural consisting of trees and hedges, which make a positive contribution to the Conservation Area. The brick wall to Crown House is an important historic feature. The grandest houses have metal gates, denoting their significance. The farmhouses and their associated buildings have timber gates, reflecting their agricultural history.

7.2.5 As with Barley Mow Road, The Green has a particularly strong relationship with the Green, evident by the lack of kerb stones along the road, which reinforce the semi-rural character of the area. The planters at the entrance to Castle Hill are a nice addition which soften the gatehouse.

7.2.6 Should Round Oak Lodge be added to the Conservation Area, it would be beneficial to encourage the uPVC windows to be replaced with timber units. It would also enhance the Conservation Area if the satellite dish on Castle Hill Lodge could be relocated to a less prominent location where it is not visible from the highway.

7.4. Castle Hill Road and Ridgemean Road

7.4.1 Castle Hill Road and Ridgemean Road form the northern part of the Conservation Area. Castle Hill Road runs between a wooded area and the Cheval Manor site. The road largely has a rural appearance, except for the close boarded fence on its western side.

7.4.2 Ridgemean Road dates to the late nineteenth century when a series of neo-vernacular houses were constructed in relatively spacious plots. A number of these have now been rebuilt as part of the Cheval Manor site, and the only remaining historic structures are the listed lodges, which form the entrance to Ridgemean House. These feature white painted brick, clay pantile roofs and ashlar dressings. All the buildings are two storeys and of a reasonable scale giving the impression of lodges. Boundaries consist of hedges which prevent the area from having too suburban a character.



Figure 53: The close boarded fence along Castle Hill Road has a suburban appearance.



Figure 54: The listed lodge buildings on Ridgemean Road form the entrance to Ridgemean House.

7.5. Coopers Hill Lane

7.5.1 Coopers Hill Lane stretches along the eastern side of the Conservation Area following the boundary of the former Royal Indian Engineering College. The route historically led to Kingswood Lodge, before navigating its way down the hill toward Egham. This still retains a semi-rural character with limited vehicle traffic.



Figure 55: Coopers Hill Lane is narrow and retains some of its semi-rural character.

7.5.2 The street consists of a mix of neo-vernacular and neo-Gothic style buildings constructed in buff brick and some faux-timber framing. In contrast to much of the Conservation Area, the villas to the north are semi-detached. The only listed building is the terraced Mews building at the eastern end of the Conservation Area, which forms a strong boundary before modern university development becomes predominant. The buildings are of a slightly greater scale than the rest of the Conservation Area, going up to three storeys in some places.

A good quality boundary wall follows the length of this road and has been incorporated into the Magna Carta development.

7.5.3 The houses along this road are largely set back from the highway in spacious plots, which reinforce the character of the area. The exceptions to this are the new dwellings at Great Charta Close, which are quite prominent owing to the high density of the development. Consideration should be given to encouraging tree planting along the southern boundary to the site to reinforce the semi-rural character of the area.



Figure 56: The high density of development of Great Charta Close urbanises the setting of the Conservation Area.

7.5.4 An offshoot of Coopers Hill Lane runs to the south-west along the wooded part of the Green. The junction of Coopers Hill Road includes a small area of open space planted with trees that makes a pleasant contribution to the character of the Conservation Area. A further wooded section formerly associated with elm trees is at the southern end of the lane.

7.5.5 The boundaries along this road include exposed close boarded fences which give the area a suburban feeling and detract from the Conservation Area. In other places large driveways further contribute to this suburban character and cause harm to the area. Planting hedges along part of this road should be encouraged to help enhance the semi-rural character of this road.

7.5.6 The houses along this part of Coopers Hill Lane are a mix of former villas and later dwellings, some of which are accessed via Hollycombe from the east. In terms of materials, slate and render are the most common, but other materials such as brick and tile also appear.



Figure 57: Double-width driveways and exposed close boarded fencing contribute to the urbanisation of the Conservation Area.

7.6. Middle Hill and Clarence Drive

7.6.1 Middle Hill features the most listed villas within Englefield Green including Englefield Green House, The Old House, Clarence Lodge and Bulkeley House. Both Clarence Cottage and The Coach House are also on this road, taking the total number of listed buildings to six. The largest of these buildings are three storeys, but the majority are only two. As with other villas in the area they are mostly set in spacious grounds, although in some cases this has been subdivided into housing.



Figure 58: The picket fence to The Old House makes a pleasant contribution to the character and appearance of the area.

7.6.2 Materials within Middle Hill range from exposed brick and clay tile roofs to slate and render. There are a small number of examples of faux-timber framed buildings and one weatherboarded building.

7.6.3 Boundaries are predominantly hedging and planting with boundary fencing obscured behind. A white picket fence follows the boundary along The Old House and makes a quaint contribution to the character and appearance of the area. On other sites planting has recently been removed which has had the unfortunate effect of creating a suburban appearance and detracting from the semi-rural aesthetic of the Conservation Area. Modern brick boundary walls have been permitted for other sites, again detracting from the area.



Figure 59: The boundary to Clarence Lodge consists of trees and hedges in keeping with the semi-rural character of the area.



Figure 60: The removal of planting has had a suburbanising impact on some parts of the Conservation Area. In time the new planting will obscure the fence.

7.6.4 Clarence Drive is accessed off Middle Hill and is the site of the former gardens to Clarence Lodge. The houses on this road are in a much higher density than the rest of the Conservation Area and have a consistent building line, creating a suburban appearance. The style of dwellings varies significantly and does not reflect the character and appearance of the Conservation Area. A number of trees survive from the Clarence Lodge site and it is recommended these are considered for Tree Preservation Order status.

7.7 St Jude's Road, Oak Tree Drive and Bulkeley Close

7.7.1. St Jude's Road runs through the centre of the Conservation Area and was improved in the late eighteenth century to provide improved access to Windsor. At its northern end it meets Priest Hill. To the south it forms an important boundary for the Green. It is often busy with relatively fast-moving traffic which is a detriment to the

setting of this important open space. The oak tree at the junction of St Jude's Road and Middle Hill makes an important contribution to the character of the area.

7.7.2 Only two buildings are visible from St Jude's Road which are Bulkeley Cottage and the Coach House, both of which formerly belonged to Bulkeley House. Bulkeley Cottage, the only listed building on this road, is particularly prominent and forms a focal point within the area. Materials include brick, weatherboarding and clay tiles. In terms of scale both buildings are two storeys and are set in slightly less spacious grounds than their villa counterparts reflecting their more subservient history.

7.7.3 Behind St Jude's Road is Oak Tree Drive and Bulkeley Close. These roads date from the 1970s as part of a housing estate constructed in the grounds of Bulkeley House. While there is consistency in materials between these properties, as with Clarence Drive, they have a rather uniform building line and high density reflective of their suburban character. There is a listed icehouse in the grounds of 4 Oaktree Drive, which would have historically been used for storing ice for Bulkeley House. It is now entirely obscured by planting.

7.7.4 The most significant contribution made by these properties to the Conservation Area is through reinforcing the semi-rural character of the Conservation Area through tree and hedging boundary along St Jude's Road. These boundaries continue along to the Coach House and Bulkeley Cottage where timber and small ironwork gates demonstrate the humble character of the dwellings in comparison to the larger gentry villas.



Figure 61: The houses in Oak Tree Drive and Bulkeley Close do not reflect the character and appearance of the Conservation Area.

8. Issues and Opportunities

8.1. Introduction

8.1.1 This section looks at issues and opportunities which could be addressed to preserve and enhance the character and appearance of the Conservation Area. Overall, Englefield Green Conservation Area is in a very good condition and as such the recommendations are fairly limited. The proposals identified here respond to issues noted as part of the appraisal, or points raised during the initial consultation.

8.2. Setting

8.2.1 One of the greatest challenges to the character and appearance of the Conservation Area is to its setting. While there are some aspects which are beyond the control of the planning authority and local community, such as aircraft noise, there are other aspects which can be managed. New development around the edge of the Conservation Area should not detract from the semi-rural appearance of the area and be carefully designed to respect what is important to the character and appearance of Englefield Green. This may include reducing the scale and massing of new buildings, setting them back from the highway and requesting sufficient tree provision. Ensuring appropriate materials are used is also important but should not be used as a substitute for poor design.

8.3. Boundary Treatments

8.3.1 Boundaries should continue to reflect the semi-rural character and appearance of the Conservation Area. Predominantly these should be of trees or hedges with close boarded fencing behind where necessary. Exposed close boarded fencing should be avoided to prevent the area from having a suburban feeling. New brick walls should, in most cases, not be supported to prevent urbanisation. Historic brick boundary walls should continue to be maintained. Picket

fences may be considered appropriate. Railings should only be acceptable where there is a precedent.

8.3.2 Driveways should ideally be gravel dressed or laid with brick paviours. Vehicular gates should be timber with brick piers, where they are considered necessary. Metal vehicular gates should generally be avoided. Efforts should be made to obscure parking behind hedging and prevent leaving open gaps in boundaries, which can harm the semi-rural character of the area.

8.4 Windows and Doors

8.4.1 Owing to the high number of listed properties around the Conservation Area, there are few inappropriate alterations to buildings around the Green. In general windows and doors should be timber and should be correctly proportioned, such as having even sightlines and no fanlights. Aluminium or uPVC units should be avoided if they are proposed as part of the development management process.

8.5. Traffic and Parking

8.5.1 Opportunities to manage traffic through the village could enhance the character of the area. Consideration should be given to lowering the speed limit to 20mph on Barley Mow Road, The Green, Coopers Hill Lane and the southern part of St Jude's Road. This may be worth discussing with the local highway authority, particularly considering there is no path along Coopers Hill Lane.

8.5.2 Parking was noted as an issue during the initial consultation, but problems were not observed during site visits for the Appraisal. Should this continue to be an issue, it should be discussed with the Local Highway Authority who carry out parking reviews across Surrey every twelve to eighteen months.

8.6 Signage

8.6.1 A sign indicating the beginning of the Conservation Area, particularly at the junction of St Jude's Road and Barley Mow Road,

would be a welcome addition, and help identify the historic character of the area. There should be greater consistency over street signs and new road signage, and these should not contribute to visual clutter within the Conservation Area.

8.6.2 A new information board about the history of the area located in a public place on the edge of the Green would be welcome to provide greater awareness of the Conservation Area and its historic development. Historic drawings and photographs should be used in the production of the signage and could be developed as part of a project with Egham Museum and the Residents Association. This should build on the existing signage at the Barley Mow Inn.

8.7 Public Realm and Planting

8.7.1 The public realm in Englefield Green is largely in a very good condition with consistency in terms of features. Comments received as part of the initial consultation requested more bins, benches and lighting, particularly on the west side of the Green.

8.7.2 Opportunities to plant more wildflowers around the edge of the Green were raised as part of the consultation. This may be considered appropriate, provided it does not interfere with the use of the Green for cricket.

8.7.3. It is strongly recommended that a review of Tree Preservation Orders is carried out on any areas proposed for removal from the Conservation Area.

8.7.4 Clearer footpaths through the wooded areas of the Green linking up with wider paths would help improve the area. This should not be to the detriment of important habitats for wildlife.

9. Management Plan

9.1 Existing Controls Measures

9.1.1 When assessing applications for Planning Permission or Listed Building Consent, Runnymede Borough Council must pay special attention to ensuring changes preserve or enhance the character and appearance of the Conservation Area. This may include asking applicants to revise schemes so they are less harmful to the Conservation Area or do not lead to cumulative harm. The purpose of these control measures is to protect the Conservation Area for the benefit of everyone.

9.1.2. Conservation Area designation means that some permitted development rights are removed for properties in Englefield Green. These rights are mostly set out by the Government under The Town and Country Planning (General Permitted Development) (England) Order 2015. The Order identifies that the following permitted development rights in a Conservation Area are removed and require Planning Permission:

- The cladding of any part of the exterior of a house.
- Extensions to the side of a house and any extension of more than one storey.
- An extension beyond the rear wall of the original dwelling house by more than four metres in the case of a detached dwelling house, or three metres in the case of any other dwelling house.
- The enlargement of a dwelling house consisting of an addition or alteration to its roof, including adding new dormer windows.
- The construction of an outbuilding situated between the side elevation of a dwelling house and its property boundary.
- The installation or replacement of a chimney, flue or soil and vent pipe on a dwelling house which either fronts the highway

or forms part of the principal or side elevation of a dwelling house.

- The installation or replacement of a microwave antenna on a dwelling house which is on a chimney, wall or roof slope which faces onto, and is visible from, a highway.
- Total or substantial demolition of an unlisted building or structure within a Conservation Area, including boundary walls on the highway over one metre and buildings with a volume over 115 cubic metres.
- The installation of surface mounted solar panels on a wall which fronts a highway.
- Putting up advertisements or commercial signage.
- Works to trees which have a diameter greater than 75mm at 1.5m from soil level.

9.1.3 It is a requirement that Runnymede Borough Council takes account of these removed permitted development rights when determining whether works require Planning Permission. The above is not an exhaustive list of all permitted development rights removed as these are reviewed periodically by the Government and further Orders issued.

9.1.4 If there is any doubt as to whether work requires Planning Permission or Listed Building Consent further guidance can be found on the Government's Planning Portal or sought from Runnymede Borough Council. The Council may recommend that applicants apply for a Certificate of Lawful Development to ascertain whether a scheme requires Planning Permission.

9.2 Potential Article 4 Directions

9.2.1 The existing control measures in the Conservation Area ensure that much development which has the potential to cause harm can be prevented through the planning system. However, Runnymede Borough Council can take additional steps to remove permitted

development rights through an Article 4 Direction of The Town and Country Planning (General Permitted Development) (England) Order 2015. These do not necessarily have to be placed on the whole of a Conservation Area and can focus on a geographical area, such as a street.

9.2.2 Article 4 Directions can only be served by a local planning authority where it is necessary to protect the local amenity or wellbeing of an area. This requires sufficient justification, such as evidence of harm to a Conservation Area. This is a resource heavy process which is expensive and time consuming and may ultimately be overturned by the Secretary of State.

9.2.3. Consideration could be given to removing the following permitted development rights in specific character areas owing to the vulnerability of character features:

- The alteration, installation or replacement of doors, porches or windows.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or means of enclosure such as historic boundary walls.

9.2.4. Should Runnymede Borough Council decide not to serve an Article 4 Direction, it is recommended that this should be kept under review periodically and be reconsidered if circumstances change either locally or nationally.

9.3 Policy Guidance on Conservation and Repair

9.3.1 Carrying out regular maintenance to historic buildings preserves important historic fabric and prevents the need to carry out extensive repairs or replacements. Regular maintenance may include cleaning gutters, removing vegetation, repainting timber windows and doors,

replacing slipped tiles, checking rainwater goods and ensuring air bricks are kept free of any obstructions.

9.3.2 Historic buildings are designed to enable moisture as a water vapour to pass through materials. It is imperative that they remain breathable. Chemical products which prevent heat or water from either entering or leaving a building should be approached with caution as they can often cause long term damage trapping moisture behind historic fabric. Effectively managing water and ventilation is a much more appropriate way of caring for older buildings. If in doubt advice can be sought from Runnymede Borough Council and the Society for the Protection of Ancient Buildings (<https://www.spab.org.uk/>). There is also guidance on the Historic England website at <https://historicengland.org.uk/advice/technical-advice>.

9.3.3 Where historic fabric does need to be repaired or replaced this should be done on a minimum intervention basis, for example this may include replacing a rail on a traditional window rather than the whole unit. This will ensure that as much fabric as possible is retained.

9.3.4. When replacing historic fabric or elements of a building, this should be done on a like for like basis. This is not only to ensure the compatibility of materials, but also to prevent harm to the architectural interest of the Conservation Area. Modern materials such as uPVC and aluminium should not be used to replace traditional materials just because they claim to be maintenance free. These will often weather poorly or not have appropriate detailing. Common issues to consider include checking window designs match the original (and do not have protruding trickle vents), ensuring repointing matches the original in terms of materiality and finish (including profile of the mortar) and making sure replacement bricks or tiles are a close match to the original scheme, including any moulded bricks.

9.3.5 Repairs should in principle be reversible and honest so it should be clear what has been done. This is so the original historic fabric of the building can be interpreted.

9.3.6 When trying to reinstate a missing element on a building, this should be based on clear and sound evidence, such as drawings, photographs or plans. Any alterations should have a clear and convincing justification and should not cause harm to the significance of the building.

9.4 Policy Guidance on Design and New Development

9.4.1 As part of the evidence to support the draft Englefield Green Neighbourhood Plan, the Englefield Green Village Neighbourhood Area Design Code (December 2022) has been produced. The Neighbourhood Forum is seeking to submit the Neighbourhood Plan to Runnymede Borough Council in early 2023 under Regulation 16. The Design Code sets out a series of five design principles for the area, which have each then been given identification codes (ID codes) and aligned with the Local Plan Objectives. The ID codes under the principle Character (CH), include a number of areas of relevance for this appraisal including - CH.03 (Heritage), CH.04 (Listed Buildings), CH.05 (Conservation Areas) and CH.08 (Locally Listed and Other Non-Designated Heritage Assets).

9.4.2 The Design Code identifies two distinct character sub-areas within the Conservation Area: The North Edge Character Area (which forms part of the Built-up Area zone) and the Rural Area (which forms part of the Rural Area zone). Within the document there are a set of General Design Codes which apply to both areas. There is also a set of Additional Design Codes for the Rural Area. To comply with the Local Plan and the Neighbourhood Plan, new development in these areas should follow the guidance set out in these documents as well as the Runnymede Design SPD, adopted in July 2021. Further guidance is provided below in line with the Design Code.

9.4.3 Extensions should be of a high design quality and should be subordinate to the principal structure in terms of scale and massing. Setting extensions back, breaking up sections of roof and using alternative materials can all assist in making structures more subordinate and reducing massing. Traditional materials, such as weatherboarding, are highly encouraged. Modern materials should only be used when these are sympathetic. Care and attention should be given to all elements of a building including doors, porches and windows to make sure they are of a high design quality.

9.4.4 The layout of a site should be given careful consideration to ensure it reflects the character and appearance of the surrounding area. In some areas this consists of buildings set back within their own plot, while in others they are tighter against the pavement. Landscaping should sit at the heart of any scheme and careful thought should be given to boundaries to ensure they retain the semi-rural character of the Conservation Area and not lead to the urbanisation of Englefield Green. Excessively wide driveways, close boarded fencing or brick walls should not be supported where they will detract from the appearance of the Conservation Area.

9.4.5 The scale of new buildings should respect the gradual change in height from one site to another. Excessively tall buildings proposed within the Conservation Area, or within its setting, should not be considered acceptable.

9.4.6 Roofs on new buildings and extensions should reflect the traditional forms, pitches and details within the Conservation Area. Dormer windows, where appropriate, should be of a reasonable scale to allow the roof pitch to be appreciated. Roof coverings should reflect their immediate context and be of a high specification. Clay tiles on historic buildings should be handmade and be orange or red in colour. Machine made roof tiles of a dark colour should not be considered acceptable on historic buildings. Flat roofs should be avoided and

should not be supported where planning permission is required. Any proposed change in roof covering should have clear and convincing justification.

9.4.7 The architectural style of new buildings or extensions should draw inspiration from their surroundings and the historic development of individual sites. Schemes should not be permitted if their design cannot be shown to draw clearly on their immediate context. Just because one material or design is used in one part of the Conservation Area, it does not mean it should automatically be allowed in another area. Contemporary designs must clearly demonstrate that they are of a high design quality and must show they are sympathetic to the character and appearance of the Conservation Area.

9.4.8 Buildings and heritage assets which make a positive contribution to the Conservation Area should be retained and protected from inappropriate alteration. Proposals to replace buildings which are considered to have a neutral impact on the Conservation Area should not automatically be considered acceptable.

9.4.9 Solar panels and small wind turbines should be designed so they do not face onto public highways and cause harm to the character and appearance of the Conservation Area.

9.4.10 Key views identified within the Appraisal should be protected as part of any development proposals. The prominence, setting and special interest of landmark buildings and frontages should also be protected. Development which harms either of these should not be considered acceptable.

9.4.11 Development on sites adjoining or close to the Conservation Area should be designed to prevent any adverse impact on its setting. In particular, development to the east of the Conservation Area should be carefully monitored to prevent further harm. Excessively tall structures visible from Coopers Hill Lane (within the Conservation

Area) should be resisted unless appropriate screening can be put in place. To the south of the Conservation Area, the loss of planting and construction of houses hard against the highway should be resisted to prevent urban sprawl.

9.4.12 Outbuildings should be designed to not detract from the dominance of the principal building on a site or result in overdevelopment. Design influence should be drawn from references on the site and high-quality materials should be used to maintain the character and appearance of the Conservation Area.

9.4.13 Development should be mindful of the importance of trees within the Conservation Area and the statutory protection afforded to them. When trees will be lost along the boundary of St Jude's Road efforts should be made to replace these to prevent harm to the semi-rural appearance of the Conservation Area.

9.5 Future Review of Appraisal

9.5.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states it is a duty of the local planning authority to review the designation of the Conservation Area from time to time. This should consider whether the boundaries of the Conservation Area are still appropriate. It is recommended that reviews take place every 5-10 years. This also provides a useful opportunity to review the Appraisal and Management Plan to ensure these are still relevant. Unless there is a recommendation to radically alter the Conservation Area, this should not require a new Conservation Area Appraisal and can be done at officer level by Runnymede Borough Council.

9.6 Summary Recommendations

9.6.1 The following recommendations are proposed to respond to issues identified within the Appraisal and Management Plan. It is the intention that these should be given material consideration against any proposals submitted as part of the development management process:

- Buildings which make a positive contribution to the Conservation Area should be retained and protected from harmful change.
- Key views and landmark buildings and frontages within the Conservation Area should be protected from harmful change.
- The design and construction of new developments or extensions should be of the highest design quality and should be sympathetic to the character and appearance of the Conservation Area.
- Boundary treatments should preserve and enhance the semi-rural character and appearance of the Conservation Area.
- Alterations to buildings within the Conservation Area should be carried out on a like for like basis reflecting original features in terms of form, design and materials.
- Development within the setting of the Conservation Area should preserve the semi-rural character of the area and should not result in cumulative harm.

9.6.2 The following recommendations are proposed to respond to additional matters raised within the Appraisal and Management Plan and do not fall under the remit of the development management process. Each of the following schemes have their own resource implications and it is up to Runnymede Borough Council and

community groups to discuss how best to take these schemes forward.

- The possibility of a sign welcoming visitors to the Conservation Area should be investigated.
- Opportunities for new information boards produced in partnership between community groups, Egham Museum and Runnymede Borough Council should be investigated.
- Opportunities for further bins, benches and lighting, particularly on the west side of the Green, should be investigated.
- Opportunities for planting wildflowers around the Green should be investigated.
- Discussions should be held with Surrey County Council to review the speed limit on St Jude's Road and Coopers Hill Lane to assess whether this is appropriate.
- A review of Tree Preservation Orders in areas proposed for removal from the Conservation Area should be carried out prior to boundary changes being agreed.
- Consideration should be given by Runnymede Borough Council to serving an Article 4 Direction as outlined under section 9.2.3. This may be considered alongside other recommendations for Article 4 Directions outlined in other Conservation Area Appraisals and Management Plans.
- This document should be reviewed again in 5-10 years' time by Runnymede Borough Council to ensure both it and the boundary are still relevant.

10. Boundary Review

10.1. Englefield Green Conservation Area was last reviewed in 1978. It is a statutory duty for a local planning authority from time to time to review the past designation of Conservation Areas and consider whether the boundaries are still relevant. As part of a review consideration should be given as to whether:

- The original boundary was drawn too tightly.
- The original boundary was drawn too loosely.
- Areas still have a character and appearance which is worthy of preservation and enhancement.
- Boundaries run around a space or plot to ensure a unified approach to management.

10.2. As part of the Appraisal a review has been carried out of all the existing boundaries in Englefield Green Conservation Area based on the above criteria. For each proposed change a justification has been provided based on one of the above criteria. This section of the Consultation Draft Conservation Area Appraisal will become the Designation Report for any boundary revisions. Additions or removals from the Conservation Area boundary will be adopted at the same time as the final Conservation Area Appraisal.

10.3. The following areas are proposed for **removal** from the Conservation Area:

1. 2-4 Crown Cottage and 5-7 Northcroft Road

Justification: Except for the brick wall boundary to Crown House (proposed for retention) this area has a suburban character which

²² Number 4 Oak Tree Drive contains a Grade II listed icehouse. While this is of interest, it is hidden from view and makes no contribution to the character and appearance of the Conservation Area.

does not reflect the character and appearance of the Conservation Area. Alterations and extensions to the houses have led to some of them having a distinctly modern appearance with loss to their quaint character. In this case, the area no longer has a character and appearance worthy of preservation and enhancement.

2. Engleston House, Barley Mow Road; 1, 2, 4, 6, 8, 10 Oak Tree Drive; and 9, 11, 12, 14 Bulkeley Close

Justification: Most of these houses were constructed in the grounds of Bulkeley House, following the original designation of the Conservation Area. While they are pleasant houses, the garden setting of the listed building has been lost and they do not reveal anything about the special architectural or historic interest of the Conservation Area. In this case, the area no longer has a character and appearance which contributes to the Conservation Area.²²

3. Courtways Cottage

Justification: The boundary runs through the centre of a plot to encompass a former outbuilding which has now been converted into a house. In this case the boundary has been drawn too loosely.

4. 8-22 Clarence Drive, Belle House, Tree Tops, Oaklands and Brierwood

Justification: The properties were all constructed in the grounds of Clarence Lodge, which was developed in the 1950s. They were included in the initial designation to protect an orangery in the grounds of 12 Clarence Drive which now has its own protection through Grade II listing. The houses are in a vast range of architectural styles including neo-vernacular, neo-Georgian and contemporary which fail to present a coherent scheme that reveals the character and

It is proposed to retain 3, 5 and 7 Oak Tree Drive within the Conservation Area as trees within the properties provide important screening around the edge of the Green.

appearance of the Conservation Area. In this instance the boundary has been drawn too loosely.

5. 32-35 Great Charta Close

Justification: This area was formerly part of the Brunel Campus and has been redeveloped entirely into modern housing. It no longer has a character and appearance which reflects the Conservation Area designation.

6. 1-3 The Barons

Justification: This area was formerly part of the Brunel Campus and has been redeveloped entirely into modern housing. Except for the boundary wall and The Gatehouse, it no longer has a character and appearance which reflects the Conservation Area designation.

10.4. The following areas are proposed for **addition** to the Conservation Area:

a. Round Oak Lodge

Justification: Round Oak Lodge is a good quality Victorian lodge building which appears prominently on Bishopgate Road. It reflects the grand architectural character of the larger houses which had their own lodge buildings, including Ridgemean, Castle Hill and Ankerwycke Purnish (former Royal Indian Engineering College). In this instance the boundary has been drawn too tightly.²³

b. Grounds of Castle Hill

Justification: Castle Hill was one of the most notable country houses built on the edge of Englefield Green and features in various paintings, drawings and written descriptions. The current boundary line through

²³ Consideration was given to including Round Oak but owing to its distance from the Green and the limited impact of the house from the highway it was decided not to add it to the Conservation Area.

the site appears arbitrary and only includes the house and not any of the garden features belonging to the property. It has been proposed to amend the boundary to include the eighteenth century ornamental pond which is an important feature of the site. In this case the boundary has been drawn too tightly.

c. Grounds of Castle Hill Farm and Crown Farm

Justification: The current boundary for Castle Hill Farm does not run around the plot or space of these two sites. In line with Historic England guidance, it is proposed to amend the boundary to include the garden and yards of these two sites.

10.5 During the initial consultation a range of other sites were also proposed for addition to the Conservation Area. Many of these were some distance from the Green and do not relate to the special interest of the Conservation Area. Others have their own protection through listing or Green Belt status. A small number of sites were proposed multiple times as part of the consultation. These **have not been proposed for addition** and the justification provided below:

- Sites along Coopers Hill Lane, including the Air Force Memorial and Kingswood Lodge.

Justification: While there are a number of buildings of interest along Coopers Hill Lane, none are villas built by the gentry on the edge of the Green, which is the primary reason for designating the Conservation Area. Some of these are protected in their own right through national and local listing.

- Victorian houses and shops between St Jude's Road and Harvest Road

Justification: The buildings on these streets relate to the development of workers houses in Englefield Green during the mid-nineteenth century. They are not gentry houses set around Englefield Green and do not relate to the reason the Conservation Area was designated in the first place. To include them would weaken the protection afforded to the properties within the Conservation Area.

Justification: The site of England's last duel (believed to be to the north of the village) is of historic interest. However, there is no physical historic evidence on the site of the duel which reveals the character and appearance of the area. It is also the case that it does not relate to the main reason why the Conservation Area was designated, which is the construction of villas around the edge of the Green.

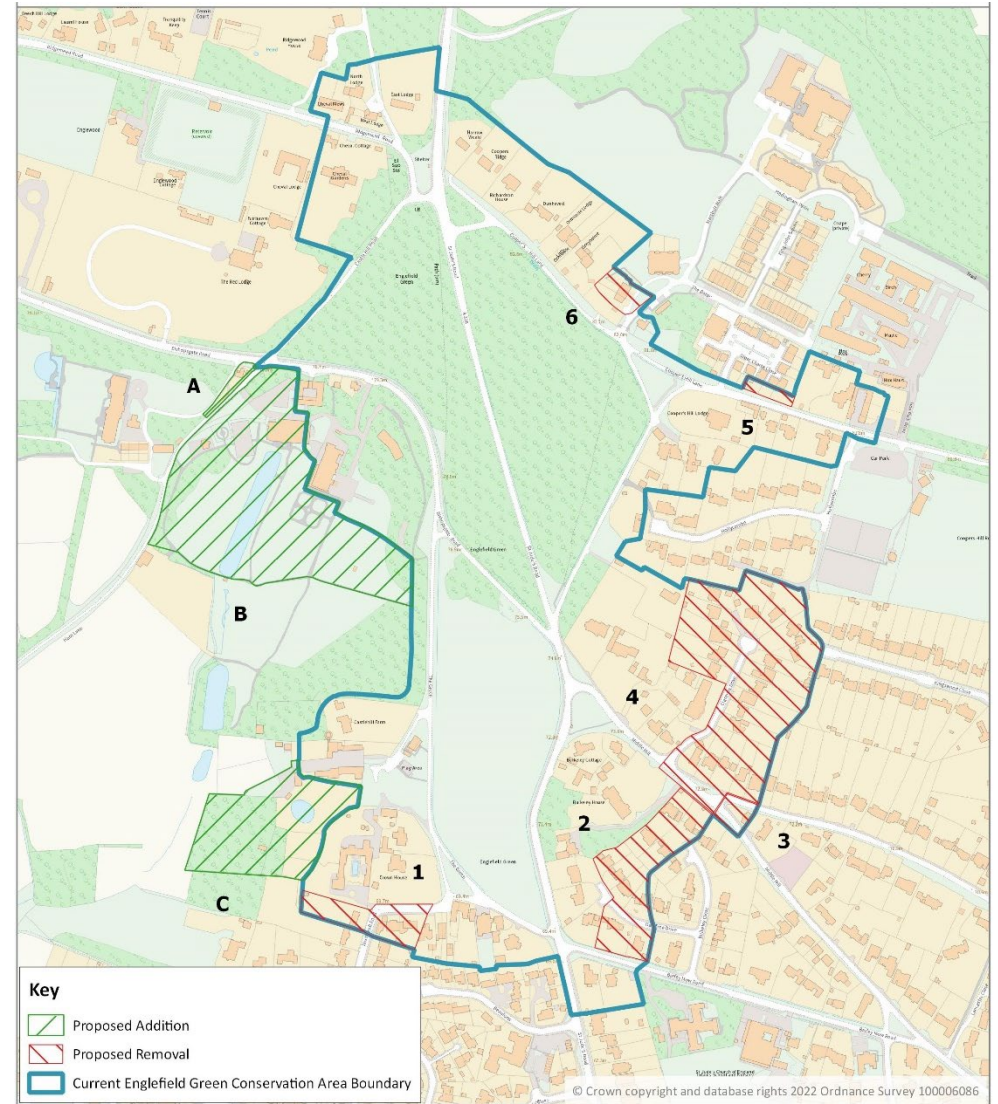


Figure 62: Map showing proposed boundary changes.

11. Appendix 1: Historic Environment Record Data

11.1 The below information is data provided from the Surrey Historic Environment Record regarding heritage assets within Englefield Green Conservation Area. As part of the Appraisal and Management Plan, the Surrey County Council Historic Environment Record Team enhanced all available data on Englefield Green with assistance from the Englefield Green Village Residents Association.

11.2 The first map shows listed buildings within and around the Conservation Area. A full list of listed buildings can be found in Appendix 2. The numbers relate to the list entry number for each building.

11.3 The second map shows archaeological 'events' which have occurred in Englefield Green. These are either desk-based assessments for sites which have archaeological potential or reports on work which may have revealed archaeological information about an area, such as an excavation.

11.4 The final map shows Monument data in Englefield Green. Monument data is information about heritage features which either still exist or at one point existed within Englefield Green. This includes buildings, structures or archaeology.

her@surreycc.gov.uk.

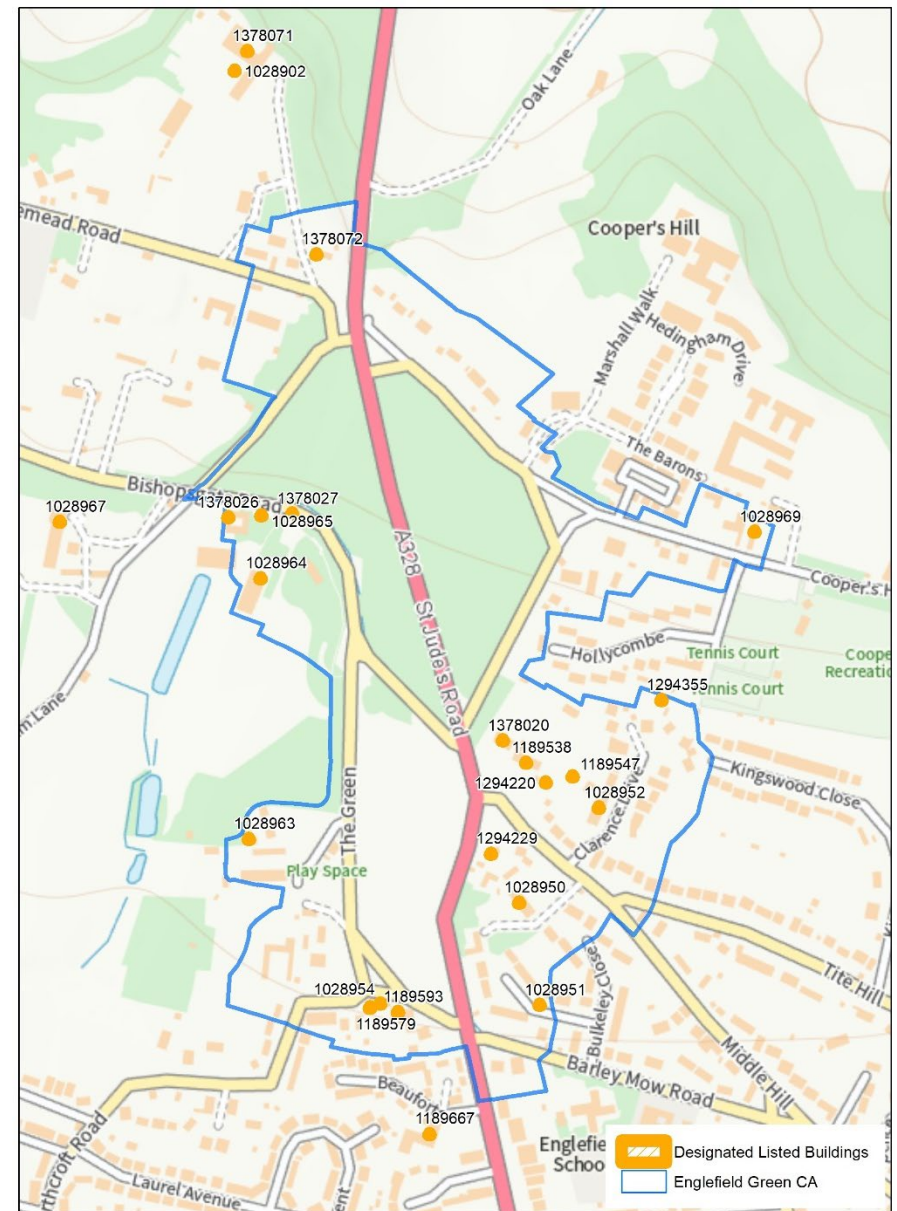


Figure 63: Map showing listed buildings in and around Englefield Green Conservation Area.

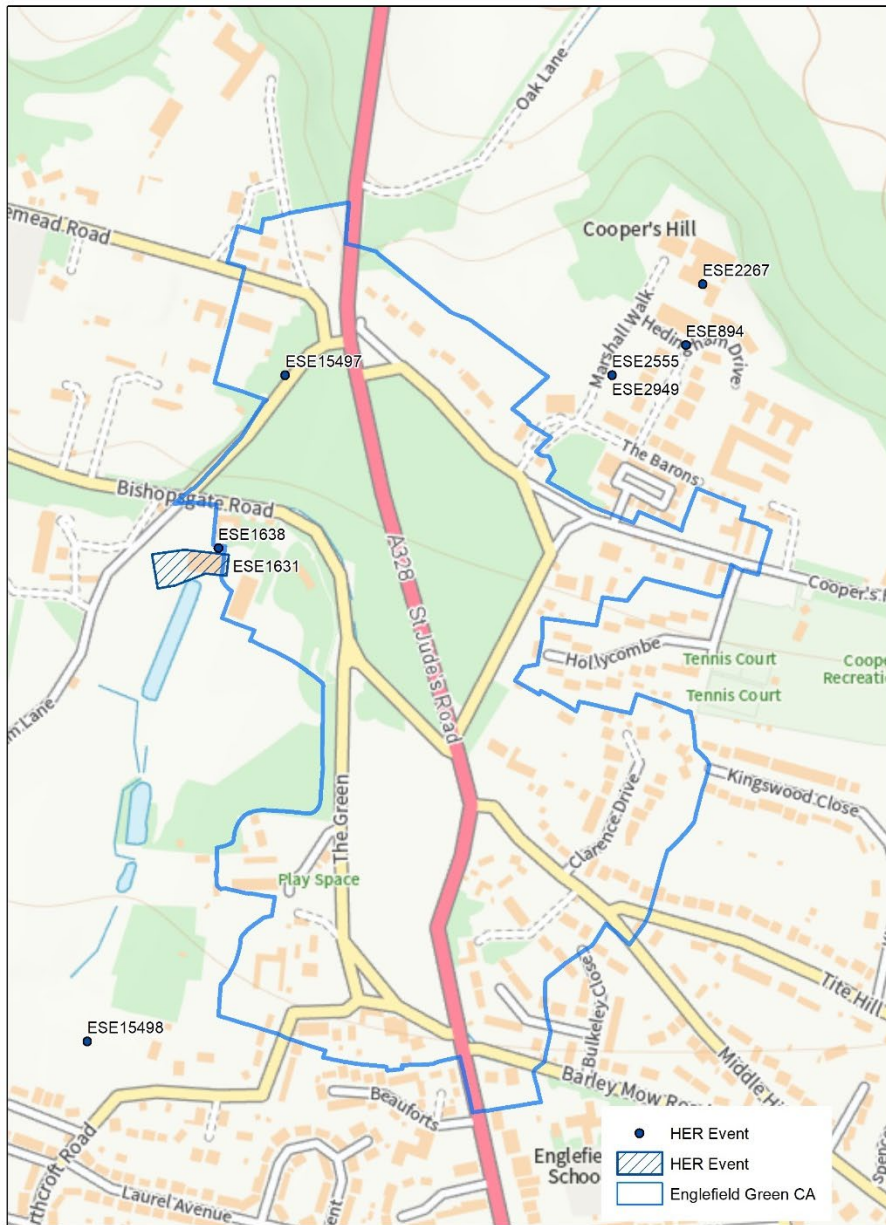


Figure 64: Map showing archaeological 'events' which have occurred in and around Englefield Green.

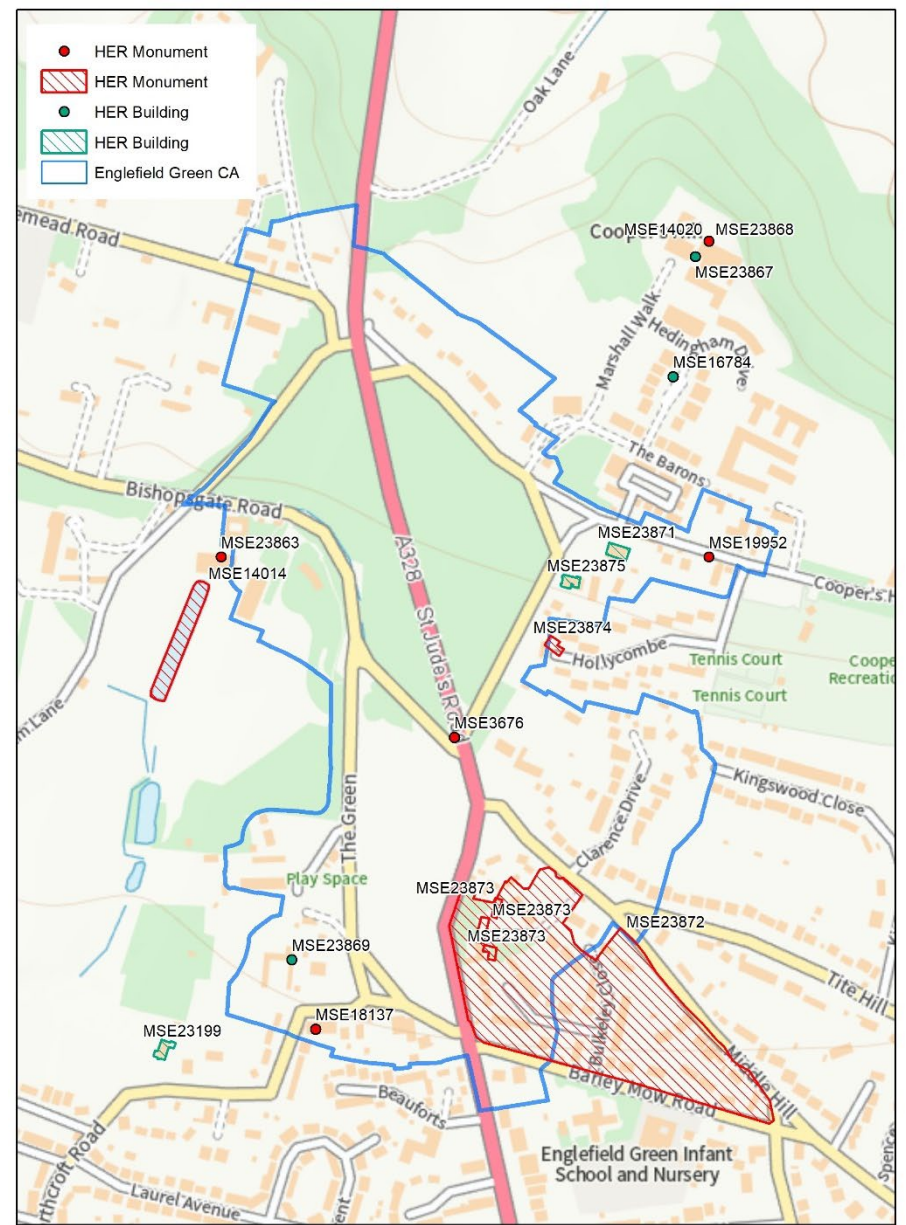


Figure 65: Map showing monument data held on the Surrey Historic Environment Record in and around Englefield Green.

12. Appendix 2: Listed, Locally Listed and Positive Buildings

12.1 The below list identifies those buildings which are listed or locally listed, based on information held by Historic England and Runnymede Borough Council. It also includes buildings identified as making a positive contribution to the Conservation Area as part of the appraisal.

12.2 Owing to the complexities of the listing process and historic nature of many records, the omission of a building from this list does not mean a building is not designated. The building names used are those on the National Heritage List for England. Should you be unsure whether a building is listed or locally listed please contact Runnymede Borough Council for advice.

12.3 Conducting research on buildings identified as making a positive contribution may reveal more information and could justify additions to the local list as part of a future review. Further details about local listing can be found in the Runnymede Local List (June 2019).

Building Name and Location	Grade/Status	List Entry No.
Englefield Green House, Middle Hill	Grade II*	1378020
The Barley Mow Public House, Barley Mow Road	Grade II	1189593
Englewick, Barley Mow Road	Grade II	1028954
The Coach House, Barley Mow Road	Grade II	1189579
Castle Hill Farm Dairy	Grade II	1028963
Bulkeley House Ice House Now in the Grounds of 4 Oaktree Drive, Oaktree Drive ²⁴	Grade II	1028951
Bulkeley House, Middle Hill	Grade II	1028950
Bulkeley Cottage, Middle Hill	Grade II	1294229
Clarence Lodge, Middle Hill	Grade II	1028952
Clarence Cottage, Middle Hill	Grade II	1189547
Orangery in Garden of No 12 Malmsey ²⁵	Grade II	1294355
Coach House Including Gate Piers and Wall Round Courtyard, Middle Hill	Grade II	1294220
The Old House, Middle Hill	Grade II	1189538
The Mews, Coopers Hills Lane	Grade II	1028969
Castle Hill, Bishopsgate Road	Grade II	1028964
Castle Hill, Stable Block, Bishopsgate Road	Grade II	1378026
Castle Hill, Bothy, Bishopsgate Road	Grade II	1028965
Castle Hill, Entrance Gates, Bishopsgate Road	Grade II	1378027

²⁴ This structure is proposed for removal from the Conservation Area.

²⁵ This structure is proposed for removal from the Conservation Area.

North Lodge, West Lodge, East Lodge and Attached Walls (Within the Grounds of Ridgemean), Ridgemean Road	Grade II	1378072
Ornate Lamp Post, Bishopsgate Road	Local	N/A
Crown House, The Green	Local	N/A
Horse Trough, St Jude's Road at Junction with Bishopsgate Road	Local	N/A
The Old Vicarage, Barley Mow Road	Local	N/A
1 and 1A, Northcroft Road	Positive	N/A
Byways, Barley Mow Road	Positive	N/A
Crown Farm, The Green	Positive	N/A
Webbs, The Green	Positive	N/A
Cowmans Cottage, The Green	Positive	N/A
Middle Cottage, The Green	Positive	N/A
The Old Cowsheds, The Green	Positive	N/A
Coopers Ridge, Coopers Hill Lane	Positive	N/A
Red Gables, Coopers Hill Lane	Positive	N/A
Richardson House, Coopers Hill Lane	Positive	N/A
Ormonde Lodge, Coopers Hill Lane	Positive	N/A
Little Ormonde, Coopers Hill Lane	Positive	N/A
Greyholme, Coopers Hill Lane	Positive	N/A
Cosgrove, Coopers Hill Lane	Positive	N/A
The Gatehouse, Coopers Hill Lane	Positive	N/A
The Coach House, Coopers Hill Lane	Positive	N/A
Coopers Hill Lodge, Coopers Hill Lane	Positive	N/A
Chelsea Lodge, Coopers Hill Lane	Positive	N/A
The Manor Cottage, Coopers Hill Lane	Positive	N/A
Stables Cottage, Coopers Hill Lane	Positive	N/A
Old Bulkeley Coach House, St Jude's Road	Positive	N/A

13. Appendix 3: Bibliography

13.1 Archive Sources

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D Yellan, County Planning Department, *Egham, Englefield Green, Crown House - Exterior View*, (1st July 1966), Woking: Surrey History Centre. CC1101/3/56/57. Reproduced by permission of the Surrey History Centre.

D Yellan, County Planning Department, *Egham, Englefield Green, Middle Hill, Englefield Green House (Mid-Late 18C) - Exterior View of Front*, (1st July 1966), Woking: Surrey History Centre. CC1101/3/56/83. Reproduced by permission of the Surrey History Centre.

D Yellan, County Planning Department, *Egham, Englefield Green, Middle Hill, The Old House (18C)*, (4th September 1975), Woking: Surrey History Centre. CC1101/3/56/120. Reproduced by permission of Surrey History Centre.

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F W L Stockdale, *Elvills: The Seat of the Hon W Freemantle MP*, (1827). Woking: Surrey History Centre. PX/56/56. Reproduced by permission of Surrey History Centre.

James Malton, *The Seat of Sir John Elvill Bart. At Englefield Green in Surry*, (1784), Woking: Surrey History Centre, 8969/644. Copyright of Surrey History Centre. Reproduced by permission of Surrey History Centre.

John Hassell, *Torrens*, (1822). Egham: Egham Museum. P2734. Reproduced by permission of Egham Museum.

M A Rooker, *North East View for Sir John Elvil's House on Englefield Green near Egham in Surry*, (1775), Woking: Surrey History Centre, 8969/643. Copyright of Surrey History Centre. Reproduced by permission of Surrey History Centre.

Paul Sandby, *Tea at Englefield Green*, (c1800), P367. Copyright of Egham Museum. Reproduced by permission of Egham Museum.

Paul Sandby, *North East View of Sir John Elvil's House on Englefield Green near Egham in Surry*, (1775), Woking: Surrey History Centre. 8969/843. Reproduced by permission of Surrey History Centre.

'Plan of the Old Road from the Western Turnpike Road over Bishops Gate Heath (Marked A) by Crimps Hill to Windsor and of the New Proposed Road from the said Western Turnpike to Priest Hill to Windsor (Marked B)', *Surrey Quarter Sessions Records*, (1790) QS2/6/1790/Eas/26/1-2. Copyright of Surrey History Centre. Reproduced by permission of Surrey History Centre.

Private Act, 54 George III c.153 (1814), An Act for Inclosing Lands in the Parish of Egham in the County of Surrey, QS6/4/25, Surrey History Centre.

Surrey Education Committee, *Royal Engineering College, Coopers Hill*, (1905). Woking: Surrey History Centre. PC/56/66/2. Reproduced by permission of Surrey History Centre.

Unknown Author, *Cows on the Green*, (1930s). Egham: Egham Museum. P3213. Reproduced by permission of Egham Museum.

Unknown Author, *Englefield Green*, (c1908). PC/56/59. Woking: Surrey History Centre. Reproduced by permission of Surrey History Centre.

Unknown Author, *Englefield Green*, (1911). Egham: Egham Museum. P717. Reproduced by permission of Egham Museum.

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C. C. Wetton, *Egham and its Environs*, (Egham: C. C. Wetton, 1838).

Egham District Council, *Egham Official Guide*, (Egham: March 1958-59).

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Rev Owen Manning and William Bray, *The History and Antiquities of the County of Surrey*, Vol. III, (London: Nicholas, Son and Bentley, 1814).

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14. Further Information

14.1 National Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework, (updated July 2021)

Planning Practice Guidance (updated June 2021),
<https://www.gov.uk/government/collections/planning-practice-guidance>

Planning Portal, www.planningportal.co.uk/

14.2 Local Planning Policy and Guidance

Runnymede 2030 Local Plan (adopted July 2020),
www.runnymede.gov.uk/planning-policy/runnymede-2030-local-plan

Englefield Green Village Neighbourhood Plan. At the time of writing this document was not adopted but is included here for reference
<https://www.runnymede.gov.uk/planning-policy/neighbourhood-planning/4>.

Englefield Green Village Neighbourhood Area Design Code (December 2022), <https://egvplan.org.uk/wp-content/uploads/2023/01/Design-Codes-final-Dec-2022-Reg-16.pdf>

Runnymede Design Guide SPD (adopted July 2021),
www.runnymede.gov.uk/planning-policy/preparation-supplementary-planning-documents/3

Runnymede Local List (2019),
<https://www.runnymede.gov.uk/planning-policy/conservation-areas-listed-buildings/3>

14.3 Historic England Guidance

Conservation Principles, Policies and Guidance (2008),
<https://historicengland.org.uk/images->

[books/publications/conservation-principles-sustainable-management-historic-environment/](https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/)

Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (2nd edition 2019),
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The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2nd edition 2017),
<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

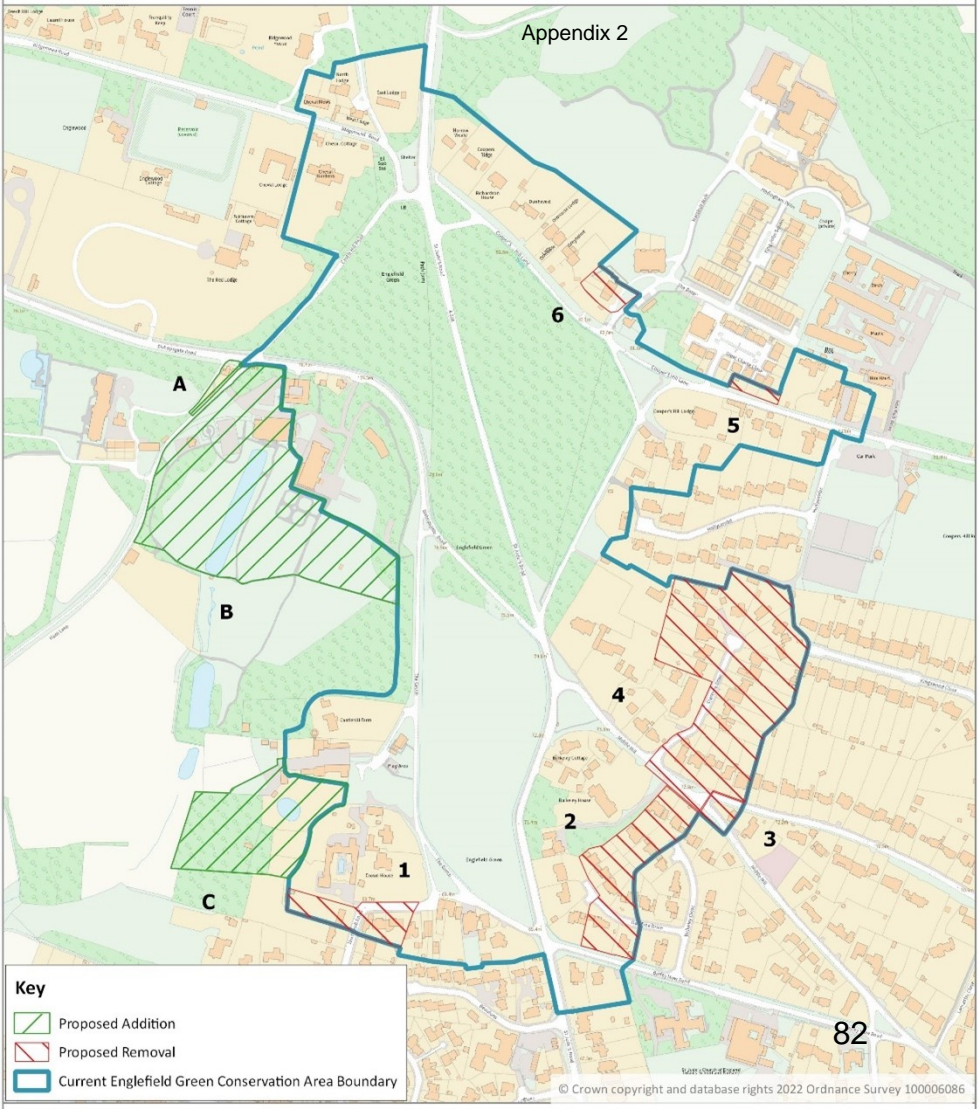
The Historic England website has a range of advice on different topics. The above list is only the documents which are most relevant to the Conservation Area Appraisal. Further advice can be found at <https://historicengland.org.uk/advice>.

14.4 Contact Details

Runnymede Borough Council Planning and Building Control
Runnymede Civic Centre
Station Road
Addlestone
Surrey
KT15 2AH
Email: planning@runnymede.gov.uk
Telephone: 01932 838383
Website: www.runnymede.gov.uk/planning-development

The author would like to thank Runnymede Borough Council, Egham Museum, the Surrey Historic Environment Record, the Surrey History Centre and the Englefield Green Village Residents Association for their assistance in producing this document.

Appendix 2



Key

-  Proposed Addition
-  Proposed Removal
-  Current Englefield Green Conservation Area Boundary

82

Summary of the responses to the consultation on the Englefield Green Conservation Area (12th April – 24th May 2021)

Number	Name	Summary of response / main points raised	Response from SCC
1	Private individual	<p>Many of the twenty or so “Victorian and turn of the century houses, some of which have considerable character” (RBC's own assessment) that the Council records show surrounding the village green give the area a rural ambience that has sadly disappeared at the more unprotected southern urban end of the village.</p> <p>Expand the CA to include the whole of Coopers Hill Lane, The Air Force War Memorial, Runnymede Park from Coopers Hill Lane in the North to Tite Hill in the South and A30 in the East.</p>	<p>An Audit of heritage asset document has been produced identifying those buildings which make a positive contribution to the Conservation Area. Policy advice has been provided to protect these.</p> <p>A vast range of places around Englefield Green were proposed for addition to the Conservation Area as part of the initial consultation. Each of these proposals was individually assessed and taken into account as part of the final document. In particular, the document considered whether each of the areas revealed anything about the special architectural and historical interest of the area as a set of gentry houses built around the edge of the Green. To include areas which did not reveal anything about the Conservation Area would be against national planning policy and could be challenged in court.</p> <p>While many of the proposals were not added to the Conservation Area, these will be given extra protection as part of the Englefield Green Neighbourhood Plan. Areas mentioned numerous times were specifically noted in the appraisal, even when they were not proposed for inclusion within the Conservation Area.</p>

Number	Name	Summary of response / main points raised	Response from SCC
2	Private individual	<p>The modern replacements for the original streetlamps on Coopers Hill Lane enhance the area. The modern copies of the original streetlamps are attractive street furniture and make a positive contribution to the historic ambiance of the area.</p> <p>The Barley Mow pub becoming a destination gastro pub has led to parking issues in the area and for local residents, and is an eyesore for the CA.</p> <p>The CA should be extended to include Coopers Hill Lane to the East, along to, and including, the Air Forces Memorial, the Kennedy Memorial.</p>	<p>The streetlights have been noted within the Conservation Area appraisal as being a positive feature.</p> <p>Parking was not identified as an issue within the appraisal as there was no clear harm to the character and appearance of the area. Should it become a larger issue this can be taken into consideration as part of the next parking review as outlined in the Management Plan.</p> <p>Consideration was given to including these areas in the Conservation Area Appraisal. Justification was given for not including these areas in the Appraisal.</p>
3	Private individual	<p>Preservation of the aesthetics includes but is not limited to the brickwork used in all construction, height and size of any building erected within the zone and preservation of foliage and trees promoting a positive environmental image.</p> <p>Lack of requirements to ensure business signage is suitable and within character of the Area detracts from its character. Development rights being granted to commercial developments and permitted repurposing of designated use buildings. This should be stopped with preventative covenants.</p> <p>The boundary could benefit being extended down St Jude's Road and allow for additional preservation of the spaces more central to the village businesses.</p>	<p>An assessment was provided within the document for all aspects of the built and natural environment which contributed to the character and appearance of the Conservation Area.</p> <p>Only one commercial property (The Barlow Mow public house) was identified within the Conservation Area and no issues were identified with its signage.</p> <p>Consideration was given to extending the Conservation Area to St Jude's Road and this was responded to directly within the Conservation Area Appraisal.</p>
4	Private individual	<p>The existing architecture is of historic importance and the Victorian lights and other features in keeping with the historic setting positively contribute to the CA.</p>	<p>Options to address traffic and speeding were discussed within the Conservation Area Appraisal and suggested within the Management Plan.</p>

Number	Name	Summary of response / main points raised	Response from SCC
		<p>Heavy traffic, unauthorised use by Travellers and overflowing bins detracts from it.</p> <p>Traffic should be directed away from the area, and the speed limit through the area should be reduced through calming methods but not speed bumps. More bins (in a suitable design for the area) would help keep it cleaner.</p> <p>The existing boundaries are appropriate apart from extending the boundary to Kingswood Rise to include the existing building (old Catholic Monastery School) and grounds which go down Tite Hill to The Medes.</p> <p>The centre of the village is still a Victorian setting from the areas St Judes Road, South Road, Harvest and then Victoria Street. This area should be a considered as a separate Conservation Area as at 70% of the building are Victorian and that heritage should remain.</p>	<p>Concerns regarding Travellers are not within the scope of the Conservation Area appraisal because it does not relate to the historic or architectural interest of the area. Any issues should be raised with Runnymede Borough Council.</p> <p>The desire for more bins and benches was identified within the Conservation Area Management Plan.</p> <p>Consideration was given to including these areas within the Conservation Area Appraisal and a justification given for not including them.</p>
5	Private individual	<p>The unique character of the village is its green spaces both wooded and open village green. Positively impact on the CA. The Victorian character of the village is also striking and adds to the balance against newer buildings. In addition, the open countryside is only ten minutes' walk from the centre. In the main, the urban development and renewal of the village has been done well and in character with the existing village buildings.</p> <p>Aircraft noise and pollution, overbuilding on RHUL campus (and Harvest Road development), parking issues in term time, cut through traffic and inappropriate developments (Blays Lane) all detract from the village.</p>	<p>The importance of open and wooded spaces has been taken into account within the Conservation Area Appraisal.</p> <p>Aircraft noise was noted within the Management Plan although it is accepted that there is nothing which can be done about it as part of the Conservation Area Appraisal.</p> <p>While the other issues for sites across Englefield Green (such as the RHUL campus) were noted as part of the consultation, where they are not within the Conservation Area, or areas proposed for addition, they have not been discussed further.</p>

Number	Name	Summary of response / main points raised	Response from SCC
		Additional footpaths/cycle paths through the green (wooded areas) linking up wider paths in park and National Trust areas would help improve the area.	<p>Any further issues should be picked up in the Neighbourhood Plan.</p> <p>The desire for clearer footpaths through the wooded area of the Green has been noted within the Issues and Opportunities section of the appraisal.</p>
6	Private individual	<p>One thing that detracts from the CA is the University of Holloway encroaching on the village year on year, building yet more ugly tall buildings next to the Catholic church.</p> <p>The current boundaries are appropriate and should be widened not shortened.</p> <p>The Council should improve the facilities of the playground on the green in particular.</p>	<p>While the other issues for sites across Englefield Green (such as the RHUL campus) were noted as part of the consultation, where they are not within the Conservation Area, or areas proposed for addition, they have not been discussed further. Any further issues should be picked up in the Neighbourhood Plan.</p> <p>An assessment of the boundaries line with legislation and policy has been carried out to consider whether the boundaries are appropriate.</p> <p>Residents were divided on issues related to the playground. As it makes no meaningful contribution to the character and appearance of the Conservation Area, it was not considered further in the appraisal.</p>
7	Private individual	20mph limit on Bishopsgate Road.	Options to address traffic and speeding were discussed within the Conservation Area Appraisal and suggestions for resolving this made within the Management Plan.
8	Englefield Green Village	<p><i>What positively contributes to the Conservation Area?</i></p> <ul style="list-style-type: none"> - Historic street furniture 	Factors highlighted within this response which contribute or detract from the Conservation were

Number	Name	Summary of response / main points raised	Response from SCC
	Resident's Association	<ul style="list-style-type: none"> - Abundance of flora and fauna and green spaces for recreation - Visual appeal e.g., the Green with the Barley Mow pub and sympathetic architecture of the buildings on the fringes of the Green <p>What factors detract from the Conservation Area?</p> <ul style="list-style-type: none"> - Traveller incursions of the green spaces, notably the Green - Large vehicles using the village as a 'rat run', passing along the Green - Vehicles speeding - Excessive street signage - Excessive use of estate agent's boards - Overflowing litter bins - Aircraft noise - Telecoms masts <p>What opportunities are there to enhance the Conservation Area?</p> <ul style="list-style-type: none"> - Addressing all the factors listed under (2) - Further planting of flowers - Planting of trees along residential roads where the width of pavements permits - Increased use of historic street furniture - Increased use of street name signs with the crest - A decorative Englefield Green village sign/post on the triangle of grass at the junction of Cooper's Hill Lane and St Jude's Road - Minimal intrusive signage of any kind - Sympathetically designed litter bins with greater capacity <p>Are the current boundaries appropriate? No, the existing boundaries are too narrow in their definition. EGVRA would like to see either a much wider extension of the existing boundary, or a widening of the existing boundary and a</p>	<p>taken into account as part of the Appraisal and Management Plan.</p> <p>All of the opportunities to enhance the Conservation Area raised within this response were included within the Issues and Opportunities and Management Plan section of the document.</p> <p>In considering boundary changes to the Conservation Area, it is vital that any areas contribute to the special architectural or historic interest of the Conservation Area, which is very clearly set out at the start of the document and was set out when the area was first designated in 1970. All of the sites proposed within this response were given consideration for addition. Many of these sites can be best managed through the policies of the Neighbourhood Plan as they are some distance away from the Green.</p> <p>Designating separate Conservation Areas is not within the scope of this document. Runnymede Borough Council's Conservation Advisor has stated he is not supportive of designating the St Jude's Road area a Conservation Area because of its piecemeal alteration over many years and the lack of surviving historic features such as windows, door and front gardens and boundary features. Many of the properties in this area are now proposed for non-designated heritage asset status as part of the Neighbourhood Plan.</p> <p>As demonstrated, comments submitted as part of this initial consultation have been taken into</p>

Number	Name	Summary of response / main points raised	Response from SCC
		<p>second conservation area to include the historic Victorian centre of Englefield Green:</p> <ol style="list-style-type: none"> 1. Extension of the existing boundary should include as a minimum <ol style="list-style-type: none"> (a) all of Cooper's Hill and Cooper's Hill Slopes (down to Runnymede) to include the duelling field, the CAF Memorial and Lookout, and down Cooper's Hill Lane to Egham Bypass (b) Kingswood Close and Rise with their unique character (including the former convent school) as well as Runnymede Park and therefore Tite Hill on that side down to the Egham By-pass. (c) All land up to the Berkshire boundary just before the Fox & Hounds as well as both sides of Ham Lane. (d) The land between Bishopsgate Road across to Northcroft Road, including the North side of Northcroft Road 2. Either as an extension of the existing boundary or as a second conservation area, the historic heart of Englefield Green Village including: <ol style="list-style-type: none"> (a) Victoria Street, St Jude's Road from the intersection with Bond Street to South Road, Blay's Lane, Harvest Road, South Road and the roads which run between the aforementioned roads ie. Alexandra Road, Albert Road and Armstrong Road (b) St Jude's Church and Greek Orthodox Chapel <p>Any other comments?</p> <ul style="list-style-type: none"> - It is hoped that this is not a tick box exercise to satisfy some statutory requirement, and that the genuine comments of EG residents will be taken into account <p>A detailed Village Plan is under development by the Englefield Green Village Neighbourhood Forum and the Conservation Area should not be seen in isolation, nor should any attempt be</p>	<p>account and the process not considered a tick box approach. Comments received by all people have been helpful in developing the Appraisal and it is hoped that residents will recognise where they have had valuable input.</p> <p>Consideration has been given to the Neighbourhood Plan as part of the document and it has been referenced numerous times both in the document and as part of this response.</p>

Number	Name	Summary of response / main points raised	Response from SCC
		made to it be reduce the Conservation Area as contributions to the Village Plan to date indicate a strong wish for 'more' not 'less'.	
9	Private individual	<p>The Green is the main positive contribution to the CA. However, its vulnerability to traveller incursion is a detractor; there is a need for stakes along the main road edging the Green.</p> <p>Pools of darkness around the Green that are dangerous for students and residents; there is a need for more historic lighting by the corner of the Green near The Barley Mow and by the Cricket Pavilion.</p> <p>A traffic warden to fine cars that ignore the signs and park on the grass would also be good.</p> <p>Attention to the old oak trees on the Green to preserve them and planting new trees where one has died and fallen would enhance the area.</p> <p>The current boundaries seem appropriate.</p>	<p>Concerns regarding Travellers are not within the scope of the Conservation Area Appraisal because it does not relate to the historic or architectural interest of the area. Any issues should be raised with Runnymede Borough Council.</p> <p>The desire for more lighting has been noted within the Management Plan.</p> <p>Parking was not identified as an issue within the appraisal as there was no clear harm to the character and appearance of the area. Should it become a larger issue this can be taken into consideration as part of the next parking review as outlined in the Management Plan.</p> <p>Trees have been taken into account as part of the appraisal with particular specimen trees noted as being important. Management guidance about recognising the importance of trees have been included.</p> <p>As part of the Management Plan, changes to the Conservation Area boundaries have been proposed. This has taken into account comments received asking for the boundaries to stay the same and those asking for them to be changed.</p>

Number	Name	Summary of response / main points raised	Response from SCC
10	Private individual	<p>The preservation of an historical village should consider the whole village rather than the only the CA. There is no conservation and preservation consideration across the whole village.</p> <p>Parking is a real concern.</p> <p>There are a lot of homes/ building just outside the CA that they would have expected to have been in it such as;</p> <ul style="list-style-type: none"> • All the way down to the Brunel university campus / Runnymede Air Forces memorial. • Down Bishops Gate Road, parts of a Crip Hill and Priest Hill, and the adjoining roads between the two. • Down and around Bond Street, to Saville Garden and up and back around and adjoining Blay's Lane. • The churches should be in the CA, all I believe are listed buildings, and we should be protecting the space around them. • Properties that have been here for over a century, and these should start to be protected. • I agree with the current conservation area, as it stands but would like to see its expansion to protect the look/ • feel of the village, including parts of St Jude's Road, Victoria Street, and around the churches and older buildings in the village including Victorian properties in Harvest Road, Middle Hill and other roads. 	<p>See answer to respondent 8 regarding changes to the boundaries. All of the sites mentioned were taken into account.</p> <p>Parking was not identified as an issue within the appraisal as there was no clear harm to the character and appearance of the area. Should it become a larger issue this can be taken into consideration as part of the next parking review as outlined in the Management Plan.</p>
11	Private individual	<p>The area should have included the Victorian streets, terraced housing, and old shopfronts as well as other older properties from the Victorian or Georgian eras.</p> <p>The Council should extend the CA to include historical buildings.</p>	<p>See answer to respondent 8 regarding changes to the boundaries. All of the sites mentioned were taken into account.</p>
12	Private individual	<p><i>What positively contributes to the Conservation Area?</i></p>	<p>The points regarding what positively contributes and detracts from the Conservation Area was</p>

Number	Name	Summary of response / main points raised	Response from SCC
		<p>Controlled planning, small geographical area, green space and the feel that it has been Conserved.</p> <p>What factors detract from the Conservation Area? Mainly litter and lack of benches to enjoy the Green and surrounding area. It is a focal point for the Village, but I appreciate that there may be limitations on use of the actual Green set by the Crown Estate.</p> <p>What opportunities are there to enhance the Conservation Area? It needs some sought of café area, perhaps near the playground, cricket club. We don't make the most of it. There is also an argument for restricting car access along that area too, by a natural divide near the cricket club. That would allow access but deter moving traffic.</p> <p>Are the current boundaries appropriate? Yes, perfect.</p>	<p>taken into account as part of the Appraisal and Management Plan.</p> <p>The cricket pavilion was noted as an important site within the Conservation Area Appraisal.</p>
13	Private individual	<p>The Planning department to be aware of any attempts by local councillors to de-register the Green to open it up for development. Current plans for development of the cricket pavilion is one step towards this process. Any plans to extend the illegal children's playground next to the Pavilion should also be stopped.</p>	<p>Issues that relate to the Green Belt fall outside of Conservation Area Appraisal's remit. The importance of spacious open plots to some sites has been specifically noted within the Appraisal.</p> <p>The cricket pavilion was noted as an important site within the Conservation Area Appraisal.</p> <p>Residents were divided on issues related to the playground. As it makes no meaningful contribution to the character and appearance of the Conservation Area, it was not considered further in the appraisal. No proposals have been made to extend or remove it.</p>
	Private individual	<p>The wooded areas to the North of the Green are an important space in that they provide habitat for wildlife and pleasant walking areas which link both sides of the Green.</p>	<p>The desire for clearer footpaths through the wooded area of the Green has been noted within</p>

Number	Name	Summary of response / main points raised	Response from SCC
		<p>The mature trees add enormous value to the streetscape and protection of these in the CA is also extremely important. The volume of traffic which now traverses St Jude's Road detracts from the pleasant and peaceful Village feel.</p> <p>I think traffic through this area should be limited to local traffic only and speed limits should be reduced to 20mph. This area would benefit from an emphasis on walking and cycling accessibility in preference to vehicular access (especially around the Green).</p> <p>The wooded areas should be managed and protected to preserve and enhance biodiversity.</p> <p>I think the current boundaries are appropriate.</p>	<p>the Issues and Opportunities section of the appraisal.</p> <p>The importance of trees was identified within the Conservation Area Appraisal and policy advice given regarding their management.</p> <p>Options to address traffic and speeding were discussed within the Conservation Area appraisal and suggested within the Management Plan.</p> <p>As part of the Management Plan, changes to the Conservation Area boundaries have been proposed. This has taken into account comments received asking for the boundaries to stay the same and those asking for them to be changed.</p>
	Private individual	More natural plants growing along the kerbsides where possible to encourage more wildlife and cost less with not having to mow too. Also, more planting of local trees.	Opportunities to plant for wildflowers were noted within Issues and Opportunities section of the appraisal. Planting replacement trees along the St Jude's Road boundary was highlighted as being important.
	Private individual	<p>What positively contributes to a Conservation Area? Trees, other greenery and in the case of Englefield Green the green itself. Seeing historic sports (i.e., cricket) being played on the Green. The surrounding architecture. Ensuring the surrounding housing is no denser than it currently is, and the style is maintained. Air quality. Tranquillity with little/no aircraft noise.</p> <p>What factors detract from the Conservation Area? Noise pollution from aircraft.</p>	<p>Most of these points in this response have been taken into account in producing the Conservation Area Appraisal with the exception of issues with air quality. As air quality does not reveal the architectural or historic interest of the Conservation Area it was not mentioned in the appraisal, but issues with cars and aircraft were noted.</p> <p>The desire for more lighting has been noted within the Management Plan.</p>

Number	Name	Summary of response / main points raised	Response from SCC
		<p>Air pollution from cars & aircraft. Litter. Ugly buildings not in keeping with the historical setting. Bad maintenance of the greenery/shrubs/trees</p> <p>What opportunities are there to enhance the Conservation Area? Lighting around the Green that is in being with a Victorian theme. This would encourage people to walk in the evening time. Currently it is too dark to do so safely once the sun has gone down.</p> <p>Are the current boundaries appropriate? They definitely should not be reduced.</p>	<p>As part of the Management Plan, changes to the Conservation Area boundaries have been proposed. This has taken into account comments received asking for the boundaries to stay the same and those asking for them to be changed.</p>
	Private individuals	<p>The boundary should be extended to encompass more of Coopers Hill Lane to include the greenspaces along the Eastern end of the lane.</p> <p>The one area that detracts from the nature of the whole designated area is the volume of traffic and the speed thereof. I believe that traffic growth is the biggest detriment to the character of the CA and should be studied with a view to restricting volumes and speeds. In this way measures such as traffic 'calming' may be deemed appropriate in some roads where under current guidelines none could be applied.</p>	<p>As part of the Management Plan, changes to the Conservation Area boundaries have been proposed. This has taken into account comments received asking for the boundaries to stay the same and those asking for them to be changed.</p> <p>Options to address traffic and speeding were discussed within the Conservation Area Appraisal and suggested within the Management Plan.</p>
	Natural England	No comment	Noted.
	Private individual	the suggestion of an Englefield Green Conservation Area is that this idea has come far too late, and the damage has already and irrevocably been done. If, on the rare occasion the Council doesn't approve of some planning application, then a higher authority will.	<p>The appraisal and management plan does not propose to designate a new Conservation Area – it is aimed at providing guidance on how to preserve and enhance what is special about the area.</p> <p>Clearer guidance within the Management Plan should prevent harm.</p>

Number	Name	Summary of response / main points raised	Response from SCC
	Private individual	<p>1. What positively contributes to the Conservation Area - Beautiful open rural space that has existed for centuries with old character properties that are a pleasure to see and enjoy particularly for urban dwellers.</p> <p>2. What factors detract from the Conservation Area - Unmaintained roads verges and open spaces as well as unsightly signage that is now proliferating around The Green.</p> <p>3. What opportunities are there to enhance the Conservation Area – Better landscape maintenance reduced signage and more regular refuse collection.</p> <p>4. Are the current boundaries appropriate - No additional green areas with old properties to the west should be included.</p> <p>5. Any other comments - No further development should ever be considered next to The Green particularly the Cricket Pavilion and no future hard surfaced car parking or security lighting which would urbanize the area.</p>	<p>The elements which positive contribute to the Conservation Area raised in this response have been taken into account as part of the appraisal.</p> <p>Issues with signage have been taken into account within the Appraisal. Some verges within the Conservation Area make a positive contribution to its semi-rural character and this has been noted.</p> <p>The boundary changes propose including further green areas to the west.</p> <p>The cricket pavilion was noted as an important site within the Conservation Area Appraisal.</p> <p>Issues with hard surfacing and wide driveways were noted as a problem within the Conservation Area Appraisal.</p>
	Private individual	<p>The CA should be expanded to cover the following entrances to the village:</p> <p>1. The area from Oak Lane up Priest Hill towards the village provides a beautiful entrance to the village with well-kept verges and tree lined.</p> <p>2. Coming along St Jude’s Road from the shopping area only covers from Beauforts and could well protect down to Bond Street and the green area at the corner of Bond Street and St Jude’s Road and the trees along this road.</p> <p>3. Coming from Barley Mow Road towards The Green, only the last section is included but perhaps this leafy road needs more</p>	<p>In considering boundary changes to the Conservation Area, it is vital that any areas contribute to the special architectural or historic interest of the Conservation Area, which is very clearly set out at the start of the document and was set out when the area was first designated in 1970. All of the sites proposed within this response were taken into account and assessed against this criteria.</p> <p>The desire for more bins was noted within the Conservation Area Appraisal.</p>

Number	Name	Summary of response / main points raised	Response from SCC
		<p>protection from development and the verges maintained properly.</p> <p>4. Coming up Middle Hill towards The Green, the conservation area only covers from the junction with Tite Hill and there has recently been some higgledy piggedly development along the lower stretch. I think the conservation area should cover down to the lower junction with Barley Mow Road and the triangle of grass between the two roads and down to Spencer Gardens so that verges are better maintained and provide a better maintained entrance along this road.</p> <p>5. The entrance to The Green from Coopers Hill Road and to Priests Hill from Coopers Hill Road are both beautiful leafy lanes with trees on either side and a pleasure to walk down and need preservation from any development or encroachment onto to the verges. This lane needs inclusion up to and including Kingswood and the entrance to Coopers Hill Woods (National Trust area) whereas it stops short at the entrance to Hollycombe. The part of Coopers Hill Lane running past the old Engineering College, along which are the original villas for the staff, needs preserving for its historic interest and the old houses preserved and there should be no removal of the wall along this stretch leaving the wide verges.</p> <p>Other matters which would enhance the area are:</p> <p>1. Inclusion of more litter bins with more regular collections of rubbish.</p> <p>2. Discrete notices about no BBQs, especially portable ones, that burn the grass and can cause fires if left.</p>	<p>The request for more disposable BBQ signage was not included as many residents thought there was too much signage already.</p> <p>Ensuring buildings were of appropriate scale both within and outside the Conservation Area was noted within the Policy Advice and assessment of setting sections of the document.</p>

Number	Name	Summary of response / main points raised	Response from SCC
		<p>In Middle Hill there is a fine terrace and there interesting houses in many other of the roads and examples of Victorian houses and shops that should be preserved. In addition, some vistas of Royal Holloway College need preserving, before they have gone, such as from Victoria Street down Albert Road and down Harvest Road.</p> <p>Tall buildings are unsuitable for the village both because they spoil the pleasant vistas and are out of keeping with the nature of the village.</p>	
	Private individual	<p>What positively contributes to the Conservation Area? The character of the Green and the surrounding walks. I would like to see the area extended to the bend past Dial House on Northcroft Road, where the footpath starts. The character of the dwellings in general, and the shopfronts in Victoria Street and in St Jude's Road – which should be in the conservation area.</p> <p>What factors detract from the Conservation Area? Excessive road signs.</p> <p>What opportunities are there to enhance the Conservation Area? Extend the boundary –see next question.</p> <p>Are the current boundaries appropriate? I would like to see the boundary expanded substantially: down as far as Bishopsgate, encompassing all the fields between Northcroft Road and Bishopsgate, and covering the whole of the village centre (including Harvest Road, Victoria Street, St Jude's Road, and encompassing RHUL).</p>	<p>In considering boundary changes to the Conservation Area, it is vital that any areas contribute to the special architectural or historic interest of the Conservation Area, which is very clearly set out at the start of the document and was set out when the area was first designated in 1970. Consideration was given to including these areas within the designation as part of the Appraisal.</p> <p>Issues with signage have been taken into account within the appraisal and Management Plan.</p>
	Surrey County Council	No comments	Noted.

Number	Name	Summary of response / main points raised	Response from SCC
	Minerals and Waste		
	Private individual	<p>What positively contributes to the Conservation Area? There are many character properties which are undesignated heritage assets around the Green which would benefit from being in the Conservation Area. Englefield Green is a special open space within our village but the buildings around it also contribute to the character and amenity of the area.</p> <p>What opportunities are there to enhance the Conservation Area? Better traffic and parking management around the Green and also prevention of unauthorised incursions by people wishing to camp on the Green.</p>	<p>An Audit of Heritage Assets has been produced which assessed the contribution made by characterful buildings to the Conservation Area.</p> <p>Parking was not identified as an issue within the appraisal as there was no clear harm to the character and appearance of the area. Should it become a larger issue this can be taken into consideration as part of the next parking review as outlined in the Management Plan</p> <p>Concerns regarding Travellers are not within the scope of the Conservation Area appraisal because it does not relate to the historic or architectural interest of the area. Any issues should be raised with Runnymede Borough Council.</p>
	Transport for London	No comments	Noted.
	Private individual	<p>Opportunities to enhance the conservation area It seems to me that we are missing an opportunity to enhance the CA from a building and green space perspective to conservation in the sense of environment. I would love to see an opportunity for the community to gather together and great "bluebell" or snowdrop plating to take place in the woods in the land / tree area next to the green. I would love to see the ditches either side of the green planted with wildflowers. I think the area has been chosen and is broadly correct my concern is the impact of traffic both the fumes on brick work and the vibrations. Where we live in Bond Street our house literally shakes from the lorries and bus as they travel pass - to that end I would like to see the whole of the hill from the top of</p>	<p>Opportunities for wildflower planting around the edge of the Green have been noted within the Appraisal.</p> <p>Options to address traffic and speeding were discussed within the Conservation Area Appraisal and suggested within the Management Plan.</p>

Number	Name	Summary of response / main points raised	Response from SCC
		Crimp Hill, St Judes Road, Middle Hill, Tite Hill and out to the A30 all become a 20mph zone - this would put people off taking a short cut and reduce traffic, control speed and reduce accidents and danger.	

EQUALITY SCREENING

Equality Impact Assessment guidance should be considered when completing this form.

POLICY/FUNCTION/ACTIVITY	LEAD OFFICER
Englefield Green Conservation Area Appraisal and Management Plan	Michael Corbett (Senior Planning Policy Officer)

A. What is the aim of this policy, function or activity? Why is it needed? What is it hoped to achieve and how will it be ensured it works as intended? Does it affect service users, employees or the wider community?

It is a statutory duty of Runnymede Borough Council, under the 'Planning (Listed Buildings and Conservation Areas) Act 1990', to review past Conservation Area designations and determine whether the boundaries need to be altered.

The Council's adopted Runnymede 2030 Local Plan includes Policy EE5: Conservation Areas, which sets out detailed policy considerations to be taken into account when considering development within or affecting the setting of a Conservation Area, including views in or out, and the need for development to protect, conserve and wherever possible enhance the special interest, character and appearance of the Conservation Area. It also makes a clear commitment to reviewing the Borough's Conservation Areas, in accordance with its legislative duty.

Englefield Green Conservation Area was first designated in 1970 and extended to the north in 1978. The aim of the latest Conservation Area review is to look at the history of Englefield Green and assess how the historical interest has influenced the character and appearance of the area. As part of this process an audit has been undertaken which assesses what contribution individual buildings make to the Conservation Area, including identifying listed and locally listed buildings. A review has also been undertaken of the boundaries to the Conservation Area to ensure that these continue to reflect the special architectural and historic interest of the area.

Several changes are proposed to be made to the existing Englefield Green Conservation Area designation. These changes, and the reasons for them, are set out in the Englefield Green Conservation Area Appraisal and the accompanying Management Plan. They include removing six areas from the Conservation Area and adding in three new areas. In summary, the changes take account of new development, which has occurred since the area was designated or which are not considered to reflect its character, or are to amend the boundaries of the designation, where it is considered to have originally been drawn too tightly or too loosely.

The Draft review of the Englefield Green Conservation Area Appraisal (CAA), together with the accompanying Management Plan, have been prepared for public consultation. These two documents set out why the area is considered to have special architectural and historic interest, the local and national context, including its history and details of the original design of the houses. If the extent of the current review of the Conservation Area is designated, this will help inform applicants and decision makers to understand why the area is significant when planning applications in the area are under consideration.

Local consultation (in line with the relevant legislation) is due to take place on the proposed reviewed designation. Consultation gives local residents the opportunity to be more involved in the Conservation Area designation and appraisal process and informs them of the decision-making process if the reviewed designation is formally made.

The review of this Conservation Area designation, if made, is not expected to affect any Runnymede Borough Council employees. This part of Englefield Green is already designated as a Conservation Area, and has been since 1970, and consequently the impact on service users/members of the wider community, are expected to be confined to the three areas being proposed to be added to the designation. It is considered that there is potential in these areas to impact on those who live in or visit the proposed extension to the Conservation Area who have the protected characteristic(s) of age or disability given the additional policy requirements which would apply and which would add additional controls in terms of the changes that can be made to the external appearance of a buildings within the designated area. Whilst Conservation Area designation does impact on the planning process, any proposal that requires planning permission within the designated area will be judged on its planning

merits (including any personal circumstances / equalities issues raised by the applicant which could be material considerations weighed in the planning balance).

B. Is this policy, function or activity relevant to equality? Does the policy, function or activity relate to an area in which there are known inequalities, or where different groups have different needs or experience? Remember, it may be relevant because there are opportunities to promote equality and greater access, not just potential based on adverse impacts or unlawful discrimination.

The Protected Characteristics are; Sex, Age, Disability, Race, Religion and Beliefs, Sexual Orientation, Marriage and Civil Partnership, Gender Reassignment, Pregnancy and Maternity.

There is the potential for there to be inadvertent negative impacts upon those residents with protected characteristics who live in / visit the three areas proposed for designation in the Conservation Area that weren't previously included in the designation. This is because it is considered that those with protected characteristics, such as being elderly or disabled, could be negatively impacted as a result of the higher design standards / limitations that Conservation Area status can impose on an area, thus making it harder for adaptations to be made to buildings, e.g., the installation of ramps to access a property.

A review of the comments received following the public consultation will be undertaken and any implications in terms of equalities will be discussed with the Council's Equality Group, before a report is brought back to the Planning Committee recommending whether a CA designation in this part of the Borough should still be pursued.

If the policy, function or activity is relevant to equality then a full Equality Impact Assessment may need to be carried out. If the policy function or activity does not engage any protected characteristics, then you should complete Part C below. Where Protected Characteristics are engaged, but Full Impact Assessment is not required because measures are in place or are proposed to be implemented that would mitigate the impact on those affected or would provide an opportunity to promote equalities please complete Part C.

C. If the policy, function or activity is not considered to be relevant to equality, what are the reasons for this conclusion? Alternatively, if it is considered that there is an impact on any Protected Characteristics, but measures are in place or are proposed to be implemented please state those measures and how it/they are expected to have the desired result. What evidence has been used to make this decision? A simple statement of 'no relevance' or 'no data' is not sufficient.

A six-week public consultation on the proposed changes to the Englefield Green Conservation Area designation will provide the opportunity for relevant consultees to provide comments. Any comments made which relate to equalities matters will be carefully considered and discussed with the Council's Equalities Group before a report is brought back to the Planning Committee recommending whether to approve the proposed changes to this Conservation Area designation or not.

If the proposed changes to the Englefield Green Conservation Area are made, it is considered that this will benefit most elements of the community who live and/or visit this part of the Borough. This includes benefits which result from the additional protection and enhancement of the three new areas covered by the designation and also less protection, and thus more freedom to make changes to their properties, for the six areas proposed to be removed from the designation.

This EqIA screening has picked up potential negative impacts on those with the protected characteristics of age and disability, however, it is not considered that a full EqIA is required as the Government requires local authorities to designate Conservation Areas through primary legislation where they have been identified to have special architectural or historic interest, and the Council is following this process. Also, as set out earlier in this screening, personal circumstances can be weighed in the planning balance when determining planning applications.

Date completed: 12/06/2023

Sign-off by senior manager: Georgina Pacey