

Appendix 2 – summary of the responses received to the consultation (between 18th November and 16th December 2022) and from the second round of consultation between 10th and 28th February 2023 on the potential designation of the Caxton Avenue Conservation Area and associated Conservation Area Appraisal.

Response number	Name	Type	Summary of response	Officer response
Responses received during the public consultation period 18th November and 16th December 2022.				
1	Surrey County Council Planning Policy	Statutory consultee	No objection.	N/A
2	National Highways	Statutory Consultee	No comments.	N/A
3	Natural England	Statutory Consultee	No comments.	N/A
4	Private Individual	Local resident	Support the designation of the Conservation Area. The boundaries are correctly drawn and the information [in the Conservation Area Appraisal] is relevant.	Noted as a comment of support for the designation of the Conservation Area.
5	Private Individual	Local resident	Strongly support the designation of Caxton Avenue together with associated properties in Coombelands Lane, as outlined on the map in the Conservation Area Appraisal. It would be highly beneficial, however, for the conservation of all the aspects of the character and appearance of the area including trees, landscape and public spaces be put on a statutory basis as the trees, frontages and verges require careful and sympathetic management.	Noted as a comment of support for the designation of the Conservation Area. Officers would highlight that all trees in Conservation Areas are automatically afforded protection in line with Policy EE5 of the adopted Runnymede 2030 Local Plan as proposals for development will be required to: <i>Preserve and where possible enhance the existing historic fabric and features of the Conservation Area that contribute to its special interest, character and appearance.</i> <i>Respect the existing local context and established character, with reference to existing... landscape features including historically significant boundaries and</i>

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				<p><i>building lines and be in keeping with the character and appearance of the conservation area.</i></p> <p>In addition, the Policy also states that: <i>'The Council will seek to protect existing trees which make a positive contribution to the character and local distinctiveness of the Conservation Area. New development proposals will be required to provide high quality landscaping schemes which protect and enhance the character and appearance of the Conservation Area.</i> <i>In considering applications for work on existing trees within Conservation Areas, the Council will require good arboricultural management to ensure that the impact of the proposed works on tree health and amenity value is reasonable and justified. Tree Preservation Orders will be created to protect trees or groups of trees of significance, where inappropriate and damaging works are proposed.'</i></p>
6	Private Individual	Local resident	Fully support the proposal for the Conservation Area. The Garden Village movement is once again (in an updated format) back on the agenda for helping solve the housing shortage. This makes the preservation of the remaining original examples relevant and locally important.	Noted as a comment of support for the designation of the Conservation Area.

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Responses received prior to / as part of the second round of public consultation - February 2023.				
7	Historic England	Statutory consultee	<p>HE welcomes and supports the proposed designation of the conservation area and the associated appraisal of its history and character.</p> <p>Directed the Council to the Historic England guidance for producing Conservation Area Appraisals.</p> <p>Suggested the Council consider if a Management Plan is required to help look after the area, and if site specific design guidance would also be useful.</p>	<p>Noted as a comment of support for the designation of the Conservation Area.</p> <p>Further points in relation to a Management Plan and site-specific design guidance would need to be discussed with the Council's heritage advisors and the Council's Development Management Team as to if / how this might be useful / appropriate.</p>
8	Private individual	Local resident	<p>States that most residents in Caxton Avenue and the relevant houses in Coombelands Lane are in favour of the designation of the area as a Conservation Area.</p> <p>Asserts that the properties concerned are worthy of additional protection that can prevent inappropriate rebuilds or any similar alterations.</p>	Support for the designation noted.
9	Private individuals	Local residents	<p>Full support for the proposed Caxton Avenue Conservation Area.</p> <p>As far as we are aware Addlestone does not have any Conservation Areas at the moment, and this would be the first. It would</p>	<p>Support for the designation noted.</p> <p>If this area were to be designated, it would be the first Conservation Area fully within Addlestone, although the Wey Navigation</p>

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			<p>show that all areas within the Borough have areas of merit.</p> <p>The area is nearly a hundred years old. We would like to think that if the originators of the estate could visit, they would still recognise it as the area they intended to create. We are only the current owners so to some extent the [Planning] committee must look beyond the present occupants and think of the longer term / bigger picture without being overly bound by the opinions (either for or against) of those currently in residence.</p>	Conservation Area runs along its eastern boundary.
10	Private individual	Local resident	Very much in favour of the designation.	Support for the designation noted.
11	Private individuals	Local residents	<p>Full support for the designation of the proposed Conservation Area for the following reasons:</p> <ul style="list-style-type: none"> • The area is of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. • Prevention of future major developments such as Franklands Drive which are not in keeping with the look or feel of the area. • The vast majority of residents in the Caxton Avenue Area supports the proposed designation. • Maintain the historical importance of our area which has been in place for almost 100 years. 	Support for the designation noted.

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			<ul style="list-style-type: none"> To ensure that all future building works such as extensions / alterations carried out in the Conservation Area are to a quality and specification befitting the existing properties. Supporting the preservation of our area for future generations. 	
12	Private individuals	Local residents	Object to this area becoming a Conservation Area as it places too many restrictions on our rights as property owners.	<p>The Council has a duty under section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 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 Conservation Areas.</p> <p>Upon review, the proposed Caxton Avenue Conservation Area is an area the Council considers suitable for designation as a Conservation Area.</p> <p>It should, however, be noted that the designation of an area as a Conservation Area is not an outright ban on development / amendments / extensions to properties, but sets a higher standard for that, to ensure that the area covered has its special architectural or historic interest conserved.</p>
13	Private individuals	Local residents	Oppose the Conservation Area proposal on Caxton Avenue and do not agree to this going ahead based on the limitations to extend properties.	Please see the officer response to response 12 above.
14	Private individuals	Local residents	Not in favour of the proposed conservation area and are against the proposal.	Please see the officer response to response 12 above.

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15	Private individuals	Local residents	Oppose the Conservation Area proposal on Caxton Avenue and do not agree to this going ahead based on the limitations to extend properties.	Please see the officer response to response 12 above.
16	Private individual	Local resident	<p>Unhappy with the 'lack' of consultation from the Council with residents in relation to something that would affect their enjoyment of the property, although it was acknowledged that what the Council has done meets the requirements of the relevant planning Act.</p> <p>Concerns about additional costs, legal implications of limitations on tree maintenance due to the automatic protection of all trees in a Conservation Area. This is due to concerns that the Conservation Area designation will stop / delay the required tree maintenance which could lead to damage / injury to people / property.</p>	<p>The Council has undertaken the required consultation steps as per the Planning (Listed Buildings and Conservation Areas) Act 1990. An additional round of consultation was also undertaken to allow residents more time to consider their position following the issue of further guidance information from the Council on 9th February 2023. This covered the restrictions on Permitted Development Rights that would apply to the properties in the potential Caxton Avenue Conservation Area if it were to be designated.</p> <p>The Council's Tree Officer advised that restrictions on tree work within a Conservation Area are less onerous than for trees protected by a Tree Preservation Order. What is required is to give the Council six weeks' notice of the work a landowner or occupier wants to do to any tree over 75mm in stem diameter at 1.5m above ground level. There is no charge involved. If an applicant has not received information to the contrary, they can undertake the works after the six weeks expires, sooner if the Council confirms they have no objection.</p> <p>There is no difference to the legal responsibilities of tree owners whether inside</p>

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			<p>Whilst the properties are similar there has been numerous developments over the years, so they are actually quite varied and have been changed a lot from the original buildings in look, style, materials etc.</p> <p>Runnymede Borough Council has sufficient powers under the existing planning system to be able to maintain the overall aesthetic of Caxton Avenue should it wish to do so.</p>	<p>or outside a Conservation Area. It is already required by various laws that all landowners and occupiers of land have a duty of care that requires them to maintain their trees, so it would be unusual for work to be needed before the six-week notice period has expired. However, if work is required urgently to make a tree safe, the regulations allow that this work would exempt from the need to give six weeks' notice before the work is undertaken. After the tree has been made safe the details of the work undertaken as required to give six weeks' notice must be given to the Council. This exemption of course is limited to allow only the work required to make the tree safe.</p> <p>Although there may have been changes made to properties over the years, they are not required to be entirely original or identical for a Conservation Area designation to be appropriate. They are required to have 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance', as per s.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>There have been concerns about the redevelopment of number 23 Caxton Avenue raised as part of its application and build-out process. The potential Conservation Area designation would grant further protection for</p>

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			<p>The current re-development at No. 23 Caxton Avenue is an example of this.</p> <p>Concerned about the 'unintended' consequences which the possible designation could bring by the removal of various 'Permitted Development Rights'. Particularly in relation to protected characteristics as laid out in the Equalities Act 2010 and the ability to make energy efficiency upgrades to homes which will impact ability to reduce Carbon Emissions, mitigate the impacts of Climate Change and ultimately improve their value.</p> <p>Concerned that if someone became disabled then permission would be required to install a ramp to the property making it impossible to stay there.</p> <p>Unhappy that letters were addressed to 'The Occupier' instead of the owner's names. This caused people to miss the letters.</p>	<p>the area in relation to potential future development proposals.</p> <p>As set out in the supplementary information provided to residents as part of the second consultation, there are some restrictions on Permitted Development Rights, but this does not mean these types of development are banned. A planning application would need to be submitted to the Council and its merits would be judged on an individual case by case basis against the Council's adopted policies. Improvements in relation to energy efficiency, carbon emissions, climate enhance etc are all material considerations which can be taken account of as part of the planning balance when the Council is making a decision on a planning application.</p> <p>There are no additional restrictions relating to ramps under the permitted development regime because of a Conservation Area designation.</p> <p>The Planning Department does not hold information on property ownership. All letters sent during the consultation were in envelopes which confirmed on the rear that the sender is Runnymede Borough Council to help reassure residents that the letters are genuine correspondence from the Council.</p>

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			As the process was mainly undertaken in communication with one resident the preparation of this proposal is not fully democratic.	Disagree. The public consultations carried out by the Council have included contacting all individual property owners located within, and surrounding the proposed Conservation Area, and emailing all of those on the Council's Planning Policy consultation database so that the views from all interested parties can be considered.
17	Chair of Caxton Avenue 2001 Ltd	Residents Association	<p>Prior to contacting the Council the residents who approached the Council:</p> <ul style="list-style-type: none"> • Did not discuss this with the owners of properties on Caxton Avenue. • Did not seek consent from the owners of properties which would be impacted by a Conservation Area designation prior to making this approach. • No meeting was held, then or since, to seek the views of other residents. <p>Since the approach to the Council was made in 2020 the matter has been discussed during the subsequent Caxton Avenue 2001 AGMs in November 2021 and November 2022 to give updates on the process to the point of the first consultation.</p> <p>There is no consensus between residents on this issue. Some residents are heavily in favour and others are not. Given the split views already noted by the residents of Caxton Avenue, I hope</p>	There is no requirement for there to be a consensus amongst residents / property owners for the Conservation Area designation to be made. A Conservation Area is designated where (as per the Planning (Listed Buildings and Conservation Areas) Act 1990) there are 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Therefore, it will be for the Council to decide whether this designation should be made.

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			that the Council considers their proposal to continue this designation. As an Association, we are not in consensus as to the value of this proposed designation and therefore it would be appropriate to pause until a time when residents agree.	
18	Private individual	Local resident	<p>In the keynote of the Conservation Area Appraisal Draft, it is stated that 23 was severely damaged by fire in January 2019, whereas the actual date was January 2020.</p> <p>Support for the conservation area status. Restrictions on Permitted Development Rights strike an appropriate balance in preventing development that would harm the street scene of the area</p>	<p>Noted. The relevant correction has been made.</p> <p>Support for the designation noted.</p>
19	Private individuals	Local residents	<p>It is highly unreasonable to have to seek permission to maintain their garden which includes a large conifer hedge, a shrub hedge and several trees.</p> <p>Very concerned with the potential restrictions placed on the property in the future as they are looking to have a two story, front facing extension (a second storey that would be built upon an existing single-story extension).</p>	<p>Having checked with the Council's Tree Officer, permission is not required to undertake maintenance to hedges and bushes, as only trees are automatically protected by the Conservation Area designation. This protection for trees also only applies to those that have a stem above 75mm in diameter at 1.5m above the ground.</p> <p>Conservation Area status does not automatically remove the ability to extend a property. Each application is assessed on its own merits when assessed against the Council's adopted policies in its Local Plan and thus appropriate proposals would still be granted planning permission.</p>

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			<p>Concerned that the Conservation Area designation would add even greater protection onto three neighbouring oak trees that greatly impact our property. These trees had Tree Preservation Orders placed on them incorrectly, as we were not informed prior to their issuing.</p> <p>If it is believed our properties hold such historical value to the community that a Conservation Area needs to be placed on it, shouldn't trees that have been aged to be younger than our property and are causing damage to it, be re-evaluated for their TPO status?</p>	<p>Being adjacent to a Conservation Area would not add any additional protections onto existing trees protected by a Tree Preservation Order as a Tree Preservation Order designation is a higher level of protection than forming part of the setting of a Conservation Area. Additionally, neighbours are not required to be notified in the process of designating a Tree Preservation Order as they are not considered to be "persons interested in the land affected by the [Tree Preservation] Order' as per Part 1, Section of The Town and Country Planning (Tree Preservation)(England) Regulations 2012.</p> <p>When it comes to the reasons for designating a Tree Preservation Order, this is done on the basis that 'If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order.' (See section 198(1) of the Town and Country Planning Act 1990). Therefore, this is done on amenity grounds. Generally, the grounds for revoking a Tree Preservation Order are as follows:</p> <ul style="list-style-type: none"> • The land has been developed; • trees standing when the Order was made have been removed (lawfully or otherwise);

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			<p>Despite neighbours expressing their belief the Conservation Area could increase the value of properties in the Conservation Area, this has not been proven by an external party. The attraction of a Conservation Area is subjective and arguably particularly appealing to an older generation. Living in a family home, this</p>	<ul style="list-style-type: none"> • replacement trees have been planted; • trees, for whatever reason, no longer merit protection by an Order; • new trees meriting protection by an Order have been planted; • the map included in the original Order is now unreliable; • the Order includes classifications that no longer provide appropriate or effective tree protection; or • errors in the Order's Schedule or map have come to light. <p>Further to the above, the resident's assertion that the Tree Preservation Order was served incorrectly has been dealt with previously, with them being written to by the Trees Team in July 2016 in relation to the Tree Preservation Orders being issued in 2014. In said letter the Council's Legal Team stated that they took the view that the Tree Preservation Orders had been served correctly.</p> <p>The value of properties, their market attractiveness etc. are not material considerations in the planning system and thus are not something to be taken account of when determine whether to designate a Conservation Area or not.</p>

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			<p>could have a negative effect on the resale value of our home and especially if future building permissions are restricted.</p> <p>Due to the points above, we would like to withdraw consent for a photo that was submitted by a neighbour, including our founding stone to be used.</p> <p>If the Conservation Area is to continue, our preference would be our home, [Redacted], be removed from the proposal.</p>	<p>The photo referred to has not been used in the draft version of the proposed Conservation Area Appraisal and will not be used in the final version if the Conservation Area is designated and Conservation Area Appraisal approved by the Council.</p> <p>If the Conservation Area were to be designated, this property would not be removed from the proposed boundary as it still forms part of the same group of homes that were built in a similar style, at the same, with similar techniques and materials. Removing it from the boundary due to the preference of a current owner is not seen as a sufficient justification for this, when balanced against drawing a logical boundary that would encompass all the relevant properties that the proposed Conservation Area designation is based upon.</p>