

Report title	Englefield Green Conservation Area – proposed amendments and Conservation Area Appraisal and Management Plan
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Department	Planning Policy
Exempt?	No

Purpose of report:

To resolve

Synopsis of report:

To update the Planning Committee on the outcomes of the most recent public consultation on the proposed changes to the Englefield Green Conservation Area boundary and associated Englefield Green Conservation Area Appraisal and Management Plan (CAAMP).

It is the view of officers that the proposed revised boundary to the Englefield Green Conservation Area (shown on the map at Appendix 3) is worthy of designation as a Conservation Area, supported by the CAAMP. Officers are of the opinion that these proposed changes meet the legal requirements of the Town and County Planning (Listed Buildings and Conservation Areas) Act 1990, alongside the recommended adoption of the associated CAAMP. As such, the Planning Committee is asked to approve the revised boundaries of the Englefield Green Conservation Area and to adopt the associated CAAMP.

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

1. APPROVE the revised Conservation Area boundary at Englefield Green (see Appendix 3) and adopt the Englefield Green Conservation Area Appraisal and Management Plan as technical planning guidance (see Appendix 1). This is subject to the Local Planning Authority giving notice to the Secretary of State, the Commission (Historic England) and publishing particulars of its effect in the London Gazette and in at least one newspaper circulating in the area of the local planning authority, as required by section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1. Context and background of report

1.1 Members will recall that at the Planning Committee meeting held on the 26th June 2023, they approved the draft Englefield Green Conservation Area Appraisal and Management Plan (CAAMP) for a second round of public consultation for a period of six weeks from 3rd July until the 18th August 2023.

1.2 This public consultation has taken place, and the representations received considered. Where necessary, changes have been made to the CAAMP (see Appendix 1 to this report).

2. Report and, where applicable, options considered and recommended

2.1 The Englefield Green Conservation Area has been under review for the last two years, with officers at the Council working jointly with an Historic Buildings Officer from Surrey County Council. The first round of formal consultation was held in April / May 2021, to obtain initial feedback about the area. Details of the responses received during the first formal round of consultation are set out in detail in the 28th June 2023 Planning Committee report. Further discussions / informal 'consultation' with the Resident's Association and Neighbourhood Forum took place in March / April 2023, following the completion of the first draft of the CAAMP. This yielded some minor amendments to the CAAMP.

2.2 Permission for a second round of formal public consultation on the revised Conservation Area boundary and CAAMP was sought (and granted) by the RBC Planning Committee at its meeting on 28th June 2023, with this second round of consultation taking place between 3rd July and 18th August 2023.

2.3 As part of this latest consultation, a public meeting was held at The Hub, Englefield Green, on the 10th July 2023, where there were two attendees. A number of minor points were raised, and these were incorporated into a revised draft of the CAAMP. These are noted as responses 4 and 5 in Appendix 2.

2.4 In total, nine responses were received during the second round of consultation and from these a number of minor amendments were made to the final draft of the CAAMP (described at Appendix 2). These included:

- The date of the horse trough has been added to the document.
- The document has been corrected to ensure all references refer to 'The Egham Museum', rather than just 'Egham Museum'.
- The proposed boundary has been revised to include the small temple next to the ornamental lake in the grounds of Castle Hill.
- The boundary has been amended to retain Crown Farm Cottages, owing to their historic association with Crown Farm.
- Northcroft Road was referred to as Northfield Road in the Draft CAAMP, so this has been corrected.
- The reference was changed from 'Poet Mary Robinson' to Actress Mary 'Perdita' Robinson to highlight the historic interest of that person.
- A new paragraph 2.1.5 refers to the Mineral Safeguarding Area. It has been made clear there are no current proposals for extraction and the fact that it is not a Preferred Area for extraction. This reference was included at the request of the County Minerals Authority.

2.5 Through the process of revising the boundaries, including considering the consultation responses received, it is the view of officers that the revised boundary for the Englefield Green Conservation Area (shown on the map at Appendix 3) is worthy of designation as a Conservation Area. Officers are of the opinion that the proposed revised boundaries for the Englefield Green Conservation Area meet the legal requirements of the Town and County Planning (Listed Buildings and Conservation Areas) Act 1990, alongside the recommended adoption of the

associated CAAMP. On that basis it is recommended that the proposed boundary changes, as set out in the Englefield Green Conservation Area Appraisal and Management Plan are adopted by Runnymede Borough Council.

3. Policy framework implications

- 3.1 The revisions to the Englefield Green Conservation Area and adoption of its associated CAAMP will support objective 8 of the adopted Runnymede 2030 Local Plan which is, 'To protect and enhance the Borough's heritage assets, both designated and non-designated...'. The proposal is also in line with Policy EE5: Conservation Areas of said Plan, which states that:

'As resources permit the Council will deliver a programme of review of the Borough's seven conservation areas in accordance with its statutory duty. These reviews will consider the designation of the Conservation Areas and their extent and make recommendations as necessary. They will culminate in a management plan for continued protection and enhancement of each conservation area.'

- 3.2 If the proposed changes are approved, EE5: Conservation Areas will be a key policy which will be relevant when determining planning applications in the revised Conservation Area boundary. The CAAMP will help to support and provide technical guidance to those seeking to make changes within the Conservation Area.

4 Resource implications/Value for Money

- 4.1 The cost of the contract agreed with Surrey County Council's Historic Environment Planning Team was £10,010, and this project has been funded through the existing Planning Policy budget. There will be some minor additional spending required to publish the statutory notices in the London Gazette and a local newspaper, as required by the Planning Act. Again, such activities will be covered by the existing Planning Policy budget.

5. Legal implications

- 5.1 The Planning Act sets out under Part 2, Regulation 69 that:

(1) Every local planning authority—

(a) shall from time to time 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 or enhance, and

(b) shall designate those areas as conservation areas.

(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

- 5.2 This report shows how the Council remains committed to satisfying this legislative requirement.
- 5.3 There is the potential for the designation of a Conservation Area to be challenged through the courts. However, officers have sought to ensure compliance with the legislative requirements for the designation process, as set out in the Planning Act, to minimise this risk.

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 associated with this project has been completed. No changes have been made to the EqlA screening based on the representations received. The EqlA screening has picked up potential negative impacts for those with the protected characteristics of age and disability, however, it is not 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 the Council is following this process. Also, personal circumstances can be weighed in the planning balance when determining planning applications.

7. Environmental/Sustainability/Biodiversity implications

7.1 The Conservation Area amendments, if made, would help to preserve and enhance the Borough's heritage assets in line with objective 8 of the adopted Runnymede 2030 Local Plan.

8. Other implications (where applicable)

8.1 There are no known other implications because of the designation of the revised Conservation Area boundary for Englefield Green.

9. Timetable for Implementation

9.1 If Members approve the adoption of the revised Conservation Area boundaries and the CAAMP, the Council will need to undertake statutorily required notifications in the London Gazette and a local newspaper as part of the adoption process. Once this has been done then the revised Conservation Area boundary and CAAMP can come into effect. Officers would seek to have these come into effect as of the 1st December 2023 to allow for sufficient time for these processes to be complete.

10. Conclusions

10.1 The area shown in the map at Appendix 3 is considered to have special architectural and historic interest which warrants being retained / designated as a Conservation Area. Officers also recommend that the accompanying CAAMP is adopted by the Council.

11. Background papers

- Not applicable

12. Appendices

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

Appendix 2 – Summary of the consultation responses received and responses to the proposed amendment to the Englefield Green Conservation Area boundary and in relation to the associated Conservation Area Appraisal and Management Plan from 2023;

Appendix 3 – Map of the proposed (revised) boundaries of the Englefield Green Conservation Area