

**2022 - 2030**

# Englefield Green Village Neighbourhood Plan



**Adopted January 2024**

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## Foreword

An article headed 'Why Englefield Green is one of the best places to live in 2022' featured in the Times on the 8<sup>th</sup> of April 2022. So clearly, we have something precious in our Area worth preserving and enhancing, and this, we believe is something our Neighbourhood Plan with its Policies and Aspirations will assist in achieving.

However, feedback from our residents and businesses identified some current concerns: Development here has happened over the past 30 years with little co-ordination and often with poor design and little regard for the appropriateness of location and surroundings, the identity of the Village has been eroded, through traffic has built up to high levels, there has been a considerable reduction in the variety of shops in our High Street and our Green Belt has been eroded.

Over the past three years, your Steering Committee has worked tirelessly to bring forward recommendations to improve the Area for those that live and work there, guided by the results of the questionnaires we circulated in 2020/2021. The results are incorporated in the Plan, its Policies and Aspirations and in the subsidiary documents that form part of the Plan.

The Plan Policies and the Design Codes are aimed at guiding Developers and Householders to be more consistent in their approach, to encourage better design, to enhance the environment and to ensure proposals are in harmony and more appropriate for the locations in which they are proposed.

In addition, the Placemaking document supported by the Biodiversity Report, identifies a list of projects that will enhance and improve our amenities and environs in the public domain. Together, they provide a road map for the development of our Area in a planned and consistent way for the benefit of our Residents and Businesses.

Rome was not built in a day, however, and a Plan is of little use unless it is pushed forward to reach the goals it sets. It is now up to us, as residents and local businesses to work together in the future with patience and persistence to promote the Plan and to drive through the improvements and changes it envisages and that you have identified.

We commend the Plan and its ancillary documents to you and look forward to a bright future for Englefield Green Village and its environs.

**Mike Kelly, Chair, Englefield Green Village Forum Steering Committee**

With thanks for the hard work and consistent commitment by the Committee;

Terry Barnet (Deputy Chair), Fred West (Treasurer), Rob Buick (Secretary), Debi Hallett (member), Alan Sloan (member), Melanie Frobisher (member).

*The Steering Committee would like to thank the residents and businesses in the Forum Area for their contributions and ideas that have formed the basis for this Plan, to Englefield Green Village Residents Association who have supported us in so many ways, the Surrey Wildlife Trust, Sally Chapman (Planning Consultant), Royal Holloway University of London and to various agencies, including Runnymede Borough Council, surrounding Area Forums, Locality and Aecom that have provided invaluable advice and support.*

# 1. Introduction

- 1.1. In 2011, the Localism Act introduced a new opportunity for local communities to shape their future formally as part of the planning system. Neighbourhood Plans can be produced by Neighbourhood Forums, Area Councils and Town Councils and when they have gone through all the required steps and processes, they become part of the development plan for the area. This means that any planning applications will have to take account of policies contained within the Neighbourhood Plan. It also provides local people with a say on how land use and buildings can develop over time, such as protecting open spaces and improving local character.

## Role of this Neighbourhood Plan

- 1.2. This plan deals with the important land use and environmental qualities of the village that have been identified by the residents during various consultation events.
- It sets out a clear vision for the village over the plan period, from 2022 to 2030.
  - It refers to the issues raised and suggests how they can be approached through planning policies and aspirations.
  - It contains policies to protect the village and to enable appropriate development, to meet local needs for houses and jobs.
  - It acknowledges that some development might be appropriate, provided it meets the policies in this plan and the current strategic plan for the whole district.
  - It contains maps of the Area (both in the Neighbourhood Plan and associated documents) showing the features protected for various reasons for example, important local views, heritage assets and Local Green Spaces.

## Process

- 1.3. Producing a Neighbourhood Plan is a formal process involving several stages, governed by the Neighbourhood Planning Regulations 2012, but critically important is that the Plan is developed with continuing community involvement. In order to rigorously test the policies of a neighbourhood Plan, an independent Examination is carried out. The Neighbourhood Plan must conform to the following 'basic conditions':
- consistency with local planning policy
  - demonstrates how the plan will contribute towards sustainable development
  - regard to national policy;
  - general conformity with strategic local policy;
  - compatibility with EU obligations; and
  - meet prescribed conditions and comply with prescribed matters.
- 1.4. Once the Plan has passed Examination, it is voted upon in a referendum by residents and if a simple majority 'yes' vote is achieved, then the Neighbourhood Plan is 'made' by Runnymede Borough Council (RBC) and comes into force as a planning document with legal weight in decision-making.

## Status of EU regulations

- 1.5. The Strategic Environmental Assessment (SEA) Regulations (Environmental Assessment of Plans and Programmes Regulations, 2004) and the Habitats Regulations (Conservation of Habitats and Species Regulations 2017) previously implemented the requirements of the SEA and Habitats Directives in England. These Regulations will continue to apply unless new legislation is introduced to withdraw or amend them. In most cases, Neighbourhood Plans do not require a full Assessment in either case, but must be screened to confirm that this is the case.

## 2. The Strategic Policy Context

### The National Planning Policy Framework

- 1.6. The National Planning Policy Framework (NPPF) (latest version) was published in September 2023 and sets out the Government's approach to sustainable development. At the heart of the NPPF is the 'presumption in favour of sustainable development'. Essentially, it is about positive growth with economic, social and environmental gains being sought simultaneously through the planning system. Neighbourhood planning forms part of the NPPF approach to planning, to allow local communities to shape sustainable development within their area and to enable local communities to address their strategic needs and priorities. The NPPF states that Neighbourhood Plans should set out a positive vision for the future of the local area with planning policies to determine decisions on planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics. However, a Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and plan positively to support these policies.

### Sustainable Development and Neighbourhood Plans

- 1.7. The Neighbourhood Plan must contribute to the achievement of sustainable development. The NPPF states that pursuing sustainable development includes making it easier to create jobs in villages, to promote gains in biodiversity, to achieve better quality design, to improve people's quality of life, and to provide a wider choice of high quality homes.
- 1.8. Therefore, the aims, policies and proposals of the Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible the Neighbourhood Plan should actively promote the achievement of sustainable development.

### Local Planning Documents

- 1.9. Englefield Green Neighbourhood Area lies within the local planning authority of Runnymede Borough Council (RBC). A key document in the development plan in place is the Runnymede 2030 Local Plan which was adopted in July 2020. The Local Plan sets out the key planning policies which determine the location, scale and timing of new development in the Borough in the period up to 2030, including the spatial development strategy, allocations for housing, employment and retail development and protection of the environment. The Local Plan also contains a suite of planning policies against which planning applications in the Borough will be determined.
- 1.10. The Community Infrastructure Levy (CIL) for Runnymede came into effect on 1st March 2021. CIL is a planning charge for developers and landowners, which is used to support local infrastructure. In Runnymede, CIL is charged per square metre on new developments and applies to new dwellings of any size or development where the internal area of the new build floorspace or extension exceeds 100 square metres. Full details are available on RBC's website<sup>1</sup>.

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<sup>1</sup> Available at: [www.runnymede.gov.uk/community-infrastructure-levy-cil](http://www.runnymede.gov.uk/community-infrastructure-levy-cil)

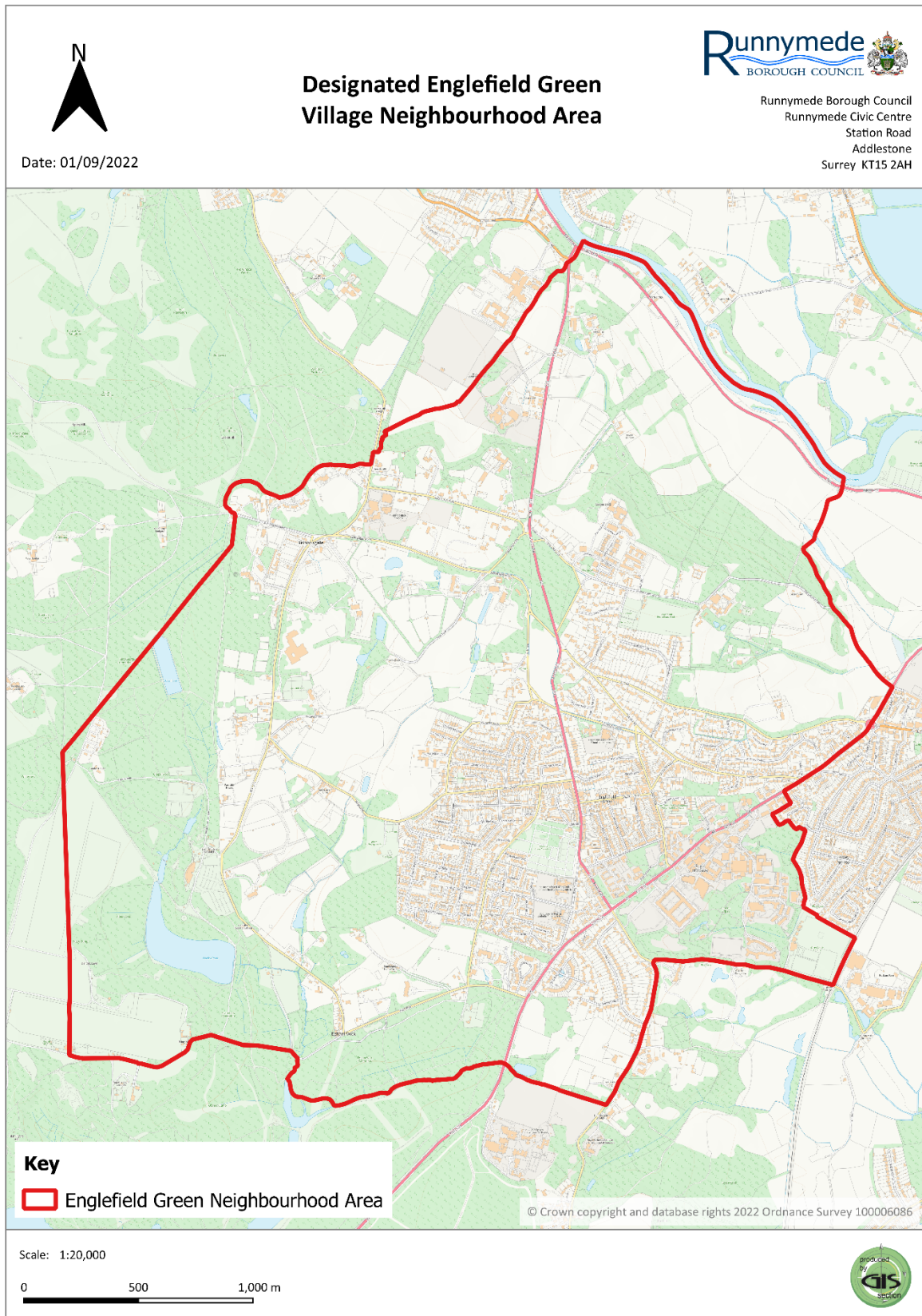


- 1.11. Surrey Minerals Local Plan (Surrey County Council) designates a Minerals Safeguarding Area to the west of the main village of Englefield Green which is safeguarded from development that would sterilize the underlying mineral resource.

## Englefield Green Neighbourhood Forum

- 1.12. The Englefield Green Neighbourhood Forum was ratified by RBC on the 13th November 2019. In December 2019 a Steering Committee (the 'Committee') of a number of volunteers was formed, and work was begun on formulating the Englefield Green Village Neighbourhood Plan (the 'Plan') in December 2019. The Neighbourhood Area (the 'Area') is, with minor exceptions, the wards of Englefield Green East and Englefield West. It extends from Royal Holloway, University of London in the East to Savill Gardens in the West, and from Egham Wick in the South to The Runnymede Meadows next to the Thames in the North. The area is shown in Map 1.
- 1.13. The Steering Committee first sought to understand the Area and its merits and demerits through studying its History and Demography and undertaking a Housing Audit. These reports can be found on the dedicated website, [www.egvplan.org.uk/](http://www.egvplan.org.uk/).

# Map 1: The Neighbourhood Area



### 3. Description of the Neighbourhood Area

- 1.14. Englefield Green Neighbourhood Area comprises the village of Englefield Green and its surrounding natural open spaces. It is located circa 30 km west of central London and is well-connected by a network of key traffic routes.
- 1.15. The built-up part of the area has grown to encompass a mixed rural-urban character, set in a steeply undulating landscape surrounded by Green Belt. Larger properties and estates are characteristic of the northern edge of the settlement. The central portion of the area, mainly developed in the nineteenth century, includes late Victorian houses, shops, St Jude's church, the cemetery and a number of public houses. Surrounding the historic core to the east and west, postwar extensions of different styles complete the residential infrastructure of the urban area.
- 1.16. The village of Englefield Green lies in the centre of the Area, and is uniquely well located in the south east of England in the beautiful Thames Valley. It is close to Egham station on the Waterloo/Reading line, within a short commute to London and a few miles from the major motorway networks of the M25, M4 and the M3 and Heathrow Airport is within easy reach.
- 1.17. Englefield Green itself has a rich history, and the surrounding unspoiled green and mature landscape includes access to the Windsor Great Park, the site of the sealing of the Magna Carta on a pleasant stretch of the River Thames, and other internationally famous historic sites and monuments, which make it a popular destination for historians, outdoor enthusiasts and both national and international visitors.
- 1.18. These attractions also make the village a place where people aspire to live.

#### History and Heritage

- 1.19. The earliest surviving reference to Englefield Green as 'Hingefeldra' dates back to a charter of 967 which lists 20 hides at Egham with Englefield (Egeham cum Hingefeldra) as part of the lands of Chertsey Abbey. It is thought the name was derived from a Saxon\* forest clearing known as 'Inga's open space'. However, as part of the manor of Egham it did not have a separate mention in the Domesday Book a century later. From the 18th Century the name Englefield Green gradually replaced its older form Ingfield Heath.
- 1.20. Englefield Green grew from a hamlet in Egham in the 19th century, when much of it was sold off from the Great Park in the Crown Estate and is mostly residential. Historically, the Area's proximity to Windsor and the Royal Court made it an ideal location for grand houses north and west of the green.
- 1.21. With the coming of the railways, bankers and stockbrokers were attracted by the rural charm of the village and became the first commuters to London. The Green was the focal point for development with many distinguished mansions while the village remained separate, growing in the area of the large sandpit which was worked from the early 19th century. In 1814 an Enclosure Act brought the remaining common lands of the area into private ownership. The green, however, was exempted for the benefit of the wealthy families who had residences around it and remains Crown property, leased to the Council and is supervised by the Englefield Green Committee which consists of local Ward Members and residents' representatives.

- 1.22. As well as private residences, a number of institutional buildings were erected in Englefield Green in the course of the 19th century. Included among them were Englefield Green National School which was inaugurated in 1827 (latterly St Jude's School), St Jude's Church built in 1858, the Royal Indian Engineering College (opened in 1871 for the training of candidates for the Government service in India in the engineering, telegraphic and forestry services), the cottage hospital opened in 1880 and Royal Holloway College which was opened by Queen Victoria in 1886.
- 1.23. Englefield Green was part of the Parish of Egham until 1930. The next major expansion came in the 1930s to 1950s, with further detached development near the Green, and a significant development of terraced, semi-detached and flats occurring in the 'Forest Estate' in two phases. Lastly, the Corby Drive development, further expansion of Royal Holloway (both academic buildings and student accommodation), and significant large house and property development in Wick Lane, Wick Road, Bishopsgate Road, Ridgemoor Road and Coopers Hill Lane, and general infill work have led to the current extent of the urban area.
- 1.24. There are two main roads which form the Victorian centre of the village (St Jude's Road and Victoria Street). St Jude's Road remains fairly untouched in terms of buildings and shops as although shops have changed hands, expanded or contracted, the actual buildings and number of outlets remains much the same. However there has been a distinct change in the variety of shops available notably in Victoria Street where a number of former shops, particularly on the Armstrong Gun side, have now either reverted to residential or been demolished to make way for houses, new flats, new offices and car parking.
- 1.25. A number of shops remain on the other side of the street but many have been refurbished, occupied by companies and used as offices as opposed to high street uses.
- 1.26. Englefield Green Conservation Area was first established in 1970 to protect the Green and the buildings immediately adjoining the open land as this area was considered to be subject to the greatest potential visual impact from development. In 1978, the Conservation Area was extended to include the wooded section of the green and the surrounding Victorian and turn of the century buildings. The extension of the designation aimed to protect the local character of these buildings and open spaces. The majority of the listed buildings within the Area are grade II listed. The listed buildings are clustered in the older parts of the Urban Area. There are two grade I listed buildings, including Royal Holloway College. A review of the Englefield Green Conservation Area has recently concluded, and on 25 October 2023 the Council decided to designate the revised Conservation Area boundaries and adopt the associated Conservation Area Appraisal and Management Plan (available at [www.runnymede.gov.uk/planning-policy/conservation-areas/6](http://www.runnymede.gov.uk/planning-policy/conservation-areas/6)). These changes came into effect from 1 December 2023.

## Green and Blue Infrastructure

- 1.27. Green and blue infrastructure is defined as a "network of multi-functional green and blue (i.e water) spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and well-being benefits for nature, climate, local and wider communities and prosperity" (Ministry of Housing, Communities and Local Government, 2021). The Area is rich in green spaces, both natural and semi natural which are linked by wildlife corridors such as waterways and hedgerows. There are a range of habitats including deciduous woodlands, lowland grassland and meadows.

- 1.28. The largest portion of managed landscape forms part of Windsor Great Park in the south east of the Area. Much of the eastern side of the area comprises heavily wooded slopes leading down to the Thames Valley where the landscape opens out to the flat flood plain and the River Thames. This area incorporates the Commonwealth Air Force Memorial, Runnymede Meadows, the Magna Carta monument and the Kennedy memorial and attracts most of the visitors to Englefield Green, being of historic importance as well as having natural beauty.
- 1.29. The Green and the cemetery provide the most obvious green spaces within Englefield Green village itself, although there are numerous small green spaces within the settlement.

## Education

- 1.30. Englefield Green has a number of schools. State schools include St Cuthbert's Catholic Primary School, St Jude's Church of England Junior School (both in Bagshot Rd), and Englefield Green Infant School in Barley Mow Road. Private preparatory schools include St Johns Beaumont on Priest Hill and Bishopsgate School along Bishopsgate Road.
- 1.31. There are three nursery schools in the village, the Shining Pandas Nursery School in Bond Street, Englefield Green Montessori School in Kings Lane, Milton Hall Montessori School in Victoria Street, plus a private nursery for the Royal Holloway University of London (RHUL).
- 1.32. Englefield Green itself has no secondary school, necessitating large-scale commuting in different directions by the appropriate age cohorts. Much of this occurs by means of hired coach services, to Strodes Sixth Form College in Egham, Magna Carta in Egham Hythe, and the four Grammar Schools, St Bernard's, Herschel, Langley and Upton Court.
- 1.33. There is also a range of private schools further afield, most notably Sir William Perkins and St Georges in Chertsey and Weybridge respectively, with Hampton and Lady Eleanor Hollis in Hampton. The American Community School (ACS) on the A30 beyond Wick Road is on the fringe of the village (and just outside the Neighbourhood Area) but the bulk of its pupils come from elsewhere.

## The Royal Holloway University

- 1.34. The Royal Holloway University of London (RHUL) campus was founded in 1879 by the Victorian entrepreneur and philanthropist Thomas Holloway. The main campus comprises approximately 44.5 hectares and lies to the south of Egham Hill. At present the site is occupied by College buildings and gardens and has a mixture of college uses. The main College campus includes the Grade I listed Founder's Building, and is now one of the six largest of the Colleges that make up the University of London. The other college buildings are located mainly to the east of the Founder's Building on sloping ground which provides an attractive parkland setting. Vehicular access into the campus is from the A30 (Egham Hill) with an exit via Bakeham Lane. Important additional buildings are Huntersdale in Callow Hill, and the Kingswood residence, opposite the Commonwealth Airforces Memorial on Coopers Hill Lane.

## Recreation facilities

- 1.35. RBC owns the sports fields in Kings Lane known as Kings Lane Grounds and these are on a long term lease to the local rugby club, The Egham Hollowegians RUFC.

- 1.36. Opposite the Air Forces Memorial in Coopers Hill Lane is a 4.5 hectare site owned by RBC and leased to the Coopers Hill Trust which provides recreation and sports facilities for the community. A membership structure exists and the facilities include a sportsfield with 2 football pitches, a cricket pitch, 8 tennis courts, a tennis pavilion and the main sports pavilion for use by all members.
- 1.37. The Cricket Club is located at The Green. Facilities include a cricket pavilion and a cricket ground on the Green.
- 1.38. There are two children's play areas in the village. One, for older children is in Kings Lane beside the Rugby fields which has basketball and skateboard facilities. The other is on the Green and is for young children.

## Community assets and Places of worship

- 1.39. Englefield Green has a number of facilities for local people. These include:
  - The Forest Estate Community Hub, Larchwood Drive: a hall with kitchens and ancillary space, a car park and garden area, available for hire but also hosting a Gardening Club, Children's dance and drama, a youth club, a café and church gatherings.
  - The Village Centre, Victoria Street: Two halls and ancillary rooms. Available for hire also hosting a daily café, ballet classes, mother and toddler with children's play area, art, and Jazz.
  - The Edge Venue, Harvest Road: A hall with stage and adjoining rooms and reception area. Exercise Classes, arts and crafts, theatre, pantomime, comedy and jazz nights.
  - The Jurgens Centre, Harvest Road: A hall adjacent to the Catholic Church, available for hire and used for social gatherings and church meetings.
  - Public Toilets, adjacent to Football Club, Coopers Hill Lane.
  - Scouts, Kings Lane: Scout hut and grounds.
  - Allotments, Kings Lane.
  - Birchlands Care Home, Barley Mow Road.
  - Queen Elisabeth Care Home, Bond Street.
  - Doctors Surgery, Bond Street.
  - St Peters Centre, Corby Drive (short stay for students with medical needs).
  - Bishopsgate Evangelical Church, Kings Lane.
  - St Judes C of E Church and cemetery, St Judes Road.
  - Greek Orthodox Church, St Judes Road.
  - Church of Assumption of Our Lady (Catholic) Church, Harvest Road.

## Population

- 1.40. The total residential population of the Area is approximately 15 -16,000, made up of approximately 10,600 permanent residents (2011 census) plus an estimated 5,000 semi permanent students living within the community or in Halls of Residence within the Area. In addition, a further estimated 6000 students and staff at RHUL and a small number of other workers commute into the Area to work.
- 1.41. Englefield Green consists of two very diverse Wards, East and West. The East Ward is three times smaller and is far more densely populated with a large 18-24 year old age group distorted by the student population living in rented accommodation in the Ward. The 2011

- census shows that just over one-third of the properties were located in the East Ward where almost half were detached and half the households had two or more motor vehicles.
- 1.42. A considerable part of the land area of the West Ward is Green Belt including part of the Crown Estate and Savill Gardens. During the ten years to 2011, the number of 18-24 year old residents in the Ward remained relatively high which included a proportion of RHUL students. There was a significant rise in the over 65 year old population during that period. Over half the dwellings were social and private rented. Single over-65 year old households and lone parent households with dependent children were above average. Almost a quarter of households had no motor vehicle.
- 1.43. Looking at Englefield Green as a whole, a high proportion of the residents are single and in the 18-24 year old age group. The Office of National Statistics estimated a sizable jump in population from the 2011 Census to mid-2018. Two of every 5 employed residents worked in the education, motor trade or accommodation industries and a greater than average proportion had a high level qualification. A little under half the properties were for social and private rent.

## Community

- 1.44. Englefield Green has a thriving community. There are a number of important community organisations including the Englefield Green Village Residents Association within the Area with which the Neighbourhood Forum has worked.

## 4. Consultation

- 1.45. In January 2020, the Steering Committee agreed to produce flyers, UPVC banners and discussed round table consultation events. Important local organisations were identified, and liaison roles discussed. A decision was taken to hold events in April 2020 and to occupy a stall at the Village Fair in June 2020 to advertise the Forum and recruit volunteers.
- 1.46. Covid 19 led to cancellation of all planned face to face events. Restrictions led to a major rethink on communications with residents and businesses and how to attract them to become members of the Forum. It was recognised that the website, e mails and social media, would be the main methods of communication for the foreseeable future.
- 1.47. The website was urgently set up, with sections explaining what the Forum and Steering Committee was, and with a form for joining the Englefield Green Village Neighbourhood Forum and asking a few questions about the respondent's views on how the Area should develop.
- 1.48. The website can be found at [www.egvplan.org.uk](http://www.egvplan.org.uk). Once the website was set up, the introductory leaflet distribution was undertaken to every household in the Forum area, and distribution was undertaken by volunteers from the Englefield Green Village Residents Association (EGVRA).
- 1.49. Further publicity and information distribution was made through 'The Greenies', a Facebook group of Englefield Green residents with approximately 3000 users, the Englefield Green Village Residents Association, with about 600 members and the Church magazine.
- 1.50. Further details are in the Consultation Statement which accompanies the Neighbourhood Plan.

### EGVNP Questionnaire

- 1.51. In July 2020, a detailed EGVNP Questionnaire was made available to all residents and workers in the Area via the website. Throughout the information gathering period, the efforts of the Committee were hampered by the restrictions imposed through the Covid 19 epidemic, meaning that very little direct contact was possible between the Committee and the rest of the Forum. Nevertheless, most residents and workers in the Area were given the opportunity to contribute, either by e mail, facebook, leaflet drop or street and notice board advertising. Those with no internet access were given the opportunity to receive a hard copy of the questionnaire.
- 1.52. A total of 376 responses were received, the majority (58%) from people who described themselves as working. It should be noted, that despite strenuous efforts to reach out to the student population only 4 responses were received from university students. Analysis of the responses is on the website, and reference is made to it throughout the Plan.

### Business Questionnaire

- 1.53. All known Englefield Green businesses were contacted, around 50 in number. The Business Questionnaire was conducted face to face, with 13 businesses providing feedback. 10 of the responders were owners and 3 were employees. In total, the businesses employ 53 people, with 26 of these resident in Englefield Green. It should be noted that the survey was



conducted in quarter 2 of 2020 during the early severe Covid lockdown. This led to some difficulty in obtaining responses.

## Open Sessions

- 1.54. Two open sessions were held in September 2021, firstly at The Hub and the second one at The Village Centre. An A4 handout was given to all the members of the public attending the two open sessions. It gave background to the EGVN Plan, what the Plan could do and where it would fit into the planning cycle and how views could be conveyed to the Steering Committee. These Public Open Sessions gave the first opportunity to engage face to face with residents giving the Committee a good understanding of the public's feeling towards the various topics. Those attending seemed genuinely pleased to live in Englefield Green and most expressed a liking for the village although with faults and shortcomings as observed in most similar villages.
- 1.55. 60 members of the public attended in total.

## Consultation on the Draft Neighbourhood Plan

- 1.56. Consultation on the Draft Neighbourhood Plan under Regulation 14 took place from the 12th September 2022 to the 23rd October 2022, a seven week period.
- 1.57. The following publicity was given to the consultation:
  - 5 x 2m long banners advertising the consultation;
  - 6 locations hosted a display of hard copies of the documentation throughout the Consultation period. These were at The Village Centre (Central Village Hall with coffee shop open each day), The Hub (a community centre in a large housing estate), St Judes Junior School, St Judes Church, Genevieve's Gallery (a popular gift shop and childrens pottery), and St Judes Church;
  - A complete set of all the documentation was posted on the Englefield Green Village Forum web site with clear directions as to how to access it and an electronic form for comments which, when completed, automatically fed into a spread sheet;
  - Emails were sent out to all members of EGRVA (650 no) and Forum members (approx. 250 members, though there may be some duplications with EGVRA);
  - Advertisements were put on 'The Greenies' Facebook page (approx. 3000 members) and on Next Door (number unknown);
  - 56 Statutory Bodies or similar institutions and 54 local businesses were contacted by e mail or, if there was no acknowledgement, by letter.
- 1.58. The Reg 14 consultation period was extended until the 6th November (and this extension was noted in the e mails and letters sent out to the Statutory Bodies and Businesses).
- 1.59. On the 1st October, a question and answer session was held at The Hub, at which about 10 people attended. On the 2nd October a further question and answer session at The Village Centre, at which about 15 people attended.
- 1.60. On the 23rd October, the Royal Mail delivered reminder leaflets to all households in the Neighbourhood Area.
- 1.61. The extension was then notified to Residents via e mail, Greenies and Next Door, an 'extended to' sticker on the banners, and revised flyers left at the 'hard copy' stations.

1.62. At the close of the consultation, responses had been received from 11 statutory authorities, 66 residents and 1 business. These responses were recorded, considered and changes made to the Draft Neighbourhood Plan where appropriate as set out in the Consultation Statement.

## 5. Challenges

- 1.63. In respect of Englefield Green Village and the surrounding area there are a significant number of competing and often conflicting development drivers.

### Opportunities and Constraints

- 1.64. The main planning concerns centre around the appearance and identity of Englefield Green Village, the threats to and gradual erosion of heritage, the preservation of community facilities, open spaces and Green Belt, the need for affordable housing and local shops.
- 1.65. In parts of the area there is demand for prestige high end houses, whilst the general need is often for affordable housing; The urban area is almost fully developed, yet it is surrounded by important and essential Green Belt land leaving little room for further development; There is a disproportionate demand for rented accommodation caused by the presence of students from the Royal Holloway University; The area has a number of important landmarks and popular tourist destinations, and through routes for traffic, yet the residents of the Village suffer more from the traffic in terms of congestion and speeding than they benefit from the visitors that pass through it.
- 1.66. As a result of gathering background information and consultation by the Steering Committee, it was possible to define the main opportunities and constraints that will affect the achievement of the aims;

#### *Opportunities*

- The area is currently well served with community and leisure facilities.
- Opportunities for new housing or business development will mostly consist of redevelopments of sites, infill between or behind existing buildings and some increased development on previously developed land at Cooper's Hill Lane (Kingswood Halls of Residence) owned by Royal Holloway University of London (RHUL) in accordance with their own Estates Plan.
- There are no obvious or substantial greenfield sites within the Area which are not allocated for development in the Runnymede 2030 Local Plan or constrained by Green Belt or other designations restricting developments.

#### *Constraints*

- The Green Belt, Sites of Nature Conservation Interest, Special Areas of Conservation, Biodiversity Areas, Local Green Spaces, Thames Basin Heath Special Protection Area 5 KM buffer zone are all designations within the Area.
- There is a Minerals Safeguarding Area to the west of the main village as set out in SCC's Surrey Minerals Plan.
- Limited land is available for development in the urban areas.
- There are limited opportunities to expand the green and blue infrastructure in the urban areas due to the existing urban density.

## Preparing the Neighbourhood Plan, Design Code and other key background documents

- 1.67. As part of the Neighbourhood Plan development process, the Steering Committee applied for support from the government agency, Locality, and were awarded financial grants and technical assistance packages to be provided by AECOM.
- **Design Code** advice and guidance. This work has been of great value to the team. The Design Codes report contains a large amount of guidance, best practice, and future insight, including a chapter on design guidance, the first part of which (AECOM report Section 2) provides Design Codes for the Neighbourhood Plan and is published as a separate document. Parts of the AECOM report are individually quoted or referenced in this document.
  - **Masterplans – Wick Road (Blays Lane) and Coopers Hill** AECOM carried out site appraisals for key sites within the Forum Area. These documents appraise the context of the site and suggest ways in which the sites could be developed with a high quality development, site layout and potential access. In due course, planning applications will be submitted by the developers concerned, and will be subject to all the usual planning processes and consultations.
  - **i-Transport: Englefield Green Placemaking and Movement.** The Forum commissioned i-Transport to undertake a study of Englefield Green to establish the feasibility of schemes to improve the existing infrastructure throughout the village to create coordinated and enhanced public areas.
- 1.68. Surrey Wildlife Trust were commissioned to produce a report gathering together all available information on biodiversity and green infrastructure. Local Green Spaces were also assessed and identified as part of this report.
- **Report to Inform Biodiversity Policies** builds on RBC biodiversity policies to ensure sustainable development across the Englefield Green Village Area and to deliver the vision for the neighbourhood. The proposed policies, mitigation measures and enhancement opportunities will inform the development and design of proposed schemes to maximise biodiversity and green and blue infrastructure.
- 1.69. Background documents have been produced by the Steering Committee, both to give detailed background information for the Neighbourhood Plan and to provide useful information as stand alone documents.
- **History and Development of Englefield Green.**
  - **Placemaking Report:** a report to address the problems facing a modern Englefield Green and suggest solutions that improve the physical infrastructure and address the deficiencies in amenities that would create a better and more viable village.
  - **Housing Audit:** a mainly photographic record of building types in the area.
  - **Listed, Locally Listed, Monuments, and Non-Designated Heritage Assets (NDHAs).**
  - **Views Report:** identification of the key views within the area;
  - **Demographics Report:** information taken from the Office of National Statistics 2011 Census.
- 1.70. All the documents are available on the Forum's website [www.egvplan.org.uk/](http://www.egvplan.org.uk/).

## 6. Vision and Aims

The Vision and Aims of this Neighbourhood Plan have been carefully developed and refined by the Forum to reflect the priorities of the community and help set the future of the village. The Vision is the overall aim of the Neighbourhood Plan and the Aims are more detailed, allowing the development of policies which in turn will be used to comment on and determine planning applications. The relationship between the Aims and Policies and the relevant background documents is set out at Annex A.

### Vision

By 2030, the policies and aspirations in the Englefield Green Village Neighbourhood Plan will have;

- Helped shape the development of the Area in a sustainable way and create a more attractive and a better place to live, work and visit.
- Helped to develop a sense of community and identity in Englefield Green Village.
- Helped to protect the historic aspects of the Area while developing a modern character fit for the future and to the benefit of residents and visitors.
- Helped to preserve the rural aspects of the areas surrounding the urban centres.

### Neighbourhood Plan Aims

1	To ensure that all new development is well-designed, sympathetic and sustainable and enhances the character and function of Englefield Green.
2	To respond to housing needs by supporting suitable housing for people of all ages and means.
3	To identify and support measures to develop the identity of the centre of Englefield Green Village.
4	To preserve and enhance Englefield Green's Village Green, Conservation Area and Victorian middle, and preserve heritage assets (whether listed or not).
5	To protect the rural aspect of the countryside outside of the urban areas and preserve special views.
6	To protect, enhance and where possible add to the green and blue infrastructure and to encourage the planting of trees within the urban area.
7	To support protect and enhance the social assets, community facilities and services (including schools and healthcare, leisure and recreation) to meet residents' needs.

<b>8</b>	<b>To support existing local businesses and encourage new small and medium-sized businesses and shops which provide sustainable employment opportunities and enable people to shop locally.</b>
<b>9</b>	<b>To identify and support appropriate infrastructure developments which reflect the community's needs and keep it an attractive, well-planned and safe place for everyone.</b>
<b>10</b>	<b>To identify and support measures which improve traffic management including parking and speed control measures.</b>
<b>11</b>	<b>To identify and support measures to encourage walking, cycling and other sustainable forms of transport as means of fulfilling shorter journeys.</b>
<b>12</b>	<b>To ensure that the development of Royal Holloway University of London is in harmony with the development of the surrounding urban and rural areas.</b>

## 7. Sustainable Development

- 2.2. Reflecting the NPPF and the consideration of locations for new development by RBC through the 2030 Local Plan, new development must be sustainable, achieve high design and environmental standards, reflect local preferences in terms of location and especially important, deliver new community infrastructure.
- 2.3. Sustainable development means ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’ (United Nations Brundtland Commission 1987). Paragraph 8 of the NPPF expands on what this means in practice and the Neighbourhood Plan must support sustainable development.
- 2.4. The Area has a distinctive character and new development should protect, reflect and enhance that character. There is a need for development to contribute to the quality of life for residents, including healthy lifestyles, access to local services, green open spaces, safe places for active play, and to be accessible by means of walking, cycling and public transport.
- 2.5. It is generally accepted that new development is necessary but there is a strong feeling that this should meet the needs of local people - existing and future generations, applying the principles of sustainable development to reflect environmental, economic and social needs.
- 2.6. Delivering sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in the people’s quality of life. This includes:
  - making it easier for jobs to be created;
  - moving from a net loss of biodiversity to achieving net gains for nature;
  - replacing poor design with better design;
  - improving the conditions in which people live, work, travel and take leisure; and
  - widening the choice of high quality homes.
- 2.7. In short, the process involves safeguarding and improving the long term quality of life for residents of Englefield Green. For Englefield Green, the meaning of sustainable development is set out below.

### ***Sustainable Development Principles***

*Sustainable development for Englefield Green means that development should be:*

*At an appropriate scale and in locations where it would support the community,*

*Of a high standard of design, reflecting the character of the surroundings,*

*Improve the biodiversity of the area to be developed,*

*Contributing towards infrastructure, jobs and services,*

*Meeting contemporary construction, energy efficiency and waste and water management standards,*

*Located and designed to enable safe walking and cycling to local services and facilities.*

*The following adverse impacts must be avoided:*

*The loss of the green spaces,*

*The loss or inappropriate diversion of public rights of way,*

*The loss of or damage to wildlife habitats and hedgerows and trees,*

*A loss of amenity for existing residential properties,*

*Damage caused by new development to local businesses through loss of trade and/or increased overheads,*

*Overloading existing utilities and services (water, drainage, sewage and waste).*



## 8. New Development

### Background

- 2.8. Neighbourhood Plans must support sustainable development. For Englefield Green, this means sustainable development over time which integrates well into the village without damaging the natural and historic environment, redevelopment of several sites within the urban fabric and addressing the allocation set out in the Local Plan. Only appropriate development is permitted in the Green Belt, the boundaries of which were designated through the Local Plan and policies relevant to this are contained in the Local Plan and paragraph 149 of the NPPF provided that there would be no greater impact on the openness of the Green Belt than any existing development.
- 2.9. Englefield Green is a tightly constrained area where natural growth and development of the built environment is restricted not only by the Green Belt designation, but also by the Historic Parks and Gardens and the RHUL campus. The Policy Maps at Annex B show these constraints. Consultation through the EGVNP questionnaire made it clear that residents wanted to retain land in the Green Belt with only 1% of residents wanting to see more Green Belt used for housing.
- 2.10. Englefield Green is expected by the Local Plan up to 2030 to provide 611 net additional dwellings (which includes 192 completions and 198 dwellings for older people's accommodation/surplus student accommodation plus 3315 student bedspaces). The number of dwellings that have been constructed in Englefield Green between 2015 and March 2020 were 260. A further 107 were completed in 2020/2021 with a total of 367. All of these were relatively small scale redevelopments or infilling known as 'windfall' development.
- 2.11. A site at Blays House, Blays Lane for a minimum 100 units is allocated in the Local Plan 2030 with requirements set out in Policy SL5 including the safeguarding of biodiversity for Windsor Great Park, consideration of the local road network and providing play-space on site. No progress has been made on this site and no planning permission has been granted. A Masterplan has been prepared for this site, commissioned by the Neighbourhood Forum and is one of the background documents for the Neighbourhood Plan.
- 2.12. The Coopers Hill site (Kingswood) is a potential redevelopment opportunity located in the Green Belt identified in the Strategic Land Availability Assessment (SLAA) which has been produced to support the review of the Runnymede Local Plan for around 170 units of housing. Whilst the site is within the Green Belt, the existing buildings do have potential for redevelopment. A Masterplan has been commissioned by the Neighbourhood Forum to illustrate that the site can be redeveloped for a high quality development of around 85 housing units without compromising the Green Belt. The Neighbourhood Plan does not allocate this site for development.
- 2.13. RHUL is the largest educational facility in Runnymede, having purpose-built accommodation for students on and off campus. The Local Plan 2030 states that to minimise the pressure on the existing housing stock, it is important that new accommodation is provided to meet the proposed growth in student numbers. By 2031, the College hopes to increase student numbers to 12,000 by increasing the capacity of university owned accommodation, in halls of residence or purpose-built student accommodation, by 2,650 to 5,580. As such, the

percentage of those living in university-owned accommodation would grow from 34% to 46%. Whether this stated figure will permanently change in the light of the pandemic and the increasing reliance on online learning by students cannot yet be predicted.

- 2.14. Windfall sites in sustainable locations may be suitable for purpose-built student accommodation; but RBC state they will resist the loss of existing purpose-built student accommodation and will grant proposals for purpose built student accommodation provided that certain criteria contained in Policy SL23 are met. RBC's housing target includes some provision for future Runnymede-based students opting to live in market housing.
- 2.15. Respondeees to the EGVNP Questionnaire responded to various statements and popular ones included 'I think enough development has taken place in the Green Belt around the village and I would be opposed to more' (79%) and that there should be no further purpose built student accommodation in the village (70%). A lower amount, 55%, agreed with the statement 'I don't like new houses being built in between or in the garden of existing houses where it significantly increases the density of housing in the area, or significantly changes the character of the area' and 44% agreed with 'I think that those (houses) planned by RBC are the maximum we should have'.
- 2.16. The Neighbourhood Plan does not seek to allocate sites for housing, rather has commissioned studies which could advise further development and reinvigoration of the village centre.

## Development within the Settlement

- 2.17. Opportunities for new small scale housing development are likely to continue to arise in the village throughout the plan period. Effectively, the Green Belt boundary acts as a settlement boundary preventing extending the village outwards and ensuring protection of the surrounding Green Belt, whilst some development may be allowed in the Green Belt, this is subject to policies in the Local Plan and the NPPF. Within the settlement boundary, development will be accepted for infill development, small-scale employment uses, and community facilities in principle.
- 2.18. New homes may be built on redeveloped sites or through infill development. Infill sites are defined as spaces between existing houses where new housing will repeat or respect the surrounding pattern of development. Generally, 'infill' sites can be acceptable for several new houses, provided that the amenities of the adjacent properties are not adversely affected and that the street scene and pattern of development remains appropriate to the character of the part of the settlement in which it lies. Other uses such as small-scale commercial development and community uses may also be appropriate on infill sites but such uses are likely to have a greater impact on adjoining residents, so will need to be carefully considered in terms of traffic and noise generation as well as the visual impact of the buildings proposed. Account will also need to be taken of the future potential for those uses to be changed without the need for planning permission.

- 2.19. Where an adverse impact resulting from proposals is identified, mitigation measures will be required to reduce the impact to acceptable levels. If this cannot be achieved, the proposals will not be supported. The requirements for the high quality design of new development is set out in the Englefield Green Design Code.

#### **Policy ND1: Development within the Settlement Boundary**

***New development, including housing, small scale commercial development and community facilities, will be supported on infill or redevelopment sites inside the settlement boundary (as defined on the Policies Map at Annex B) where there is no significant adverse impact on existing residential, employment and community uses.***

***All proposals should satisfy the requirements of other relevant policies in this Plan, and not result in any significant adverse impacts on the amenities of the occupiers of neighbouring properties. Where such adverse impacts are identified, mitigation measures will be required as part of the development proposals in order to reduce those impacts to acceptable levels.***

***Proposals which contribute to achieving to sustainable development, for example by reducing car usage and incorporating high standards of sustainable construction and energy-efficiency, will be supported.***

### Housing need

- 2.20. According to the EGVNP questionnaire, only 3% would like more houses built than those planned by RBC with 44% saying that those planned by RBC are the maximum that we should have. Residents seemed to have few opinions on the type and size of houses and flats they would like to see built and whether some should be affordable.
- 2.21. Affordable homes are defined in the NPPF as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).
- 2.22. According to the 2011 census, a significant proportion of Englefield Green dwellings were socially (20%) or privately rented (27%). This is far higher than the RBC average of 13% and 15% respectively. Socially rented properties were considerably higher in the West Ward which includes the large Forest Estate. During the 1980's many of the Estate houses were sold under the right to buy and a significant proportion are now student lets. It is estimated that between one-third and half of the houses on the Estate remain social housing directly owned by RBC.
- 2.23. Englefield Green is a relatively expensive village in which to live. However, given the likelihood that any new build housing is likely to be on small infill or redevelopment plots, it would be difficult to justify requiring affordable units to be part of the mix. It was not considered helpful to commission a Housing Needs Survey of the Area at this time, given that the results would be likely to be distorted by any students that may respond to the questionnaire. Therefore, whilst there is likely to be a housing need, there is no substantive evidence to quantify a specific housing need in the Area.

- 2.24. Local Plan Policy SL20 does require a proportion of affordable units on larger housing sites (35% on sites of more than 10 houses) so it is considered that there is no need for an additional policy requiring affordable homes in this Neighbourhood Plan, however, the Local Plan was written prior to the Governments 'First Home' initiative where a minimum 25% of all new affordable units should be provided as First Homes. These units are likely to be secured through legal (Section 106) agreements to ensure that the discounts remain in perpetuity. RBC have published an Interim Policy Statement on First Homes provision (January 2022).

### **Policy ND2: First Homes**

***Affordable housing will be supported in new development as required by Local Plan Policy SL20. Within that provision, a minimum of 25% of new affordable homes shall be provided as First Homes in line with RBC's Interim Policy Statement or subsequent revisions or updates.***

### **Blays Lane (Wick Road) Site**

- 2.25. The Blays Lane (Wick Road) site is 2.86ha and is located on the southern edge of Englefield Green. It is bordered by Blays Lane to the west, Wick Road to the south, Larksfield to the north and the recent development of Queenswood Crescent to the east. The site is shown on Policies Map Inset 1 at Annex B.
- 2.26. The site is accessed from Wick Road and Blays Lane and currently features a number of commercial buildings and associated areas of car parking, along with natural features such as trees and greenspace.
- 2.27. This site is allocated for housing development in the Local Plan under Policy SL5: Blays House, Blays Lane and has therefore been released from the Green Belt, as part of the site allocation. Policy SL5 requires a minimum of 100 dwellings and includes criteria on boundary treatment, safeguarding biodiversity and the Thames Basin Special Area of Protection, impact on the listed building and its setting, road network and pedestrian footway and financial contributions to schooling, provision of open space and flood risk. A Masterplan has been prepared for the site alongside the Neighbourhood Plan with the vision of providing new, much needed housing set within an interconnected multi-functional, semi natural setting, which will benefit both people and wildlife. This green infrastructure will mitigate recreational impacts on nearby designated sites, such as Windsor Great Park and the Ancient Woodland, protected and notable flora and fauna and will seek to deliver Biodiversity Net Gain onsite.
- 2.28. The Masterplan (Wick Road site) shows 106 new dwellings in total, comprising 19 houses and 87 flats. Housing typologies are in line with the guidance in the Design Codes and the majority of dwellings are double aspect. The layout is based around a strong green network and its attractive wooded setting and two car parking spaces are provided per property. This masterplan concept represents one way in which the site could come forward, in response to high level site analysis. Applicants will need to prepare full technical appraisals and will be expected to broadly align with the design principles set out.

### **Policy ND3: Blays Lane/Wick Road Allocated Site**

***Proposals for the development of the site will be supported where they have regard to the design vision, concept and principles contained in the supporting Englefield Green Masterplan Document (dated December 2022) and the Englefield Green Design Codes (dated January 2023), and also taking account of the technical studies required by Policy SL5 in the adopted Runnymede Local Plan.***

### **RHUL Kingswood Hall Site, Cooper's Hill Lane**

- 2.29. The Coopers Hill site is 6.7ha and is located on the northern edge of Englefield Green. It is bordered by Coopers Hill Lane to the west and north, and open countryside to the east and south. Runnymede (National Trust) is in close proximity to the site. The site is shown on Policies Map Inset 1 at Annex B.
- 2.30. The site is accessed from Coopers Hill Lane and currently features accommodation for approximately 400 students housed in a collection of historic and more recently constructed buildings. There is extensive woodland on the site which slopes down to the east. It lies in a sensitive location within the Green Belt with an area of Ancient Woodland directly north of the site, in Coopers Hill, which is part of the Forest of Memories (which is also a Site of Special Scientific Interest). The Commonwealth Air Forces Memorial, which is Grade II\* Listed, is located to the west of the site. There are a number of existing buildings on the site providing student accommodation, including a Locally Listed building, along with a number of more recently constructed blocks (dated 1960's - 80's).
- 2.31. RHUL own the site which is known as Kingswood and in the future could consider the potential of developing the site for housing or disposing of it to a developer. Given the sensitivities of the site and its Green Belt location, the Neighbourhood Forum have commissioned Aecom to produce a masterplan for the site as part of the technical help package available to neighbourhood plans, funded by central government. However, RBC will be the responsible authority for determining the outcome of any planning applications or allocation for the site in the future Local Plan.
- 2.32. The masterplan vision for the site is for a discrete new community, enclosed within an attractive woodland setting. The development will be rooted in and shaped by its landscape context. It will respect the architectural heritage of the site, retaining the magnificent Kingswood and Coach House buildings and incorporating new, high-quality built form that reflects the existing vernacular of the site and surrounding area. It will provide a range of new areas of green open space which will reflect the pleasant amenity of the surrounding area and will provide opportunities for existing and future residents to spend time outdoors and will create an attractive setting for new homes.

#### **Policy ND4: RHUL Kingswood Hall Site, Cooper's Hill Lane**

***Proposals for development or redevelopment of the previously developed land at this site will be considered in the context of national and local policies concerning development within the designated Green Belt, and with regard to other relevant Policies in this Plan.***

***In view of the site's sensitive location and the constraints affecting new development at the site, which are described more fully at paragraphs 8.22/8.23 above and in the supporting Englefield Green Masterplan Document (dated December 2022), development proposals will only be supported if they can clearly demonstrate the very special circumstances necessary to justify the development or redevelopment.***

### **High Quality Design of new development**

- 2.33. The NPPF and the proposals for planning reform recognise that well-designed buildings and places improve the quality of life and that it is a core planning principle to secure good design. Good design is not just about appearance, but also functionality and the relationship to surroundings and it is not about copying past styles or preventing innovative modern design. The aim is to create site-specific creative design, which is contextual by referencing form and materials to surroundings.
- 2.34. The Village has a wide variety of density, building date and materials, testifying to its historic past. It is important that this variety is carried through in new development whilst respecting the immediate surroundings. The wider part of the Area (within the Green Belt) generally has larger properties set in large or very large grounds which may have specific requirements for development or redevelopment.
- 2.35. In keeping with the EGVNP Questionnaire respondents' views about the style of new developments where 62% supported Design Codes to ensure consistency and harmony in new developments, the Neighbourhood Plan requires all developments, including alterations and extensions to existing buildings, to be sympathetic to the character and scale of surrounding buildings and landscape.

### **Design Codes**

- 2.36. A Design Codes document for the village has been prepared which is a separate technical background document to the Neighbourhood Plan. It cross references policies in the Local Plan 2030 and adds a finer grain of detail to enable new development to be tailored to the specific character of Englefield Green.

### **Character Areas**

- 2.37. Character areas are defined in the Design Code document as set out below. Elements of the built environment such as streets, green spaces, buildings and materials all contribute to the character of a place. Much of the distinction between character areas derives from the period when the areas of housing were constructed. However, built form, layout, density, architectural details and public spaces contribute to the delineation of these areas.

- **Historic Core Character Area** of visually distinct high density late 19th and early 20th century mix use.
- **North East Character Area** of post-war medium and low density housing.
- **West Character Area** of post-war and late 20th century medium and higher density housing.
- **South Character Area** of low density housing bounded by Egham Hill, London Road and Bakeham Lane.
- **North Edge Character Area** of larger properties surrounding the green.
- **University North Character Area** of student residential development integrated within the Urban Area.
- **University South Character Area** of University grounds to the south of the A30, as a distinct campus surrounded by a wall flanked by the A30 road separating it from the Urban Area.
- **Rural Area** of open landscape, historic parks and single grand houses and their estates surrounding the Urban Area.

## The Design Codes

2.38. The Design Codes are set out under six headings:

- **Mobility (MO):** 3 codes including mobility design principles that have the objective to create safe, attractive and convenient connections around the Area and to the wider region utilizing sustainable modes of transport where possible.
- **Character (CH):** 8 design codes describing the key elements that contribute to the Area's character. New proposals should pay particular attention to the layout, form, scale, materials and detailing in the area.
- **Environment and Landscape (EN):** 12 codes requiring that new developments should mitigate any detrimental effects that they impose on the natural environment, (including pollution, air quality, noise, land contamination, flooding) while enhancing the existing landscape features and promoting habitat creation.
- **Community (CO):** 15 codes to ensure that new development should contribute to local infrastructure provision to build better places for residents. They should encourage inclusive places, that cater for the different needs or different types of people promoting health and well-being through convivial and safe public open spaces.
- **Housing (HO):** 8 codes requiring new developments should encourage different housing types to reflect different size, type and tenure of housing needs for a range of people including but not limited to: families with children, older people with disabilities, travellers, people who rent their home and people wishing to commission or build their own home.
- **Sustainability (SU):** 3 codes requiring that new developments should strive for good quality design that meets climatic targets for CO2 emissions and that can be constructed sustainably, maximising opportunities for recycling. These codes apply to all development in all the character areas.

## How to apply the Design Codes

- 2.39. Design codes exist to provide a framework for creating high quality places with high quality design standards, particularly for new developments. The design codes inform development proposals to provide guidance and clarity on design and reflect local character and preferences. In order to do this, the Character Areas have been grouped into Zones which are shown on the Policies Map Inset 2 at Annex C. Design Code Zones differentiate regions within the Area where the same design codes apply. In this case, all the Character Areas with an identifiable urban character (North Edge, North East, West, South & University North) have been grouped under one single Design Code Zone, the Built Up Area Design Code Zone.
- 2.40. Each of the remaining Design Code Zones correspond uniquely to of each of the remaining Character Areas (Historic Core, University South and Rural Areas).
- 2.41. For avoidance of doubt, all design codes in the General Design Codes (Section 5 of the Design Code document) also apply to the Historic Core and Rural Area Design Code Zones (Sections 6 and 7). In case of conflict, the design codes for the Design Code Zone in which the development is being proposed will take precedence. Design Codes for the Historic Core and Rural Area Design Code Zones do not generally apply to the Built Up Area Design Code Zone.
- 2.42. Development proposals should include a Design and Access Statement, or other written statement related to the scale and complexity of the scheme, which shows that the development has been designed to relate to its setting specifically addressing each of the Design Codes appropriate to development proposed and the Zone in which the development is located. This is essential to ensure that the special character of the village is protected and the local distinctiveness of the wider Area is enhanced and reinforced.



## **Policy ND5: High Quality Design**

*Proposals for good quality new development (including new buildings and extensions to existing buildings) will be supported, where they are in accordance with the guidelines and design codes set out in the Englefield Green Design Codes.*

*All new development should, wherever possible, be designed to enhance the Character Area in which it is situated and:*

- *Relate to the existing development pattern in terms of enclosure and definition of streets/spaces,*
- *Be of an appropriate scale and density in relation to its setting,*
- *Use materials appropriate to the development's context,*
- *Be of a design with a locally inspired or distinctive character,*
- *Provide boundary treatments and landscaping schemes which reflect the character of the location,*
- *Be well integrated with the community and facilities by reinforcing pedestrian connections and taking opportunities to provide new ones.*

*The Englefield Green Design Codes document can be viewed at: [Design-Codes-V3-Reg-16.pdf](https://www.egvplan.org.uk/Design-Codes-V3-Reg-16.pdf) ([egvplan.org.uk](https://www.egvplan.org.uk)).*

## **Sustainable Buildings and construction**

- 2.43. The reality is that the homes built today will still be in use in 2050. Therefore, to achieve the UK carbon reduction targets cost effectively, new housing built today must be built to zero carbon standards as soon as possible. However, even if all new housing were to be carbon neutral from tomorrow, this would still not be enough to achieve the carbon emission reductions, as around 70% of buildings that will be in use in the 2050s already exist. If carbon reduction targets are to be met, and if fuel poverty is to be tackled, it is essential that the energy efficiency of existing buildings, including historic and listed buildings is also improved. Building Regulations cover many requirements for sustainable buildings and construction and are updated regularly. In June 2022, part L was updated, including energy efficiency and construction standards.
- 2.44. There are two main elements in achieving net zero carbon buildings: achieving net zero 'whole life' carbon emissions, which takes into account the building, operation and disposal of the building; and achieving net zero operational carbon – where a building uses no fossil fuels; all energy use has been minimised; it meets local energy use targets and all energy use is generated on- and/or off-site using renewables. Further information and definitions are available from several sources including the London Energy Transformation Initiative (LETI) and the UK Green Building Council.
- 2.45. Policy SD8 of the Local Plan requires the submission of energy statements for major development to demonstrate that energy efficiency and renewables have been considered. This requirement can also be applied to smaller scale development with information being

provided as part of the Design and Access Statement submitted with a planning applications.

2.46. More detailed information on suggestions for energy efficient and sustainable development design solutions are set out in Design Codes SU.01, SU.02 and SU.03.

#### **Policy ND6: Provision of energy efficient buildings**

*The design and standard of any new building should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting net zero operational carbon emissions. Alterations to existing buildings should be designed with energy reduction in mind and comply with sustainable design and construction standards.*

*The retrofit of existing buildings including heritage properties is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.*

*This includes the following measures (where relevant to the proposed development, feasible, and viable):*

- *Siting and orientation to optimise passive solar gain,*
- *The use of high quality, thermally efficient building materials,*
- *Installation of energy efficiency measures such as loft and wall insulation and triple glazing.*
- *Incorporation of on-site energy generation from renewable sources such as solar panels.*

*Relevant information should be submitted, where required, in relation to the scale and type of development being proposed, in an Energy Statement and/or in a Design and Access Statement accompanying planning applications.*

*In addition to the planning requirements set out within this Policy, proposals will also need to comply with national Building Regulations standards.*

## 9. Character of the rural setting

- 2.47. The urban area is surrounded by the Green Belt which includes the wooded slopes of Coopers Hill, some 300 acres, which slopes down to the River Thames Flood Plan which was gifted to the National Trust (Runnymede Park) in 1963 and Windsor Great Park. Being designated Green Belt, inappropriate development is considered harmful to the Green Belt and should not be approved except in very special circumstances (NPPF paragraph 147). However, some development is excepted from this, including replacement of buildings, provision of appropriate facilities such as sports facilities and redevelopment of brownfield sites. Accordingly, the rural surroundings to the built up area of Englefield Green is protected in principle by national legislation. In addition, Local Plan policies EE14-EE19 set out the criteria against which planning applications in the Green Belt will be assessed. Retaining or minimizing harm to the openness of the Green Belt is a key consideration in assessing such proposals.
- 2.48. However, the character of these rural surroundings can be retained and enhanced through retention and planting of natural features such as trees and hedgerows as well as through guidance on redevelopment of individual sites.
- 2.49. The Design Codes describe this part of the Area as the 'Rural Areas Character Area' and focusses on the properties of mansion size (above 10,000 ft area) with very large grounds (1 to 10 hectares). The design codes in this section give guidance for redevelopment of older Mansions and/or old manorial estates that exist within Green Belt designation for the high-end residential sector. These codes assume proposals that use an existing footprint to create an ensemble of a number of upmarket houses. The aim of the codes for this zone is to maximise the use of land when the redevelopment of these sites is suggested, within the limits of market possibilities, to discourage the replacement with new single mansions on extensive grounds, but with an ensemble of outstanding properties which can be fully integrated in the community.
- 2.50. Planning applications must be accompanied by a Design and Access Statement where relevant to show how development proposals retain rural character and align with Local Plan, Neighbourhood Plan and Design Codes principles.

### **Policy C1: Retaining the Rural Character**

***The rural character of the setting of the village should be respected through new development by ensuring that:***

- ***Proposals are assessed against National and Local Plan Green Belt policies,***
- ***the scale and character of new buildings are in keeping with the setting,***
- ***on redevelopment sites, the access arrangements, boundary treatments and landscaping retain the rural character of the setting,***
- ***proposals take advantage of the local topography, landscape and water features, trees and plants in the vicinity and on the site and ensure these features are retained as far as possible.***

## Views

- 2.51. Views are an important characteristic of the Area, contributing to the character, landscape and setting of the built form of the Area. The Special Views have been selected according to the London View Management Framework criteria. That is, views must be from public places and make aesthetic, cultural or other contributions to the village, or contribute to the viewer's ability to recognise and appreciate the authenticity, integrity, significance, and outstanding universal value of the village's heritage. These Special Views are identified in the background document 'Views August 2022' and shown on the Policies Maps View Points 1 & 2 at Annex B.
- 2.52. These locally important views really help to define the sense of place. These views change with the seasons and some can be partly obscured by trees and greenery in the summer months but become even more important in the winter when they are more obvious.
- 2.53. The view from Coopers Hill (which can also be seen from the vantage point of the roof of the Commonwealth Air Forces Memorial) is significant in enabling a walker or visitor to experience a panoramic view of London including the River Thames, Runnymede Meadow and nearby Heathrow Airport. Most of north, west, and central London can be seen to the right from the viewpoint; such monuments as the London Eye and the arch of Wembley Stadium are visible on clear days. Windsor Castle and the surrounding area can be seen to the left.
- 2.54. Other special views are of and from the Magna Carta Memorial and the John F Kennedy Memorial with splendid views of the River Thames looking back up towards Coopers Hill and the Commonwealth Air Forces Memorial.
- 2.55. Significant views that are located around and across the Village Green are defined as Special Views and these are just as important as some of the magnificent long distance views and potentially more vulnerable to being lost.
- 2.56. Planning proposals that could affect a designated Special View should produce sufficient evidence in the Design and Access Statement accompanying a planning application to explain, evaluate and justify any visual impact on the view. Where relevant the development proposals should provide visualisations of the proposed scheme in conjunction with plans to show potential impact on the designated view's foreground, middle ground and background.

## **Policy C2: Special Views**

*Views of particular importance defined as Special Views on the Policies Map should be preserved and not be obstructed by new development.*

- *The views from the footpath starting at the end of Ham Lane and ending in both Prospect Lane and Northcroft Road. (Views H1 to H4)*
- *Views across the Englefield Green Village Green. (Views G1 to G6)*
- *The views towards and from the Air Force Memorial (Views AF1 to AF3)*
- *The view from the middle of Priest Hill towards the North and Northeast. (View P1)*
- *The views from points along the A308 across the Runnymede Meadows towards the hills. (Views R1 to R2)*
- *The views from points across the top of the Runnymede Meadows slopes towards the Thames. (Views R3 to R4)*

*Proposals that would enhance or make a positive contribution to the Neighbourhood Area's views will be supported.*

## 10. Historic Environment

- 2.57. The area has a great variety of buildings in style, age and building materials and includes some nationally important heritage assets such as Savill Gardens (Grade 1 listed), Runnymede Park and the Commonwealth Air Forces Memorial at Coopers Hill (Grade II\*).
- 2.58. The historic core of the village has a predominance of Victorian buildings whilst the outer parts of the Area have a variety of buildings, some of extremely fine quality set in extensive landscaped grounds. Details of the growth of the village and its surroundings are set out in the History Report, and the different types of housing including historic housing is set out in the photographic record, the Housing Audit.
- 2.59. It is essential that the location and design of new development has regard to the historic character of the local area. This protection is in accordance with the guidance contained in paragraphs 184-202 of the National Planning Policy Framework and Local Plan policies EE3 Strategic Heritage Policy, EE4 Listed Buildings, EE5 Conservation Areas and EE6 Parks and Gardens of Special Historic Interest. Development proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed.

### Conservation Area

- 2.60. The Englefield Green Conservation Area was designated in 1970 and extended in 1978. It covers the extent of the Green and neighbouring areas. It has been reviewed by RBC between 2021 and 2023, and the revised Conservation Area boundary and updated Conservation Area Appraisal and Management Plan came into effect from 1 December 2023. The most up-to-date Conservation Area boundary is shown on the 2030 Local Plan Policies Map available here: <https://maps.runnymede.gov.uk/website/maps/index.html>.
- 2.61. It is expected that new buildings will need to be designed so as to respect the bulk, massing, height and orientation of buildings in close proximity to the site, but can be designed in such a manner as to add to the varied character of the Area. Details such as the materials used for roofs and walls, the detail of windows, doors and chimneys should all reflect the historic character of the Conservation Area. Highest quality design will be expected both within the Conservation Area and in its setting using authentic materials as far as possible. However, in alignment with the NPPF and Local Plan policies, outstanding or innovative designs which promote high levels of sustainability and contribute positively to local historic character may also be supported. Proposals should accord with the requirements set out in Design Code CH.02.

### **Policy HE1: Conservation Area and its Setting**

*Development within or affecting the setting of the Englefield Green Conservation Area as defined on the 2030 Local Plan Policies Map should achieve the highest quality design, set in a clear context in terms of materials, scale, setting and layout. The following criteria apply:*

- *Development should be of an appropriate scale and mass for the immediate area,*
- *Use of locally distinctive details will be supported (materials, openings/access and boundary treatments),*
- *New buildings and extensions should use authentic materials, based on the historic palate of materials, unless the use of synthetic or substitute materials is a more appropriate or sustainable option.*

*Applicants must explain, in a Design and Access Statement and/or Heritage Statement, how the proposal will address these criteria.*

*Development proposals should also take account of the policy guidance contained in the Englefield Green Conservation Area Appraisal and Management Plan, which was adopted in December 2023.*

## **Local Heritage Assets**

- 2.62. Englefield Green has over 55 Grade II listed buildings and structures. These are protected from harmful development by the NPPF paragraphs 189 – 196 which require that great weight is attached to the asset’s conservation and that clear and convincing exceptional justification would be needed to justify any loss or harm to the asset.
- 2.63. Neighbourhood Plans may also identify important heritage assets which are not already protected by statutory listing. Local Plan Policy EE8 protects locally listed buildings and other non-designated heritage assets (NDHAs) from harmful development. The list of proposed non-designated heritage assets was compiled alongside the completion of the Design Codes and is set out in a supporting document to this Plan. The proposed buildings and features identified in this list, which may not be of sufficient architectural or historical merit to justify listing, are nonetheless an important part of the character of the Area. The full report, titled ‘A Survey of Non-Designated Heritage Assets in Englefield Green Forum Area’ is a technical background document to the Neighbourhood Plan and includes the process and criteria for qualification. The report is available here: <https://egvplan.org.uk/wp-content/uploads/2023/01/NDHA-Sites-V2-Final-Reg-16.pdf>. This evidence will be subject to further review by RBC, in conjunction with its specialist historic building advisors, to identify additional NDHAs for the Neighbourhood Area. Policy HE2 will help to ensure that all the assets listed which are currently on the Local List plus those confirmed as additional NDHAs by RBC, subsequent to the adoption of the Neighbourhood Plan, are protected as far as possible and that any development which could affect the assets will be carefully considered.

- 2.64. Once refined further and adopted by RBC, the list may be changed over time as other buildings and structures, assessed by RBC's specialist advisors, are added to the list. Enhancements to the local features may be sought through funding bids to support their management.

### **Policy HE2: Protecting and Enhancing Local Heritage Assets**

*All development proposals affecting identified local heritage assets, including non-designated heritage assets<sup>2</sup> will be required to take into account the character, context and setting of the assets. Development should be designed taking account of local styles, materials and detail. The effect of an application on the significance of an identified local heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect a local heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset concerned.*

<sup>2</sup> Available on the Council's website at: [www.runnymede.gov.uk/planning-policy/conservation-areas-listedbuildings/3](http://www.runnymede.gov.uk/planning-policy/conservation-areas-listedbuildings/3).



## 11. Natural Environment

- 2.65. Responses throughout the EGVNP Questionnaire indicated the high value placed on the local natural environment and landscape by local people. The majority of respondents (94%) stated they enjoyed the lanes, footpaths and environs around the village of Englefield Green and would not like to see these changed. This strong preference for retaining or enhancing the countryside around and within the village was further strengthened by a wish to retain and enhance green spaces in the village (87%), for no further development on the Green Belt (79%), reduced road speeds rather than road widening on the country lanes (73%), tree planting on green areas within the village or their improvement for recreational purposes (72%), and trees and flower beds along St Judes Road (68%).
- 2.66. The theme continued in the 50% to 70% bracket with residents wanting to encourage wildlife in the countryside and more green areas within the urban landscape where possible.
- 2.67. In 2021, the Neighbourhood Forum commissioned Surrey Wildlife Trust to carry out a comprehensive review of policy documents and green infrastructure designations within the Area and develop a comprehensive background document to provide a robust set of policies to improve biodiversity and green space opportunities in the Area, taking into account local people's wishes. This document is entitled 'Biodiversity and Green Spaces in Englefield Green' simply referred to here as the Biodiversity Report.

### Green and Blue Infrastructure

- 2.68. Green infrastructure is defined as a "network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and well-being benefits for nature, climate, local and wider communities and prosperity (Ministry of Housing, Communities and Local Government, 2021)". Green and blue infrastructure (GBI) covers a range of natural assets and can include public open space, country parks, playing fields, allotments, woodlands, trees and hedgerows as well as rivers, lakes and ponds. It plays an important role in helping to halt biodiversity loss, aiding nature recovery, building resilience to climate change, promoting healthy, resilient and safe communities as well as reinforcing the local character of areas and places.
- 2.69. RBC have recently adopted a Green and Blue Infrastructure Supplementary Planning Document (SPD) in November 2021. The SPD supports Local Plan policies EE11: Green Infrastructure and EE12: Blue Infrastructure, and also provides guidance on how GBI can be implemented into householder, minor and major development sites. In summary, these measures include, but should not be limited to:
- Using species of native and local provenance for soft landscaping
  - Living roofs and green walls
  - Green boundary features (e.g. species-rich hedgerow)
  - Incorporating gaps under fences to allow movement of mammals across the landscape
  - Incorporation of bat and bird boxes
  - Wildlife sensitive lighting
  - Wildlife ponds
  - Invertebrate and reptile habitats, including using log and stone piles as refuges.

- 2.70. Proposals for new development in the Plan area should take account of this SPD at the planning stage. This involves three steps: Step 1 – auditing the existing assets; Step 2 – considering the GBI opportunities; Step 3 – incorporating GBI into the development proposals.
- 2.71. Accordingly, all new planning proposals, including change of use where the impact of the new use will exceed that of the existing use, will need to prepare a green and blue infrastructure plan to accompany a planning application. The plan will need to demonstrate:
- The location of the green and blue infrastructure
  - Benefits to ecosystem services
  - How the green and blue infrastructure connects and enhances connectivity across the landscape
  - How the green and blue infrastructure will be managed to benefit locally native species, focussing on recognised nature conservation priorities
  - How the green and blue infrastructure delivers at least 10% biodiversity net gain (but see also below).
- 2.72. Where development cannot deliver green and blue infrastructure within the development boundary, opportunities will be sought to secure multi-functional green spaces beyond the development boundary. This can be achieved in a number of ways, for example through the creation of compensation habitats and participation in other green and blue infrastructure schemes. This can be achieved through S106 contributions.
- 2.73. In order to build on RBC’s GBI SPD, Surrey Wildlife Trust Ecology Services reviewed the available ecological information for Englefield Green Village to identify key areas for GBI and biodiversity enhancement within the Plan area. The results are presented in Map 2. There are areas within the village (specifically Bakeham House at Prune Hill; Royal Holloway grounds [Canada Copse, woodlands rear of Spring Rise; A30 Egham Hill [University accommodation grounds]; woodland rear of Middle Hill-Parsonage Rd.; Englefield Lodge grounds; rear of Spencer Gds.; woodland rear of Baron’s wood; Runnymede Park) that provide useful connections between Biodiversity Opportunity Areas (BOA) at Windsor Great Park and Runnymede Meadows and Slope. BOAs are considered very important as they represent a targeted landscape-scale approach to conserving and recovering biodiversity and are areas where the greatest opportunities for habitat creation and restoration lie, which would eventually becoming part of Surrey’s Nature Recovery Network. The Surrey Wildlife Trust study ([egvplan.org.uk/wp-content/uploads/2023/01/Ecology-Report-final-version-Reg-16.pdf](http://egvplan.org.uk/wp-content/uploads/2023/01/Ecology-Report-final-version-Reg-16.pdf)) should be used to assist in identifying opportunities for potential GBI offsetting on sites within the Plan area.

2.74. Section 106 and CIL funding grants (in addition to other funding opportunities) should be used to optimise the delivery of green and blue infrastructure, biodiversity enhancements, mitigation and management and potentially, ecosystem services, (such as reducing noise, air and water pollution) and benefitting the well-being of residents. The Biodiversity Report provides the detailed information to assist this process.

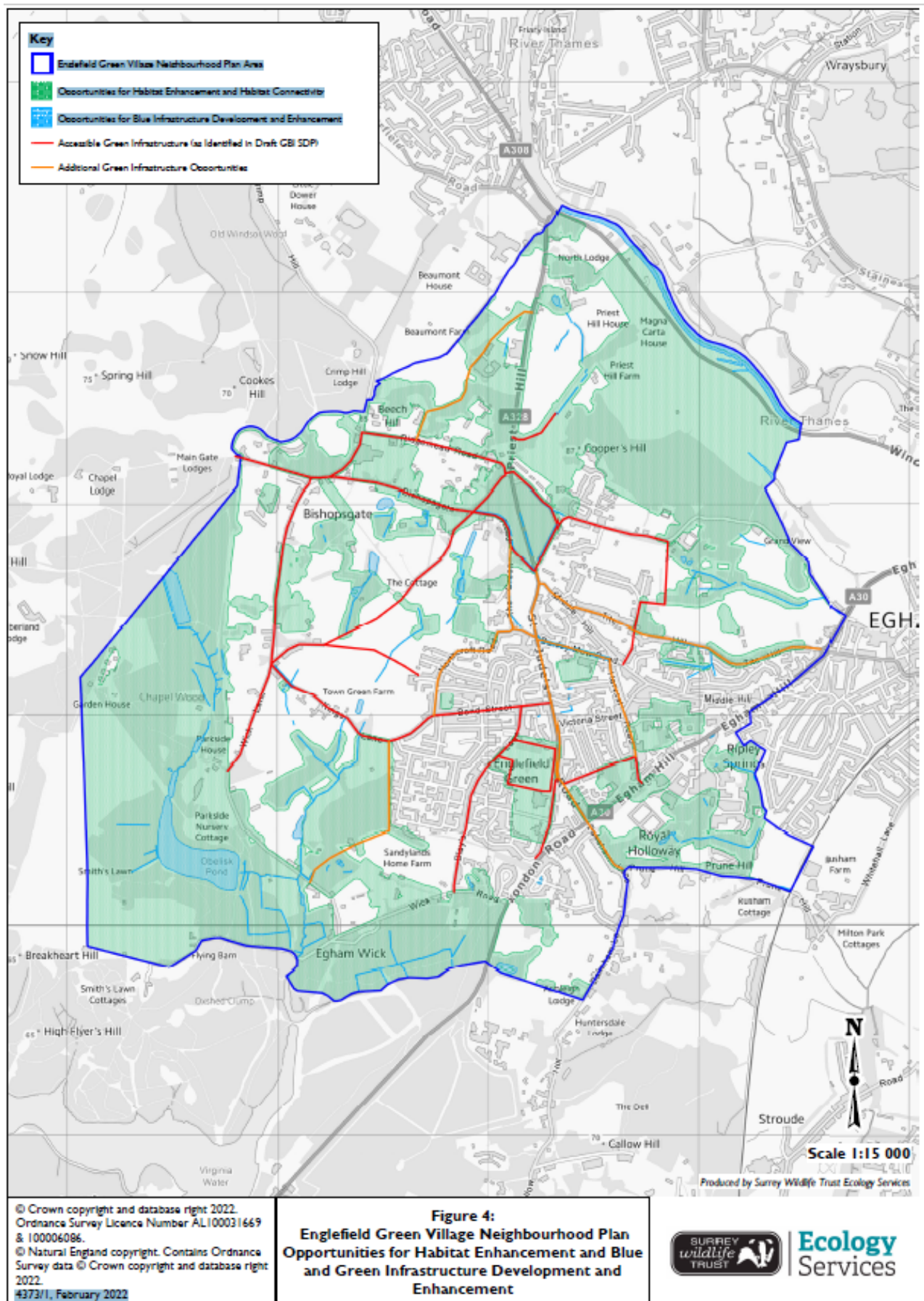
**Policy NE1: Green and Blue Infrastructure**

*Proposals for new development in the Plan area should take account of Runnymede Borough Council's Green and Blue Infrastructure Supplementary Planning Document (SPD) and the supporting document to this Plan entitled 'Biodiversity and Green Spaces in Englefield Green'.*

*Proposals will be supported where the green and blue infrastructure network will be enhanced to increase connectivity between the site, Biodiversity Opportunity Areas, corridors and across the landscape.*

*Where development proposals cannot deliver green and blue infrastructure, opportunities should be identified to offset green and blue infrastructure improvements and enhancements, which will be secured by S.106 contributions if necessary.*

## Map 2: Extract from Biodiversity Report



## Biodiversity

- 2.75. The Environment Act 2021 is the UK Government's key piece of environmental legislation in recent years. The Act will require new development to deliver a minimum 10% biodiversity net gain. Provisions for the act will be made through secondary legislation. This means that developers will be required to calculate how much their proposed development will degrade biodiversity (by removal of habitat, vegetation etc) and compensate for that loss and add features which provide increased biodiversity on the site. This can be achieved in a number of ways such as providing planting schemes, green roofs, protecting and enhancing existing hedgerows etc.
- 2.76. There are many areas within Englefield Green which have importance to biodiversity including Windsor Forest and Great Park (parts designated as Special Area of Conservation, Site of Special Scientific Interest, Site of Nature Conservation Importance and a biodiversity opportunity area), Runnymede Meadows and slope which is a Site of Nature Conservation importance and a Biodiversity Opportunity Area and has parcels of ancient woodland. See Map 2 (extracted from Biodiversity Report).
- 2.77. Threats to biodiversity and possible mitigation have been identified in the Biodiversity Report. The threats include:
- Storm water run off and light pollution
  - Habitat removal to facilitate development
  - Inappropriate or lack of habitat management within public and private open space
  - Invasive non-native species and pests
  - Lack of resource and investment
  - Climate change.
- 2.78. The proposed site allocation within the Local Plan 2030 plus existing planning applications will result in a significant loss of undeveloped open space around urban areas within Englefield Green Village Area, thus significantly increasing pressures to biodiversity from development. In order to incorporate climate and biodiversity resilience, and to secure biodiversity enhancements in the Plan area, all proposed developments that are required to include Biodiversity Net gain (BNG) as part of the proposals should deliver at least 10% BNG. In 2020, the Surrey Nature Partnership recommended that Surrey's planning authorities should adopt a minimum 20% BNG requirement, but this presently exceeds national policy requirements. More information, evidence and suggestions for delivery are set out in the Biodiversity Report which is a background evidence document to the Neighbourhood Plan.
- 2.79. Englefield Green has an urban centre and a large area of green space on the outskirts with increasing pressure for development. Buffer zones are vital for the protection of core habitats, but also the species they support. The exact size of the buffer should reflect the scale of the development being proposed, the habitat being impacted and its location within the landscape. Considering the increasing development pressure in Englefield Green Village Area and resident feedback to protect and enhance green spaces, increasing connectivity across the landscape with the use of appropriately designed buffers is required.

- 2.80. In order to inform a planning application for proposals which have the potential to harm ecological interests, the developer must appoint an ecologist to assess the impact of the development on the ecological receptors, including statutory and non-statutory designated sites and recommend the appropriate buffer distance and any mitigation measures. Natural England's Biodiversity Metric 4.0 (March 2023) or its most up to date iterations should be used to measure and account for natural losses or gains resulting from development or changes in land management and predicts its future biodiversity value taking account of any contributions provided by the creation or enhancement of offsite habitats.

#### **Policy NE2: Biodiversity**

***All proposed developments within the Plan area that are required to include Biodiversity Net Gain (BNG) as part of the proposals should deliver at least 10% BNG, in line with national requirements.***

***An appropriate buffer to protect statutory and non-statutory designated sites and habitats of principal importance should be included as part of development proposals, according to the specific circumstances identified through a full ecological assessment of the site and its surroundings. The buffer should contribute to wider ecological networks and be part of the local green and blue infrastructure. Access can be permitted where habitats will not be adversely impacted by trampling.***

***Provision of appropriate species-related measures will be required in new buildings, including extensions, for example, swift bricks, bat and owl boxes.***

***Opportunities should also be taken by developers and landowners to link sustainable drainage solutions in new development to complement nature conservation objectives.***

### **Trees, hedgerows and planting**

- 2.81. Trees and hedgerows form an important part of the appearance and character of the Area, both in the urban context and in the rural surroundings. Trees and hedgerows provide important wildlife corridors across the landscape and also provide food and shelter for animals, insects and birds. Trees are also important for sequestering carbon and reducing noise and air pollution and contribute to urban cooling.
- 2.82. Existing trees and hedgerows should be retained as much as possible and considered at the earliest design stage of planning proposals to ensure that any retained trees will be able to grow and mature in the future without outgrowing their surroundings. Retention of hedgerows will be supported as they are an important feature in Englefield Green. New boundary hedgerows should include native species with at least five native woody species per 20 metres to deliver species-rich hedgerows. All hedgerows should incorporate a minimum of a two metre buffer from new buildings where possible.
- 2.83. Trees form an important asset both across the landscape and within the urban area. Given the time it takes for the asset to be realized, i.e. for the tree to grow, the removal or loss of

mature trees on development sites will be resisted. Where mature trees are lost, suitable replacement trees should be planted wherever possible.

- 2.84. The British Standard 5837: 2012 'Trees in relation to construction-Recommendations' should be the principal reference document when considering new and existing trees on proposed development sites. Planning applications for types of development which affect existing vegetation and have space for landscaping/planting schemes should be accompanied by a suitable scheme detailing the landscaping proposals for the site. Planting can also contribute substantially to the requirements for biodiversity net gain.
- 2.85. Within the urban area, there are opportunities for enhancement of existing small green spaces and streets through additional planting and provision of planters in the streets. The Placemaking Report and the Biodiversity Report provide more information and identify opportunities for doing so, in line with residents expressed wishes in the EGVNP Questionnaire.
- 2.86. In all cases, appropriate species should be used which may be native species or species tolerant to climate change. Guidance on these is contained within the Biodiversity Report.

### **Policy NE3: Trees, hedgerows and planting**

***The provision of new trees, hedgerows and planters throughout the Plan area will be encouraged and supported.***

***The removal or loss of mature trees on development sites will be resisted where they are healthy and of appropriate species for the location when evaluated using BS5837.***

***Development proposals should include a landscaping scheme, which identifies trees and hedgerows to be retained or removed as part of the development, with full details of replacement tree and hedgerow planting of appropriate species, preferably native species.***

***Where necessary, planning applications should also include an arboricultural impact assessment.***

## 12. Community Facilities

### Community Facilities

- 2.87. Englefield Green has a number of facilities which are of importance to the community. The NPPF recognizes the importance of such facilities and requires that planning policies should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.
- 2.88. The halls include the Forest Estate Community Hub, the Village Centre facility, the Social Hall now known as The Edge Venue, St Judes Church Hall, the Jurgen Centre, the Scout Hut and the Public Toilets.
- 2.89. In addition, there are several places of worship and associated facilities:
- St Judes United Church and cemetery,
  - Roman Catholic Church – The Church of the Assumption of Our Lady
  - The Greek Orthodox Church of St Andrew,
  - Bishopsgate Evangelical Church.
- 2.90. Sports facilities include the following:
- Tennis Club, Coopers Hill Lane which includes 6 well maintained hard courts (2 floodlit), 2 synthetic grass courts, a practice wall and clubhouse.
  - Football Club, Coopers Hill Lane which includes football grounds with extensive changing facilities and club rooms.
  - Cricket Club, The Green, which comprises a cricket pavilion and a cricket ground on the Green.
  - Children’s Play Area, The Green
  - Scout hut and grounds at Kings lane
  - Kings Lane Sports Field which is a Rugby ground and changing facilities.
- 2.91. There are also Public Toilets, Coopers Hill Lane, a number of Care Homes, Nurseries, the schools and the Doctors Surgery.
- 2.92. The policy is intended to retain these facilities and services to maintain Englefield Green as a sustainable village. Accordingly, change of use, conversion or demolition of any of the facilities listed in the policy to a use which is not for the community will be resisted unless a replacement would prove more suitable for the needs of the community. The applicant will need to put forward evidence that the existing use is no longer viable and/or prove that alternative facilities of a better quality or a better location can be provided. This is in line with Policy SD6 of the 2030 Local Plan.
- 2.93. New facilities and improvements to existing facilities will be encouraged and supported.



### **Policy CF1: Community facilities**

***The following community facilities will be retained and planning applications which result in either the loss of or significant harm will be resisted***

- ***The Edge Venue***
- ***Forest Estate Community Hub,***
- ***Village Centre facility***
- ***Scout Hut***
- ***Public Lavatories***
- ***St Judes United Church and Church Hall***
- ***Roman Catholic Church – The Church of the Assumption and the Jurgen Centre***
- ***The Greek Orthodox Church of St Andrew***
- ***Bishopsgate Evangelical Church***

***If it can be clearly demonstrated that the continued use of any of the above-listed facilities is no longer viable with evidence that the facility is no longer needed or that alternative facilities can be provided which are suitably located to serve the community, then other uses for the existing building or site will be considered.***

***The provision of new community facilities will be encouraged.***

***Proposals to improve the viability of an existing community facility, for example by the extension or partial redevelopment of buildings, structures and land, will be supported, provided that the design of the proposals and any increased use respects the village character, will not have a negative impact on the amenities of adjoining residential properties and where the requirements of other relevant policies in the Development Plan, including this Plan, are met.***

## **Local Green Spaces**

2.94. Consultation showed that people place a high value on the relationship between the village, the countryside and on the open spaces that help to define the landscape and character of the area. Designation of Local Green Spaces (LGS) give a very high level of protection to such open spaces. In the NPPF it is stated that in Neighbourhood Plans, local communities can identify green areas of particular importance to them for special protection and to rule out new development, other than in “very special circumstances” or if a proposal is consistent with certain limited exceptions to Green Belt policy which are set out in paragraph 149 of the NPPF. The proposed designations are in accordance with the requirements in Paragraph 101-2 of the NPPF:

- The green space is in reasonably close proximity to the community it serves;
- The area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife;
- The area concerned is local in character and is not an extensive tract of land.

2.95. RBC have already carried out an audit and the Local Plan 2030 identifies the RHUL's Arboretum as a Local Green Space which is included in the policy for the sake of completeness. As part of the Neighbourhood Plan process, a further audit has been carried out of green spaces and a large number of spaces were assessed to determine which of them fulfill the Local Green Space Criteria. Four additional spaces are considered to fulfill the criteria, the assessment is included within the Biodiversity Report.

### **Policy CF2: Local Green Spaces**

*The following areas as defined on the Inset Maps at Annex B are designated as Local Green Spaces:*

- *St Jude's Cemetery*
- *St Jude's Junior School Playing Fields*
- *St Cuthbert's Catholic Primary School Playing Fields*
- *St Jude's Church of England Infant School Playing Fields*
- *RHUL Arboretum*

*Development proposals in the designated Local Green Spaces listed above will be managed in accordance with national policy for Green Belts.*

## 13. Employment and Services

- 2.96. Englefield Green has a good range of educational, healthcare, sporting, religious, social and recreational facilities. However, Englefield Green lacks some facilities such as a Post Office, a bank, a police service and a fixed or mobile library. Such facilities are available in nearby villages and towns requiring residents to use their cars to access them.
- 2.97. During the community consultations, the need for provision for small business, the loss of essential services and range of shops were all mentioned as local issues. Whilst the absence of some shops is a reflection of the sign of the times the lack of such services as provided by a Bank, Post Office, Dry Cleaners, DIY store and an Opticians is a source of concern for many residents of Englefield Green.
- 2.98. The Business Questionnaire was conducted face to face, with 13 businesses providing feedback. 10 of the responders were owners and 3 were employees. All businesses stated that the Englefield Green location was important to their business and all are hoping to grow in Englefield Green. When asked whether the businesses were able to cost effectively fill job vacancies, there were 7 positive responses and 2 negative responses. When asked “which physical changes do you think would improve your business or business in general” 9 of 13 responded with ‘Well defined centre of the village. Better branding of the village’.
- 2.99. In 2020, there were changes to legislation which have restricted the approach that can be taken to retaining facilities and services within the Area. The Town & Country Planning Act divides land into various use classes. These are outlined in the Use Classes Order. Changes to the Use Classes Order means that uses including shops, financial and professional services, restaurants and cafes, business (such as offices which are appropriate in a residential setting), gyms, healthcare and day nurseries/childcare are grouped together within the new Class E – Commercial, Business and Service. Changes between uses within the same use class is not considered to be development. This being the case, planning permission will not be required for a change between the uses, within this new use Class E.
- 2.100. As for uses such as pubs/drinking establishments, hot food takeaway, cinemas, concert, bingo and dance halls, these now become ‘Sui Generis’ uses (i.e. of its own kind or unique) and any change from or to these uses will require planning permission. Learning and non-residential institutions and community facilities including museums, public halls and local shops (the shop’s premises covers an area not more than 280 square metres, and there is no other such facility within 1000 metre radius of the shop’s location) fall under Classes F1 and F2.
- 2.101. The following set of policies reflect these changes to legislation and are therefore more up to date than Local Plan policy IE13: Local Centres.

### Employment

- 2.102. Current Local Plan employment policy is to concentrate larger businesses in strategic employment areas as well as to continue to support individual business sites. The NPPF supports building a strong and competitive economy and ensuring the vitality of town centres. As a ‘large village’ (or ‘local centre’ as described in the Runnymede 2030 Local Plan) Englefield Green does not directly benefit from these policies.
- 2.103. The main employment sites in the EGVNP area are:

- Royal Holloway University of London (RHUL), Egham Hill
  - Fairmont Windsor Park Hotel (formerly Savill Court), Bishops Gate Road
  - Bishopsgate School, Bishopsgate Road
  - St John's Beaumont Preparatory Boys School, Priest Hill
  - St Cuthbert's Catholic Primary School
  - St Jude's Church of England School
  - Englefield Green Infant School and Nurseries
  - Savill Gardens, Wick Lane
  - Battersea Old Windsor, Priest Hill.
- 2.104. Royal Holloway is far and away the largest employer with some 1770 established members of staff as well as visiting teachers, student interns and student staff who work across campus.
- 2.105. In addition there are some 150 small businesses scattered throughout the area, including shops, workshops, a number of employees in the National Health Service, and many people working from home.
- 2.106. Tourism is a growing sector with the important tourist attractions in the northern end of Runnymede, at the bottom of Coopers Hill (the various memorials to the Magna Carta and John F Kennedy) as well as the Commonwealth Air Forces Memorial at the top of Coopers Hill. Both areas could potentially attract more people to visit the Green and the main commercial area and increase spend in local shops and cafes.
- 2.107. The Neighbourhood Plan supports the viability of local businesses and their expansion, where this is proportionate and appropriate in the individual circumstances. Inevitable increases in traffic, noise and potential lighting and emissions will need to either be appropriate to the surroundings or to be mitigated to the extent that no significant impact arises. Home working is also seen as a means of encouraging business and creating a sustainable community with less commuting and a more sustainable lifestyle, saving individuals the cost of travel and increasing their leisure time. Planning applications will not always be required for homeworking.

## **Policy ES1: Supporting Local Employment**

***Proposals for the development of new businesses and for the expansion or diversification of existing businesses, including tourist based operations, will be encouraged, providing that:***

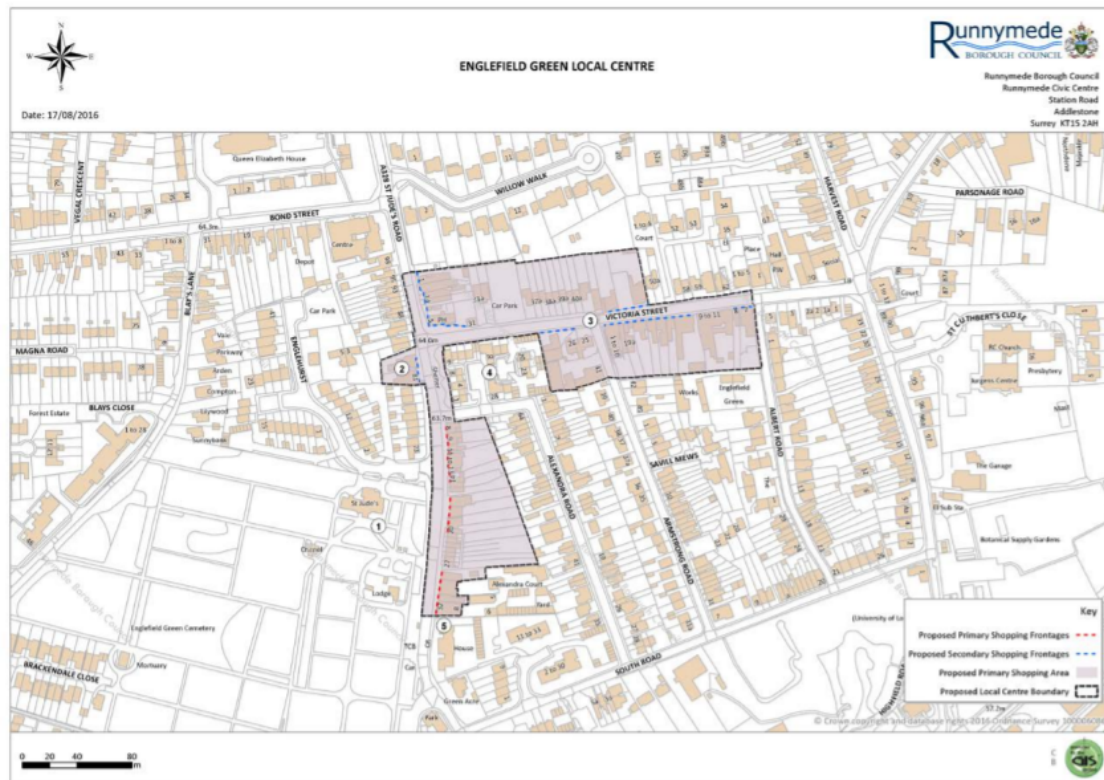
- The scale of the proposal is appropriate to the setting and the Neighbourhood Area as a whole, and***
- it can be demonstrated that there will be no significant adverse impact from increased traffic, noise, lighting or other emissions or activities arising from the proposed development, and***
- it would have an acceptable impact on the character and scale of the village, including the appropriate design of signage as set out in the Design Code, and***
- the proposals make adequate provision for car parking and bicycle spaces for employees and visitors, and***
- where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings as part of the development.***

***Applications for extensions or part change of use of dwellings to enable flexible or home working will be supported, subject to there being appropriate parking and that the residential amenity of neighbouring properties is maintained.***

## **Local Centre and Retail**

- 2.108. The Local Plan identifies a neighbourhood centre in Englefield Green with identified primary and secondary shopping frontages. Map 3 shows the designations set out in the Town and Local Centres Boundaries Review (2017). There are two main roads which form the commercial centre of Englefield Green, St Jude's Road and Victoria Street. Fortunately, St Jude's Road remains fairly unscathed in terms of buildings and shops as although many have changed hands and some expanded into the adjoining shop, or in some cases contracted, the actual buildings and number of outlets remains much the same. What has changed, however, is the variety of shops that used to be available and today the presence of estate agents. This is seen as the primary shopping frontage.
- 2.109. The biggest change over recent years has occurred in Victoria Street where a number of former shops, particularly on the Armstrong Gun Public House side have, now either reverted to residential or, been demolished to make way for houses, new flats, new offices and car parking. A number of shops remain on the other side of the street but many have been refurbished, and are occupied by companies for use as offices as opposed to high street retail. This area is seen as the secondary shopping frontage.

### Map 3 – Extract from Local Plan



2.110. The commercial offering currently consists of the following:

Commercial Property	Number
Public Houses (including 3 gastro pubs)	8
Convenience stores*	4
Hairdressers	4
Estate Agents	3
Restaurants	3
Beauty Salons	3
Bakery/Sandwich shop	2
Funeral Directors	3
Wine Merchants	2
Builders	1
Butchers	1
Chemist	1
Dancewear & school uniforms	1
Florist	1
Garage	1
Pizza House (take away)	1
Pottery Painting/Gift shop	1

\*The four convenience style stores offer the following services previously provided by individual shops i.e. Grocer, Greengrocer, Newsagent, Tobacconist and Off-licence.

2.111. It may be possible to intensify neighbourhood shopping without losing the essential character of the area and therefore the balance of uses should be retained and any

proposed change of use away from shops will be resisted. Local Plan policy IE13: Local Centres states that proposals for shop uses within primary shopping frontages will be supported, but that non-retail will also be supported provided that the overall function of the centre and customer choices are supported. In secondary shopping frontages town centre uses will be supported where they contribute to the function, viability and vitality of the uses.

- 2.112. Changes to the Use Classes Order 1987 (as amended) have meant that a new Use Class E was introduced on 1st September 2020 and covers the former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure) and puts them all into one new use class. Planning permission is not needed for changes to differing uses within Class E, so a shop could change into a café or estate agent without the need for planning permission. In addition, there are relaxations on the need for planning permission to change commercial units into dwellings.
- 2.113. The Neighbourhood Plan seeks to retain as many town centre uses as possible by requiring planning applications for loss or change of use from Class E within the Local Centre boundary which includes the primary and secondary shopping frontages, to be supported by evidence of marketing to ensure that a local centre use is not needlessly lost and by maintaining as far as possible, a balance of uses within both primary and secondary shopping frontages. Accordingly, unless there have been attempts to realistically market the business over a 12 month period such applications will not be supported. Planning applications involving the loss of Class E units will need to be accompanied by evidence that there are sufficient remaining Class E units (80%) within the Local Centre Boundary. A 'snapshot' of the existing uses of the units on the primary and secondary shopping frontages and other shops is set out at Annex E recording the uses at April 2022. This will change over time and planning applications will need to evidence any relevant changes.
- 2.114. Improvements to the appearance through general public realm improvements and shopfront improvements along with appropriate and essential shop uses help to attract customers and encourage them to stay longer. Some shops do not make the best use of their shopfronts and unattractive security measures such as metal roller shutters have crept in, resulting in damage to the public realm and creating "dead" frontages. This can produce a perception that the area is unsafe. Accordingly, appropriate shop front design and signage which highlights the historic character of the shopping area will be encouraged. New shop fronts and signage should be designed in accordance with Englefield Design Code CO.14 Retail, Commercial, Leisure and Town Centre development.

2.115. Opportunities will also be sought to enhance the retail area by the Neighbourhood Forum as set out in the Placemaking Report and the iTransport Report.

### **Policy ES2: Local Centre and Commercial facilities**

***Retail development will be supported in the following locations:***

- i) St Jude's Road***
- ii) Victoria Street***

***Within the Local Centre Boundary (as defined in the Policies Map and shown in Map 3)***

- changes of use from Class E will be supported where Class E remains at 80% of all units (calculation including empty Class E units) and development supports the vibrancy and vitality of the parades by diversifying and enhancing the range of local shops and services for the local community, and***
- the loss of Class E premises will be resisted, unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes. If it can be clearly demonstrated that the continued use is no longer viable and evidence that the property has been actively marketed, commensurate with its use at an open market value for a period of at least 12 months, other uses may be supported.***
- Historic shopfronts should be retained and new shopfronts and advertisements should be of a high quality and reflect the provisions set out in the Englefield Green Design Codes, particularly Design Code CO.14.***

## **Public Houses**

2.116. The potential loss of public houses is a cause for concern. There are 8 remaining pubs in the Area, but with recent events it would not be surprising if some were struggling. The former Prince of Wales in Bond Street is now a residential site (Princes Court) and The Sun Inn, Wick Lane closed in 2018. The Packhorse, Egham Hill is run by the RHUL Students Union (registered charity 1141998) with any surplus being reinvested into services for students. Although open to the public the Packhorse is largely considered as a province for students.

2.117. The remaining pubs are:

- The Armstrong Gun
- The Bailiwick
- The Barley Mow
- The Beehive
- The Fox and Hounds
- The Happy Man
- The Holly Tree

2.118. There is no planning policy in the Local Plan to retain pubs, although they are an important part of community life, many within historic buildings. Planning permission is required to change the use of pubs to another use. Accordingly, all remaining pubs in the Area should be retained unless they have ceased trading and been proved unviable for a period of at least 12 months. Evidence will be required to show that the business has been marketed at an appropriate price for at least a 12 month period with no success prior to any planning application for change of use or demolition.



### **Policy ES3: Public Houses**

*The loss of public houses will be resisted, unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes. If it can be clearly demonstrated that the continued use is no longer viable and evidence is provided that the property has been actively marketed, commensurate with its use at an open market value for a period of at least 12 months, other uses may be supported.*

*Alterations and extensions to public houses to support their continued use as such will be supported provided that there is no unacceptable adverse impact on:*

- *the historic character of the building or area (where relevant),*
- *the amenities of neighbouring properties,*
- *the immediate road network.*

## 14. Infrastructure Provision

- 2.119. Development can bring significant benefits to the community including new homes and jobs. However, it can also have a negative impact, for example where additional demand is placed on facilities and services which already may be near capacity. Additional infrastructure needs arising from new development must be addressed at the earliest opportunity and provided in a timely manner whether that be roads, road improvements, medical facilities, school infrastructure, public transport etc. Development that comes forward should also provide for future needs such as maintenance of open spaces.
- 2.120. Planning obligations can be used to secure infrastructure or funding from a developer although there are strict regulations controlling the circumstances in which such contributions can be sought and spent.
- 2.121. The Community Infrastructure Levy (CIL) was adopted by RBC in March 2021. Development proposing residential and/or offices where net additional floorspace is 100sqm or more is affected by the CIL charge. All other development will not be liable for CIL in Runnymede including student accommodation. The levy is charged at differential rates in £ per sqm according to the type of development and the charging zone within which it is located. CIL is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area. The CIL Charging Schedule is available on RBC's website.
- 2.122. Policy SD5 of the Local Plan sets out how development proposals will deliver infrastructure through on site provision or financial contributions secured through CIL, S106, s178 or licencing agreements. To support the implementation of CIL, RBC has prepared an Infrastructure Delivery & Prioritisation Supplementary Planning Document (SPD). The SPD sets out a hierarchy of infrastructure and how the Council will prioritise its infrastructure spending. The SPD also clarifies the Council's approach to Section 106 contributions on adoption of CIL and sets out the basis for calculating developer contributions through Section 106 agreements.
- 2.123. The majority of the funding will be spent by RBC on strategic infrastructure according to the annual Infrastructure Funding Statement. Where neighbourhood plans are in place, 25% of CIL will be allocated for local infrastructure improvements from the CIL raised in that area. Use of developer contributions that are able to be locally determined will be directed to any of the following priorities:
- Improvements to the centre of the village
  - Parks and recreational facilities
  - Footpaths, Cycleways
  - Public Transport
  - Community facilities.
- 2.124. Developers are encouraged to engage with the Forum prior to the preparation of any planning application to ensure that where appropriate and viable, facilities proposed are in line with the local priorities. Background documents to the Neighbourhood Plan such as the Biodiversity Report and the Placemaking Report provide further information on improvements within the Area.

**Policy I1: Infrastructure for new development**

*In accordance with Policy SD5 in the adopted Runnymede Local Plan and the accompanying Infrastructure Delivery & Prioritisation SPD, the infrastructure requirements of development proposals within the Plan area will be assessed in terms of the impacts arising from the proposed new development upon existing community, transportation and environmental infrastructure.*

*In order to delivery any new or improved infrastructure that is necessary to mitigate the impacts of new development in the Plan area, developer contributions will be sought by the Borough Council through planning obligations linked to planning permissions and through the adopted Community Infrastructure Levy (CIL).*

*Local priorities for infrastructure improvements within the Plan area are identified in this Plan.*

## 15. Traffic and transport

- 2.125. Significant housing growth has led to the Area population rising significantly over the past 10 – 15 years. At the same time, the population of areas to the south and west have grown, generating considerable commuter and service traffic on the A30 and the A328 (St Judes Road). Car ownership has also increased, 2011 census information tells us that only about 14% of households in Runnymede did not have a car or van, with around 33% having access to 2 or more vehicles. Added to this is the popularity of the visitor attractions in the Area, in particular Windsor Great Park, which has seen a significant increase in activity during Covid restrictions of 2020/2021, an acceleration of the popularity of the attraction over the past few years.
- 2.126. The resultant pressure on the transport infrastructure in the Area, and need to control, protect and future-proof the various forms of transport from pedestrians, bikes, e bikes and scooters, and larger vehicles is of great importance. It is essential to anticipate, through changes to the infrastructure, the future changes in popularity between the type of transport that residents and visitors may use.
- 2.127. Unless related to new development, measures to slow motorists speed and control parking behaviour is not within the scope of the Neighbourhood Plan, but physical improvements can be addressed through the Placemaking Report which gives further detail and through implementing aspirations which are listed in Section 17 of this Plan.
- 2.128. The EGVNP Questionnaire revealed that around 64% of the community wish to see speed limit reductions and their introduction would be a good start in leading to lower pollution of all sorts and improving the safety of all road users.
- 2.129. 71% of residents rarely use the bus services, despite frequent services to major shopping centres, and around 65% of them use a car for most journeys. This is hardly surprising, given the relative affluence of the Area, the physical siting of the urban area on a hill, the main shopping areas and rail station being at or beyond the bottom of that hill and outside the Area, and the majority of employed residents being commuters. Added to that is the extended routes of the buses, which generally cause a bus journey to a shopping destination or the station to be unacceptably long. Nevertheless, improvements to the bus network and service would encourage more frequent users, particularly as fuel prices rise.
- 2.130. The provision of facilities to encourage walking, biking, and the use of public transport is of high importance in reducing the impact of cars on the Area and the environment in general. It is acknowledged that a combination of the affluence and age profile of long term residents will show resistance to using these services. However, the Area also has 2000 students who live in the community and who have to reach the University each day. New modes of transport such as ebikes and e scooters are already proving popular and are likely to grow.
- 2.131. The Surrey County Council (SCC) Local Transport Plan 4 was approved in July 2022 and is available at [www.surreycc.gov.uk/roadsand-transport](http://www.surreycc.gov.uk/roadsand-transport). It sets out county-wide policies on reducing transport emissions in order to help meet the county's commitment to becoming net zero by 2050. This includes policies on planning for place and specifically establishing 'Liveable Neighbourhoods'. The aim of the policy is to plan, design and improve local neighbourhoods to provide attractive environments for people, and to increase

opportunities to live and work locally in order to reduce trip numbers and lengths. SCC's Strategic Transport Group will be working closely with Boroughs and Districts to substantiate its Liveable Neighbourhoods agenda across the County with a view to set out its delivery programme in due course.

## Car use and parking

- 2.132. Car parking was one of the most frequently mentioned issues among residents and workers with almost 80% suggesting a long term traffic and parking plan was needed to relieve the increasing vehicular load on the village. 77% suggest RHUL take a more active role in discouraging students who live outside the village from parking their vehicles in the village while attending lectures and ensuring students residing on campus either have allocated car parking spaces or are not allowed to bring a vehicle to the university. 71% consider RHUL should invest in substantially more car parking facilities for students and staff away from the village and on their main campus south of the A30.
- 2.133. Parking and two way traffic down the narrower mainly Victorian streets of the centre of the village is a problem for residents of those areas. The Placemaking Report seeks to address those problems by recommending the adoption of a combination of residents parking permits and one way systems.
- 2.134. For new development, adherence to RBC's parking standards will reflect local factors and ensure that new development does not add to current levels of congestion. RBC has adopted up to date parking standards in a new Parking Guidance Supplementary Planning Document available at: [www.runnymede.gov.uk/planning-policy/preparation-supplementary-planning-documents/7](http://www.runnymede.gov.uk/planning-policy/preparation-supplementary-planning-documents/7).
- 2.135. Electric vehicles are a broadly sustainable mode of travel that is increasing market penetration. Surrey County Council produced an updated Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development in November 2021 which includes standards for electric charging points, which can be used by cars, motorcycles, bicycles and mobility aids. This requires that all new houses and flats should be provided with 1 fast charge socket per unit and that new commercial uses should provide 20% of available parking spaces with a socket and a further 20% with a power supply to enable new sockets.

2.136. In existing larger car park settings, such as parking courts, car parks or unallocated street parking, infrastructure should be put in place. Upstanding or inset charging points can be integrated into the design, whereas more innovation may be required for on-street charging points – which should be integrated into street lighting columns or other smart street furniture items so as to reduce street clutter.

#### **Policy TT1: Car Parking**

***Development proposals within the Plan area should provide parking in line with Runnymede Borough Council's parking standards and have adequate on-site parking to meet current and future needs, unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion.***

***Electric charging points for cars should be incorporated in new housing development providing 1 socket for each dwelling. Where larger car parks are proposed or extensions to existing car parks, an appropriate number of charging points must be provided to the level set out in the relevant Surrey County Council Parking standards.***

***Further provision of appropriate charging facilities in existing parking locations will be encouraged.***

***Developments which propose to remove publicly accessible off-road parking spaces will only be supported where***

- the benefits of the proposal outweigh the loss of parking spaces or***
- alternative provision is made which increases or maintains the number of accessible parking spaces available on or within the immediate vicinity of the site.***

***Proposals for additional off-road car parking spaces, to alleviate parking congestion will be encouraged.***

### **Parking/storage for cyclists and mobility aids**

2.137. Residents should be provided with sufficient space to store the various types of travel equipment they require. This could be within a garage or specific storage can be provided where there is insufficient space to provide a full sized garage. Convenience of use will strongly influence transport choices, so if sustainable travel is to be encouraged it is essential that facilities are provided for storage for travel equipment at all stages of life, from buggies and prams to bicycles and mobility aids. With the rising popularity of powered bicycles and scooters, provision should also be made for electric charging for ebikes, scooters and mobility scooters.

2.138. With the generally ageing population and the aspiration to be as active as possible for as long as possible, it is clear that having no storage for mobility aids could lead to greater social isolation as a resident's mobility becomes impaired.

- 2.139. Where flats or cluster homes are proposed, particularly if the intended residents are students or the elderly, communal storage facilities should be provided in a convenient location, again providing charging points for residents to use. This is particularly important in new student accommodation where students can be encouraged to use alternative forms of transport to a car.
- 2.140. Design Code SU01 provides some guidance and examples of storage for bicycles and e-bikes and scooters.

#### **Policy TT2: Parking for Bicycles and Storage for Powered Mobility Equipment**

*Proposals for new development in the Plan area, including the change of use of existing properties, should make provision for the parking of bicycles in accordance with Runnymede Borough Council's relevant parking standards.*

*Appropriate storage facilities and charging points should also be provided within new developments for powered mobility equipment, such as e-scooters, mobility scooters and powered wheelchairs, to meet the needs of residents, employees and other users of the proposed development.*

### Routes for pedestrians, cyclists and horse riders

- 2.141. The village of Englefield Green has a good network of footpaths through it, and it is possible to envisage a network of improved through ways that allow both foot and bike traffic, combined with short on-road sections where other vehicular traffic is restricted to a narrower carriageway. However, travelling by bike or similar from the main residential area to main shopping areas and the station is problematic due to the hill and the narrow connecting roads. A solution may be mixed mode of transport i.e. one or two hubs in the urban area with a cycle route to them, and a dedicated very frequent bus service from the hubs to Egham town and/or station. RHUL already operate a similar service for their students from the Hox Park Student accommodation on Coopers Hill and the Egham railway station to the University. Suggestions for such improvements can be found in the Placemaking Report.
- 2.142. There are routes for walking and horse-riding around the Green and in the Great Park. Most horse riders ride to and from the Great Park. Priest Hill, Crimp Hill and Ridgemean Rd are much used by horse riders and without speed limits, making horse riders at high risk from accidents.
- 2.143. Safety for pedestrians and cyclists is of paramount importance. It is intended to support new ways of managing the traffic throughout the Area by promoting pedestrian and cyclist safety and resident well-being through lower traffic speeds and traffic volumes. Potential will often exist for development proposals to encourage accessibility by foot, cycle or public transport through the provision of onsite measures such as ensuring that the design of the entrance is pedestrian-friendly or off-site improvements. Funding to remedy deficiencies in the transport network, or to provide capacity enhancement, may be sought by RBC or SCC

via planning obligations. Improvements may include, but should not be limited to, the following measures:

- Providing and/or widening footways and improving road crossings;
- providing cycle infrastructure, and addressing conflict with pedestrians;
- improving accessibility for those using wheelchairs and mobility aids, for example by provision of at-grade crossings or dropped kerbs;
- improving the lighting, surface or drainage of footpaths;
- contributing towards construction of new public transport infrastructure;
- subsidising public transport services for a number of years until they are viable.

2.144. In all cases, solutions should respect the urban or rural context of the routes being adapted.

2.145. A partnership approach between the Neighbourhood Forum, Runnymede Borough Council, Surrey County Council and developers will be required to improve highway safety and minimise conflicts between road traffic, cyclists and pedestrians. RBC's 2030 Local Plan Policies SD3: Active & Sustainable Travel and SD4: Highway Design considerations set out RBC's support and requirements for schemes and proposals to enhance accessibility and connectivity and safety of the highway network and the need for Travel Plans, Transport Assessments/Transport Statements to accompany development proposals.

### **Recreational Rights of way**

2.146. There are numerous footpaths in the Area. 94% of respondents to the questionnaire stated that they enjoy the lanes, footpaths, hedges, trees in the area surrounding the village and would not like to see any of that eroded or destroyed. During the pandemic, walking into the countryside from the urban area increased and many residents now use the network.

2.147. Not only does the network of footpaths encourage outdoor recreation with all the associated benefits of health and wellbeing, they also provide wildlife corridors. Improvements to the network, including upgrades for accessibility and for biodiversity value will always be encouraged. New linkages will be sought where relevant in association with new development.

#### **Policy TT3: Provision for Pedestrians, Cyclists and Horse Riders**

*For proposed new developments within the Plan area that will require the submission of a Transport Assessment/Statement and/or a Travel Plan in order to assess the impacts of the development upon the highway and transport network in the surrounding area, any necessary mitigation measures should be identified to secure improvements for pedestrians, cyclists and horse riders. Such measures may include new or improved footpath and cycleway links, and improvements to bridleways.*

*All such improvements should be designed in accordance with the policies and guidance of Surrey County Council as Highways Authority and should seek to reflect the character of the area and, where appropriate, the local heritage.*



## 16. Royal Holloway University of London

- 2.148. The Neighbourhood Plan recognizes the strategic importance of the campus and the ongoing need for growth. The RHUL Campus is set on a steeply sloping site and fenced off with a perimeter wall and is separated from the rest of the urban area by the A30 road. The historic campus was founded by the Victorian entrepreneur Thomas Holloway in 1879 on the Mount Lee Estate. Over time, the Grade I listed Founder's Building, with its distinct architectural features, striking north and south towers and two large quadrangles has become surrounded by newer buildings, such as the Emily Wilding Davison Building, completed in 2017 that holds a new library and student services centre. Innovative modern design of some of the newer buildings has created a diverse and attractive campus.
- 2.149. Over time, there has been development allowing increases in capacity by adding teaching buildings, accommodation and facilities. RHUL land (as shown on the Policies Inset Map 1 at Annex B) now includes a section north of the A30 which accommodates academic, social and sport and accommodation uses and a southern part which falls within the Green Belt. In 2014, a new 20 year Masterplan was developed. The masterplan underpinned an outline planning application for a comprehensive development scheme including a net increase of academic accommodation totalling c.55,000m<sup>2</sup> and an additional c.71,000m<sup>2</sup> of student residential accommodation (c2,650 beds). Since then, there have been various revisions to the masterplan and a series of advice notes published on various aspects such as parking and green spaces which are available to view here: <https://www.royalholloway.ac.uk/student-life/our-campus/explore-the-campus/campus-investment/>.
- 2.150. RBC's 2030 Local Plan states that RHUL is the largest educational establishment in the Borough and wishes to expand its number of students to 12,000 by 2031. It is expected that 3315 student bedspaces will be provided during the plan period. Policy SL23 sets out the criteria against which planning permission for student accommodation will be assessed.
- 2.151. Clearly, development of RHUL will have an impact on the lives of existing permanent residents and not all of the masterplan proposals are acceptable to the residents. Respondents to the EGVNP Questionnaire wanted to see students resident in the village use the shopping facilities in the village rather than on Campus (61%). Other concerns included RHUL should take a more active role in ensuring students do not park in the village when visiting Campus and those in Campus residences should either have parking spaces or not have cars (72%), They should invest in more parking on their main campus and reduce parking facilities on the village (North) side of the A30 (69%)(this figure reflects the objections to the proposed multi-storey car park on Harvest Road), further developments on the village side should be designed to be in sympathy with the village (69%), and there should be no further purpose built student accommodation (both private and RHUL) on the village (North) of the A30 (70%). 38%, however, thought RHUL is or should be an integral part of the village.
- 2.1. The Forum would like to liaise with RHUL on any future changes to the published plans or new proposals in addition to the public consultations which are generally required to take place prior to any planning applications being submitted. This is particularly important on sites north of the A30 i.e. within the village. The preference is for no further RHUL

development within the village, but at the very least, any proposals must be designed to have minimal impact on existing residents in terms of amenity, traffic and visual impacts. Changes to the public/communal areas (public realm) of the campus and other RHUL premises should also be carefully designed to enhance the opportunities for recreation, community interaction and improve biodiversity.

- 2.2. The movement of students and their vehicles is a key issue for the Area and therefore new RHUL developments must create permeable networks of connections within development sites as well as connecting to the wider locality, the centre of the Village, key existing amenities and to any existing cycle lanes and public footpaths.
- 2.3. The Design Codes sets out a series of design codes relevant to RHUL development and accordingly new development should take account of those requirements.

## **Policy RHUL1: Royal Holloway University of London (RHUL)**

*Proposals for new development by RHUL will be supported where such proposals conform with the outline planning permission granted in April 2015 for the development of the RHUL campus and the accompanying Masterplan prepared as part of those planning proposals.*

*Proposals which will promote sustainable development, by encouraging walking and cycling, reduced car usage, energy-efficient buildings and biodiversity enhancements will be encouraged.*

*All development should seek to preserve or enhance the built, historic, natural and landscape environments, and be in conformity with the Englefield Green Design Code.*

*Development that includes new public realm or changes to the public realm should seek to preserve or enhance the landscape character of the campus and other RHUL premises, recognising the importance of the public realm in terms of amenity, biodiversity and recreational use.*

*New buildings or extensions to buildings should seek to respond to the historic built and landscape context by demonstrating high design quality, adding to the architectural diversity of the campus, using very high-quality, durable materials with a high standard of finish. Innovative, creative and distinctive design solutions are positively encouraged.*

*Development must demonstrate through a Transport Assessment or Statement, balanced transport provision, including careful consideration of impacts of development on parking in close proximity to the middle of the Village, and provide mitigation for such impacts. This will include provision of adequate levels of student, staff and visitor parking, as required by RBC's Parking Standards taking account of projected increases in demand.*

*Proposals which will lead to attractive, convenient and safe pedestrian and cycle links through the campus and to Englefield Green Village will be encouraged.*

*Additional, convenient, secure, covered storage facilities for cycles and e-cycles and scooters must be provided to support additional floorspace. This may include taking opportunities to upgrade existing cycle storage facilities.*

## 17. Aspirations, Implementation and Monitoring

- 2.4. A number of aspirations have arisen during the process of producing the Neighbourhood Plan, either from technical background documents or from consultation. The Englefield Green Forum will work towards achieving these aspirations using CIL or Section 106 contributions where appropriate, but also will seek funding or cooperation from other bodies and sources.

<i>From Place-making: A Preliminary Study</i>
<b>In order to create an identifiable centre to the village of Englefield Green;</b>
<ul style="list-style-type: none"> <li>• Remodelling of St Jude’s Road between Bond Street and the A30, and Victoria Street between St Jude’s Road and Harvest Road, including traffic management, cycle and pedestrian provision.</li> </ul>
<ul style="list-style-type: none"> <li>• Installation of suitable street furniture in the above roads, including directions to landmarks, car parks shops etc.</li> </ul>
<ul style="list-style-type: none"> <li>• Provision of notice boards advertising the history and landmarks of the Village, placed where visitors are most likely to read them.</li> </ul>
<ul style="list-style-type: none"> <li>• Installation of entry and exit signs defining the central area of the Village.</li> </ul>
<ul style="list-style-type: none"> <li>• Provision of a transport hub with connections to the main shopping centre of Egham and Savill Gardens/ The Great Park and other attractions.</li> </ul>
<ul style="list-style-type: none"> <li>• Adherence to the Design Codes when remodelling shop fronts.</li> </ul>
<b>In the wider area (as well as the centre of the village);</b>
<ul style="list-style-type: none"> <li>• Provision of cycle routes within the village, to RHUL and in the surrounding area towards the Great Park.</li> </ul>
<ul style="list-style-type: none"> <li>• Remodelling the A30 between the Maranello Roundabout and the traffic lights at the top of the hill, to allow for grade separation.</li> </ul>
<ul style="list-style-type: none"> <li>• Speed limits throughout the Area</li> </ul>
<ul style="list-style-type: none"> <li>• Parking management particularly in the centre of the village</li> </ul>
<ul style="list-style-type: none"> <li>• Creation of Green Routes</li> </ul>
<ul style="list-style-type: none"> <li>• Enhancement of Green Spaces, particularly within the Forest Estate</li> </ul>
<ul style="list-style-type: none"> <li>• Remodelling of ‘The Hub’ on the Forest Estate</li> </ul>

- 2.5. Other aspirations may be added in due course.

### Working in partnership

- 2.6. Englefield Green Village Neighbourhood Forum is committed to Localism and locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Forum will build upon its excellent track record in engaging in planning decisions (reactively through consultation and proactively through promoting the policies of this plan) and by delivering related projects for the local community. However, it is recognised that partnership working is needed for the potential of the plan to be realised. Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below.

- **Runnymede Borough Council** - Planning Policy, Development Control, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities
- **Surrey County Council** - Drainage, Highways and Transport, Education and Social Services, Minerals and Waste

- **RHUL** – the Forum will continue their efforts to engage with the college and students prior to any development related changes proposed by the college being submitted to RBC as planning applications.
- **Adjoining Neighbourhood Forums** – Assessing impacts of large scale planning applications and discussing local facilities.
- **Environment Agency** - the planning, design and delivery of development, taking account of: Flood risk management; Water quality and water resources, Waste management, Land contamination and soil and other regulation.
- **Site owners and developers** will need to liaise with the Forum as well as the other agencies involved in development.

## Funding and Implementation Mechanisms

- 2.7. Financial contributions will be sought from developers through Section 106 agreements and the Community Infrastructure Levy (CIL) which provides a legal framework to raise funds to provide the infrastructure needed to cope with new developments. RBC introduced the CIL charging schedule on 1<sup>st</sup> March 2021.
- 2.8. The Neighbourhood Planning Regulations of the 2011 Localism Act enable areas with a Neighbourhood Plan in place to receive at least 25% of the CIL raised in their area to direct to their own local infrastructure priorities. These contributions will be targeted on the priority need to deliver new community infrastructure.
- 2.9. In addition, the Forum will seek to influence annual and other budget decisions by RBC on housing, open space and recreation, economic development, community facilities and transport, through the Local Transport Plan.
- 2.10. The Forum will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and objectives. This might include: The Lottery; UK Government programmes; land fill tax credits, EU Funds and LEP funding.
- 2.11. The Plan will be used by the Forum to:
  - guide comments on planning applications
  - negotiate with landowners and developers to achieve the best possible outcomes from new development
  - direct financial resources to the village in a structured way
  - bring together groups or working parties to improve the village environment
  - lobby local authorities to support the Areas residents wishes and aspirations.

## Monitoring and Review

- 2.12. It is important to check that progress is made towards meeting the objectives and policies of the Plan. The Forum will report on the implementation of the Plan every 5 years and consider
  - if progress is being made to achieve the vision and the objectives of the Plan
  - if progress is being made towards the implementation of the policies in the Plan
  - if financial contributions available to the community arising from development is being targeted towards the identified plans and projects
  - if the Plan remains based on the most up to date information
  - if the Plan is being taken into account by RBC when determining planning applications.

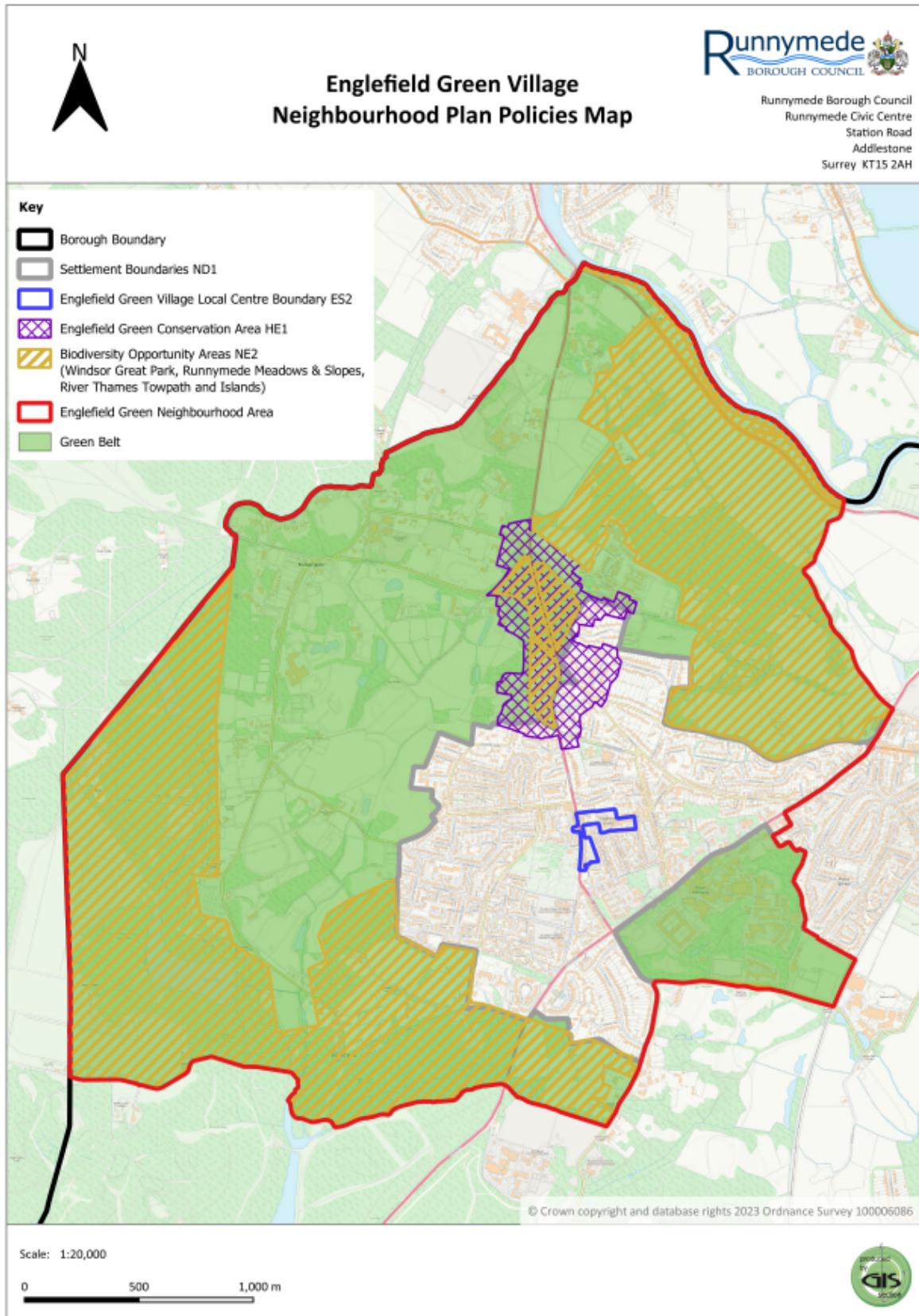
- 2.13. It will then conclude whether a review is required. If so, it will secure opinions of residents and stakeholders to update the Plan.
- 2.14. A full review of the Plan will also be necessary should the emerging new Runnymede Local Plan, covering the period beyond 2030, be adopted by RBC during the next five years.

## Annex A: Table of Aims and Policies

Neighbourhood Plan Aims		Background Documents	NP Policies
1	To ensure that all new development is well-designed, sympathetic and sustainable and enhances the character and function of Englefield Green.	Design Code Masterplans	ND1 ND5 ND6
2	To respond to housing needs by supporting suitable housing for people of all ages and means.	Design Code Masterplans	ND2 ND3 ND4
3	To identify and support measures to develop the function, identity and appearance of the centre of Englefield Green Village.	Design Code I-Transport Study Placemaking Report	C1
4	To preserve and enhance Englefield Green Village's Green, Conservation Area and Victorian centre, and preserve heritage assets (whether listed or not).	Design Code Conservation Area Assessment (SCC) <i>(not yet completed)</i>	C1 C2 HE1 HE2
5	To protect the rural aspect of the countryside outside of the urban areas and preserve special views.	Design Code Views Background Paper	C1 C2
6	To protect, enhance and where possible add to the green and blue infrastructure and to encourage the planting of trees within the urban area.	Biodiversity Report Design Code Placemaking Report	C1 NE1 NE2 NE3 CF2
7	To support, protect and enhance the social assets, community facilities and services (including schools and healthcare, leisure and recreation) to meet residents' needs.	Placemaking Report	CF1 CF2
8	To support existing local businesses and encourage new small and medium-sized businesses and shops which provide sustainable employment opportunities and enable people to shop locally.	Local Centre Audit (to be completed)	ES1 ES2 ES3
9	To identify and support appropriate infrastructure developments which reflect the community's needs and keep it an attractive, well-planned and safe place for everyone.	Placemaking Report	I1
10	To identify and support measures which improve traffic management including parking and speed control measures.	Placemaking Report	TT1
11	To identify and support measures to encourage walking, cycling, as a means of fulfilling shorter journey.	Design Code Placemaking Report	TT2 TT3
12	To ensure that the development of Royal Holloway University of London is in harmony with the development of the surrounding urban and rural areas.	<a href="https://royalholloway-estateplan.co.uk/estate-plan/">https://royalholloway-estateplan.co.uk/estate-plan/</a> <a href="https://royalholloway-estateplan.co.uk/advice-notes/">https://royalholloway-estateplan.co.uk/advice-notes/</a> Design Code	RHUL1

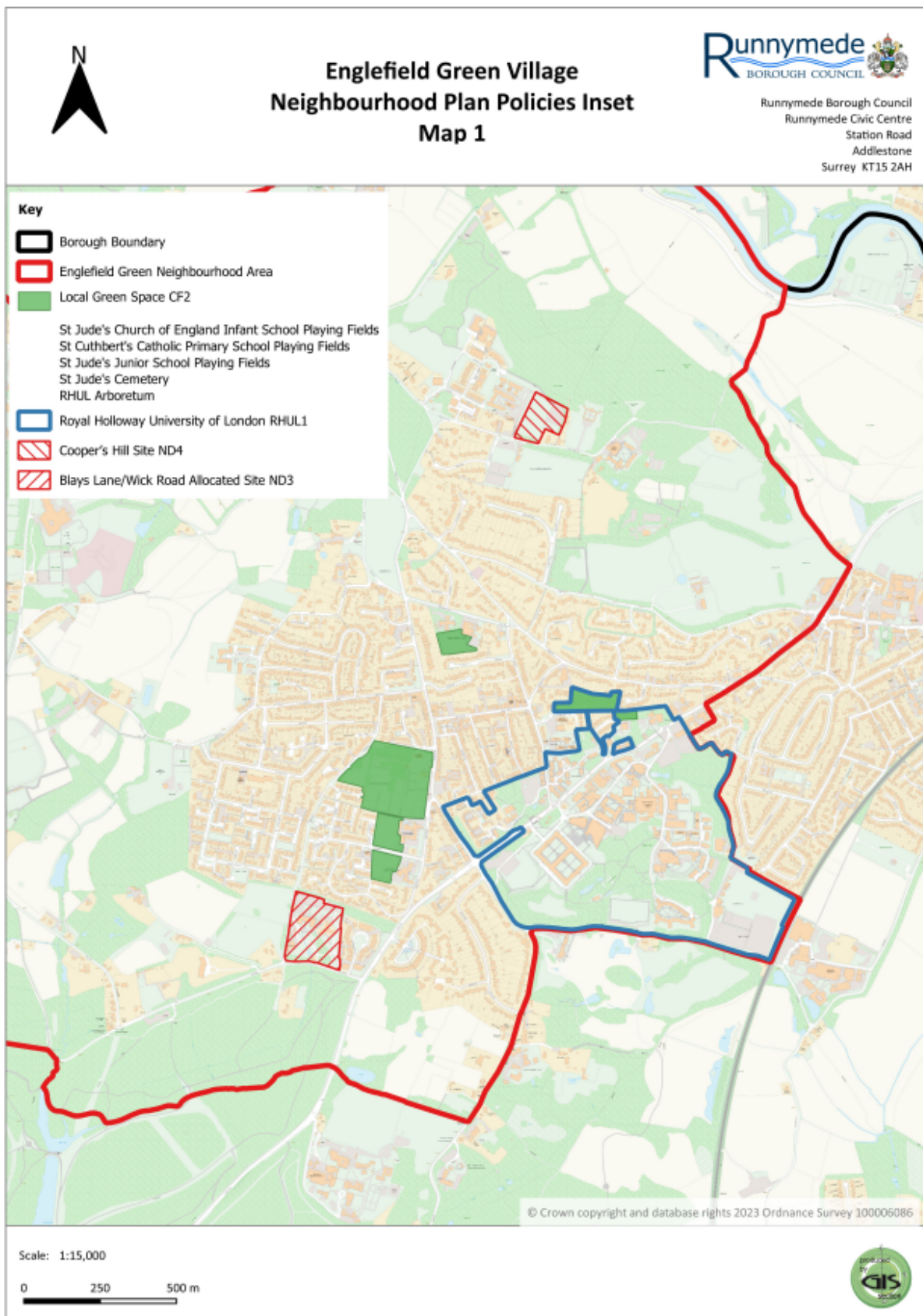
# Annex B: Maps

## Policies Map

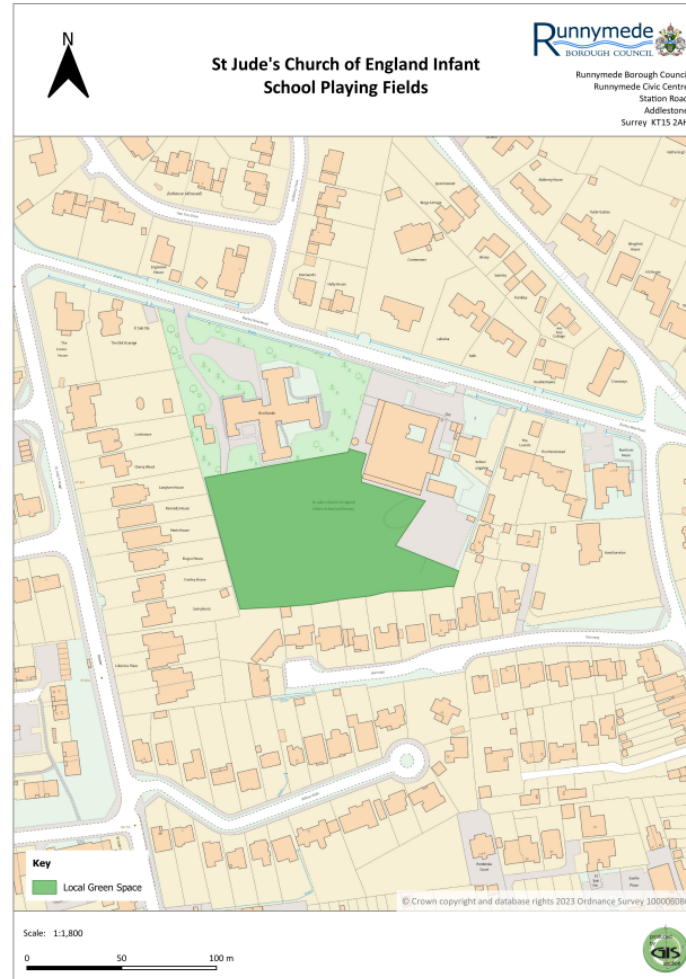
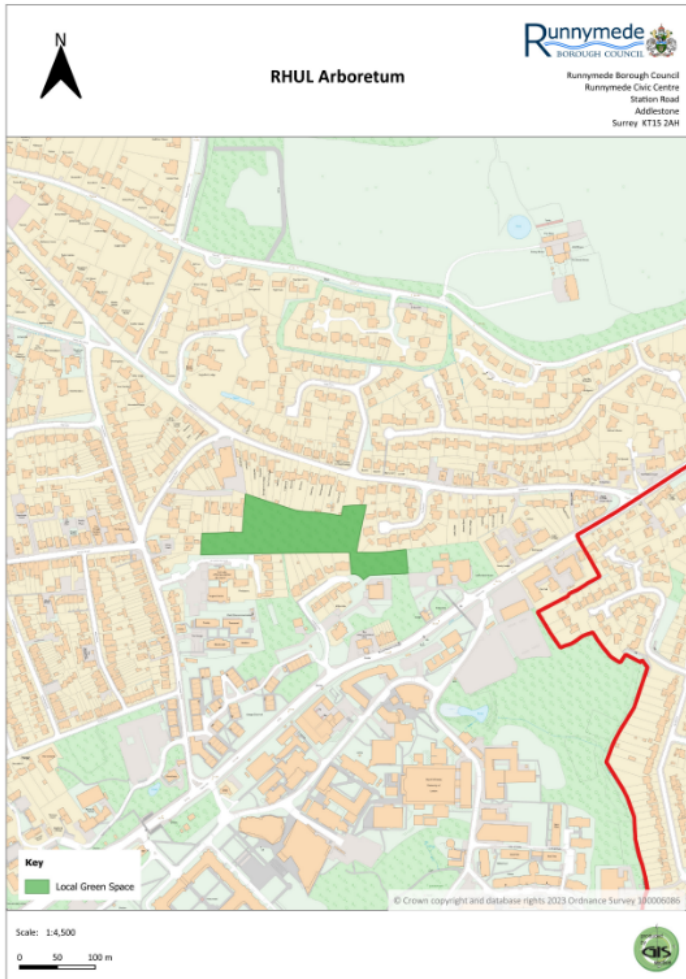


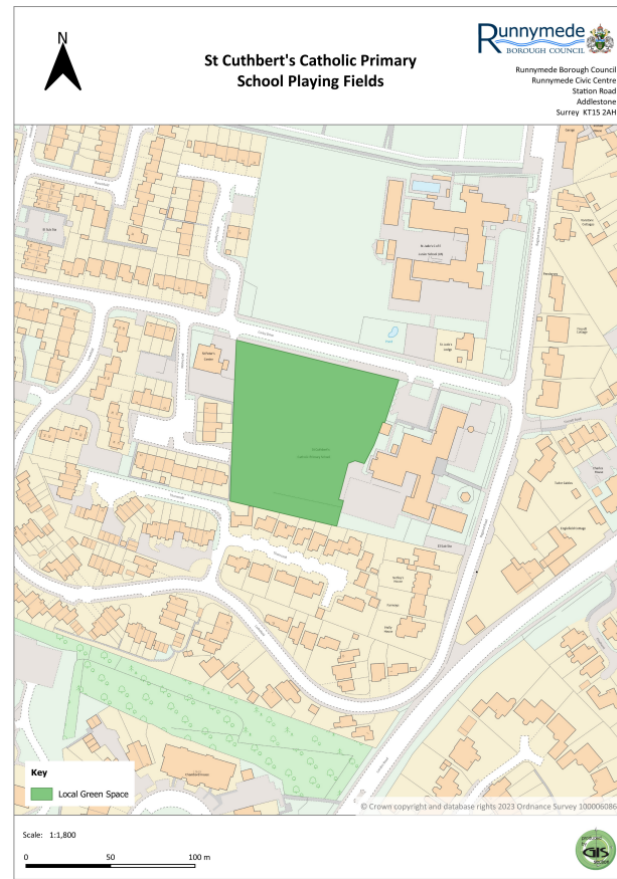
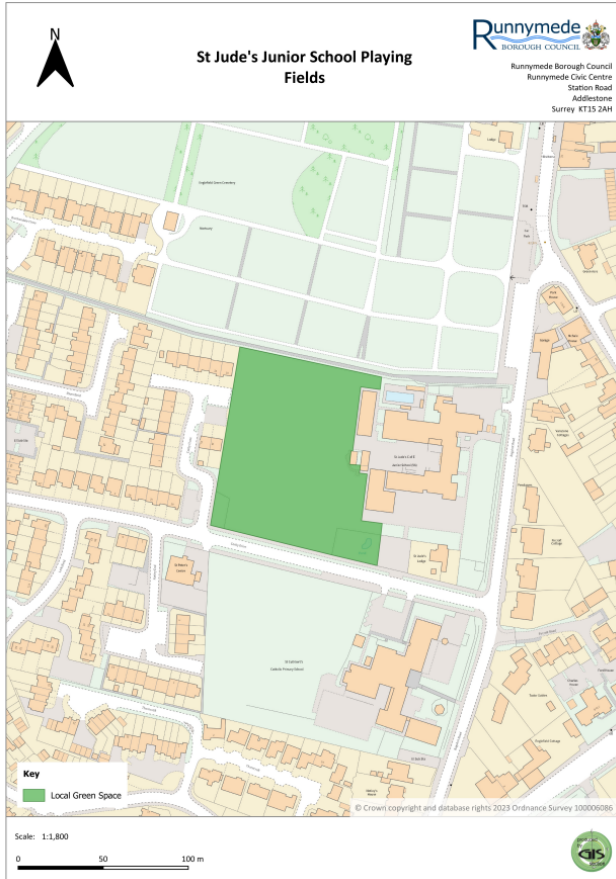
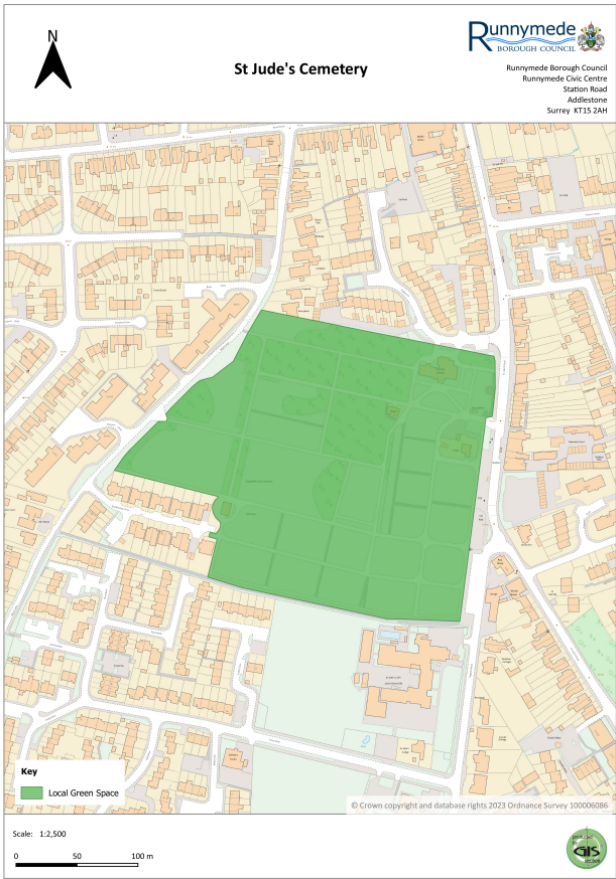


Policies Map Inset 1



## Large-scale Maps of Local Green Spaces

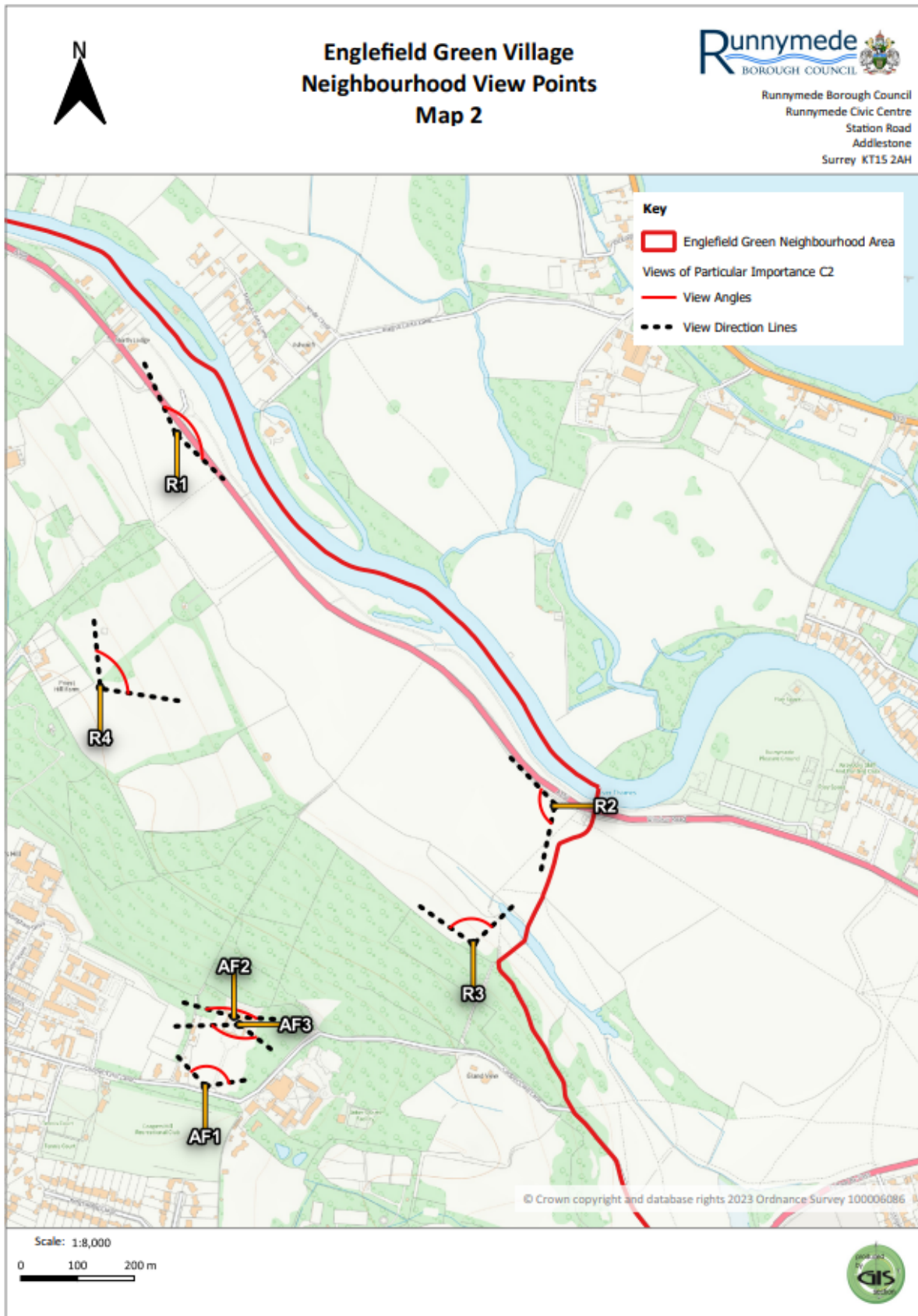




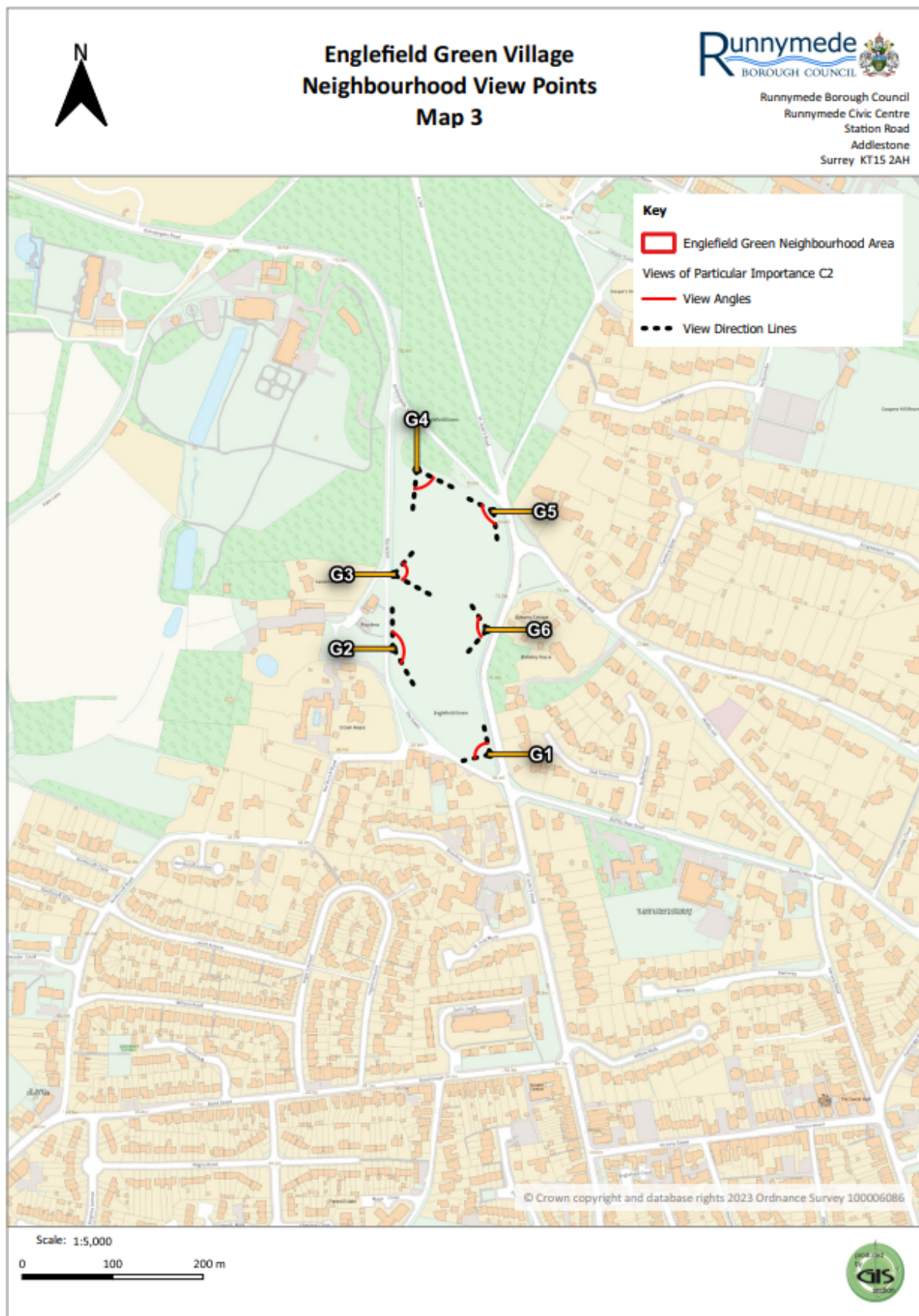
# Policies Map View Points 1



Policies Map View Points 2

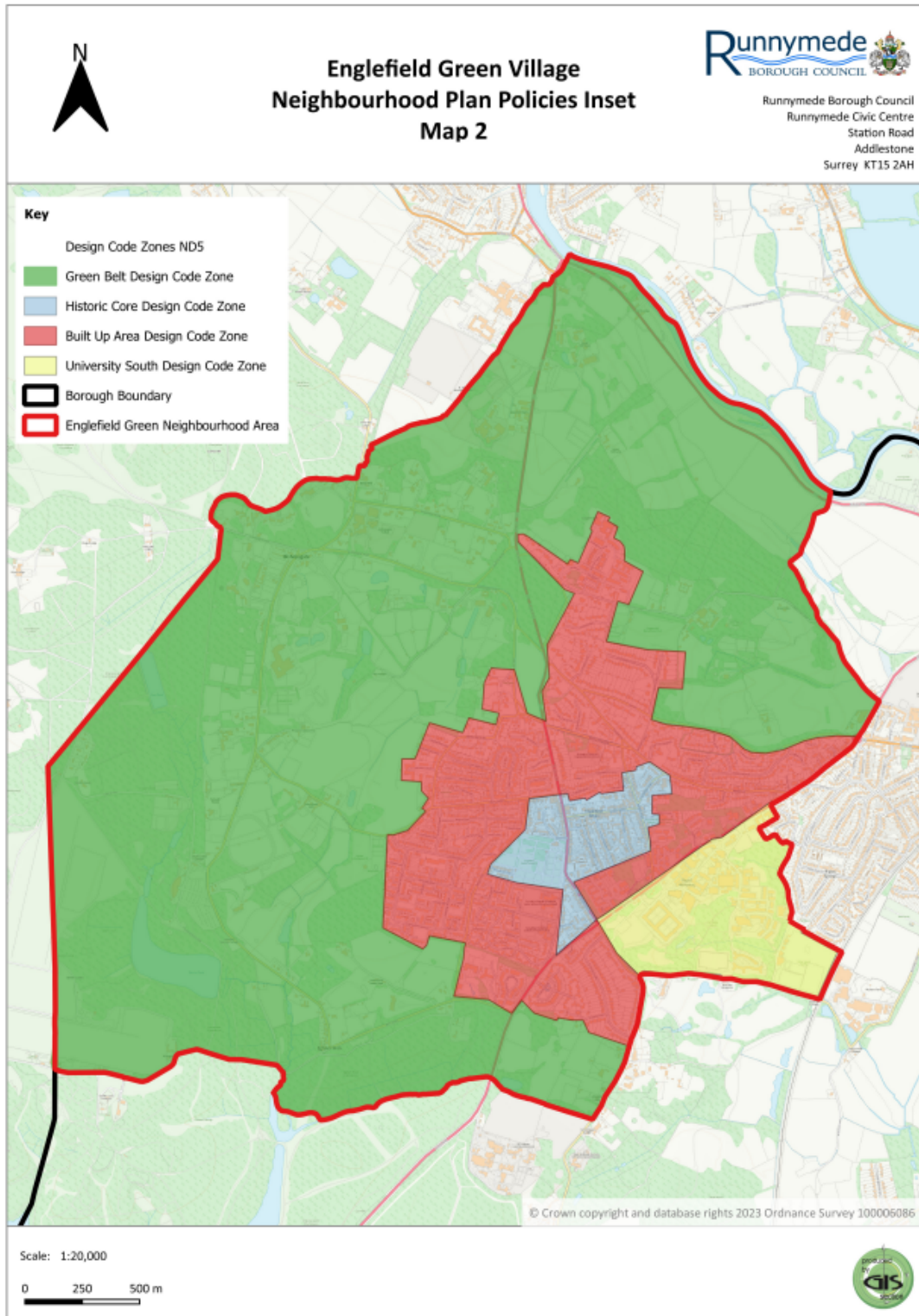


Policies Map View Points 3



## Annex C: Policies Inset Map 2

*For avoidance of doubt, all design codes in the Urban Area Design Code Zone (Section 5 of the Design Code Document) also apply to the Historic Core and Rural Area Design Code Zones (Sections 6 and 7). In case of conflict, the design codes for the Design Code Zone in which the development is being proposed will take precedence. Design Codes for the Historic and Rural Area Core Design Code Zones do not generally apply to the Built Up Area Design Code Zone.*



## Annex D – Proposed Local Heritage Assets for Further Review

### Englefield Green – Proposed Non-Designated Heritage Assets (NDHAs)

No	House name and/or number(s)	Name of Road	Building Type	Date
1	15-23	Albert Road	Houses	Late C19
2	Mary Drew Almshouses	Albert Road	Almshouses	1951
3	1-3	Alexandra Road	House	Late C19
4	10	Alexandra Road	Former Public House (The Jolly Sandboy)	Late C19
5	Hope Terrace, Nos 13-16	Alexandra Road	Houses	Late C19
6	17	Alexandra Road	House	Late C19
7	18	Alexandra Road	House	Late C19
8	Victoria Terrace, Nos 24-29	Armstrong Road	Houses	1874
9	Hope Lodge, No 39	Armstrong Road	House	Mid C19
10	Treberfydd	Bagshot Road	House	c1900
11	Bakeham Cottage	Bakeham Lane	House	1890
12	St Annes + Little St Annes + The Coach House + The Cottage + The Lodge	Bakeham Lane	Houses	c1860
13	Alderhurst	Bakeham Lane	House	Late C19
14	Bakeham House	Bakeham Lane	House	1868
15	Byways	Barley Mow Road	House	Late C19
16	Engleston House	Barley Mow Road	House	Early C20
17	Hartford House	Barley Mow Road	House	1927
18	The Laurels and The Homestead	Barley Mow Road	Houses	Early C20
19	The Fox and Hounds	Bishopsgate Road	Gastro Public House	c1700
20	Lodge Cottage, The Dell	Bishopsgate Road	House	1871 & 1996
21	The Dell Cottage	Bishopsgate Road	House	c1900
22	Dell Park Lodge	Bishopsgate Road	House	1887
23	Middle Lodge, East Lodge and West Lodge	Bishopsgate Road	Houses	1882,1902 and 1914
24	Dell Park Farm + Dairy Cottage, Dell Park Farm	Bishopsgate Road	Water tower + Cottage + Farm buildings	c1880
25	Gatehouse	Blays Lane	Gatehouse	Late C19
26	11 & 13	Bond Street	Houses	1881



27	25,27,29 &31	Bond Street	Houses	Late C19
28	97 & 99	Bond Street	Houses	1850's
29	Plaques from St Jude's School	Bond Street	Stone plaques	1827
30	Cooper's Ridge, Red Gables, Ormonde Lodge, Little Ormonde, Greyholme + Cosgrove	Cooper's Hill Lane	Houses	1871/1872
31	Gatehouse to Magna Carta Park	Cooper's Hill Lane	Gatehouse	1873
32	Cedar House	Crimp Hill	House	1865
33	North Royd	Crimp Hill	House	Late C19
34	Braeside House	Crimp Hill	House	Late C19
35	Prezzo	Egham Hill	Restaurant	Rebuilt in 1930's
36	No 4 (former Wesleyan Chapel)	Egham Hill	House	1851
37	Apsley Lodge, No 20	Egham Hill	House	c1840
38	Sunnyside, No 28 and Daylesford, No 30	Egham Hill	House	1865
39	1-6 Chilbolton	Egham Hill	House	c1900
40	The Packhorse	Egham Hill	Public House	1930's
41	The Chestnuts, Chestnut Drive	Egham Hill	Building	c1890
42	Wetton's Terrace, Highfield Road	Egham Hill	Terrace	Late C19
43	Woodlands, Highfield Road	Egham Hill	House	1889
44	Milestone	Egham Hill	Milestone	1540-1900
45	The Old Cowsheds + Cowman's Cottage + Middle Cottage	The Green	Houses	Late C19
46	Ha Ha	The Green	Ha Ha	Mid C19
47	11 Lamp Posts	The Green	Lamp Posts	Early C20
48	Ham Lane Cottage	Ham Lane	Cottage	1915
49	The Happy Man, No 12	Harvest Road	Public House	Late C19
50	Nos. 16-17, 24-28 + 30-32	Harvest Road	Houses	1897-1899
51	Constitutional Club, No 33	Harvest Road	Building	1899
52	The Social Hall	Harvest Road	Building	1880
53	46 & 48	Harvest Road	Houses	1880
54	52-58	Harvest Road	Houses	Late C19
55	59	Harvest Road	House	Late C19
56	The Limes, No 72	Harvest Road	House	1880s
57	St Agnes Cottage	Kings Lane	House	1879
58	Town Green Farm	Kings Lane	Farm	Early C18

59	Amanda	Kings Lane	House	1882
60	Kings Lane House	Kings Lane	House	Late C19
61	Carfax	London Road	House	Early C20
62	The Pines	London Road	House	Early C20
63	Victorian Pillar Box	London Road	Pillar Box	1837-1901
64	No 2	Middle Hill	House	Late C18
65	16 & 17	Middle Hill	House	Mid C19
66	The Beehive, No 34	Middle Hill	Public House	1870's
67	Lairg, No 38	Middle Hill	House	Late C19
68	53 & 54	Middle Hill	Houses	1889
69	55 & 56	Middle Hill	Houses	1890
70	Holly Cottage	Middle Hill	House	Late C18
71	Mattingleys	Middle Hill	House	Mid C18
72	Crossways	Middle Hill	House	1908
73	No 1 + 1A	Northcroft Road	Houses	1884
74	Crown Cottage	Northcroft Road	House	Early C19
75	Schroder Court	Northcroft Road	Former Isolation Hospital	1910
76	Moss Lea, No 38 & Park View, No 40	Northcroft Road	Houses	c1900
77	Nos 1-12	Northcroft Villas	Houses	1890
78	Beaumont Farm and Farm Stables	Priest Hill	Farm and Stables	1820
79	South Lodge Farm + 1 & 2 Stable Cottages + 1 & 1A North Lodge	Priest Hill	Houses	Late C19
80	Priest Hill House	Priest Hill	House	Late C19
81	Runnymede House	Priest Hill	House	Late C19
82	Magna Carta Memorial in garden of Runnymede House* HER No 21518 – MSE21518	Priest Hill	Memorial stone	1905
83	County Boundary Sign (Berkshire/Surrey)	Priest Hill	Cast iron county boundary sign	c1900
84	No 7	Prospect Lane	Houses	Late C19
85	Jurors Chairs	Runnymede	Piece of Art	2015
86	Indian tribute to Magna Carta	Runnymede	Stone plaque	1994
87	Writ in Water	Runnymede	Piece of Art	2019
88	Nos 1A,2A,3A,4A & Chapel End No 5	South Road	House	c1900
89	The Holly Tree	St Jude's Road	Public House	1841

90	17-19	St Jude's Road	Shops	Mid C19
91	20-27	St Jude's Road	Houses	1867
92	Acacia Place Nos 59-61	St Jude's Road	Houses	1822
93	Cemetery railings	St Jude's Road	Railings	1859
94	New War memorial	St Jude's Road	War memorial	2018
95	2 x Lamp Posts near St Jude's Church	St Jude's Road	Lamp Posts	1859
96	Grave of Baron Schroder etc.	St Jude's Road	Grave	1910
97	Grave of Woolf Barnato	St Jude's Road	Grave	1948
98	Grave of Diana Barnato	St Jude's Road	Grave	2008
99	Grave of Wilbur Gunn	St Jude's Road	Grave	1920
100	Grave of Robert Dennis (Danny) Blanchflower	St Jude's Road	Grave	1993
101	Victorian pillar box	St Jude's Road	Pillar box	1837-1901
102	No 1, The Elms, Falconwood	Tite Hill	House	Late C19
103	The Armstrong Gun, No 44	Victoria Street	Public House	Mid C19
104	8 & 8A	Victoria Street	Shop	Late C19
105	Carriage shed at back of Nos 9-11	Victoria Street	Carriage shed	Late C19
106	George V Pillar Box	Victoria Street	Pillar Box	1910-1936
107	Dell Park + Dell Farm Stables	Wick Lane	Gates and Stables	c1900
108	The Sun Inn	Wick Lane	Former Public House	1856
109	Parkside House	Wick Lane	House	Early C19
110	Parkside Cottage	Wick Lane	House	Mid-late C19
111	Parkside Nursery Cottage	Wick Lane	House	Late C19
112	Castlewood	Wick Lane	House	Early C20
113	Wick Cottage	Wick Lane	House	Late C19
114	Glade Cottage	Wick Lane	House	Early C19
115	The Bailiwick	Wick Road	Gastro Public House	1877
116	1-3 Transvaal Cottages	Wick Road	Houses	c1850
117	Post to Cheeseman's Gate	Wick Road	Post	1864
118	Sandylands	Wick Road	House	c1860
119	Cast iron tree label	Wick Road	Tree label	1820
120	Brook Lodge	Wick Road	House	1874
121	Park House Stable Block	Wick Road	Stable Block	1791
	* indicates also listed as a Monument			

## Annex E - Audit of existing Class E & Sui Generis units

Type of Shop	Current Use	Estimated floor area (m2)
<b>St Jude's Road (within local centre boundary)</b>		
1. Lloyds Pharmacy	Class E	58
2. Ruby Wines	Class E	42
3. Megna Restaurant	Class E	45
4. Caspari Restaurant	Class E	112
5. Holly Tree Pub	Sui Generis	139
6. Alan Greenwood Undertakers	Class E	30
7. Bellini Restaurant	Class E	117
8. Aspen Estate Agent	Class E	42
9. Spar food shop	Class E	105
10. Ashleigh Ryan Beauty & Aesthetics	Class E	19
11. Picnic on the Green Coffee shop	Class E	19
12. Browns Estate Agents	Class E	33
13. Stirling Ackroyd Estate Agent	Class E	42
14. Zaza's Lebanese Restaurant	Class E	67
15. Smiths Newsagent & Food Shop	Class E	70
16. Lloyd Charles Hairdresser	Class E	45
17. Blades Hairdresser	Class E	45
18. Lodge Undertakers	Class E	30
19. Janet's Dancewear	Class E	37
20. Stopps Bakery	Class E	30
<b>Victoria Street (within local centre boundary)</b>		
21. Empty Shop (formerly Estate Agent)	Class E	27
22. Empty Shop	Class E	13.5
23. Capelli Hairdresser	Class E	28
24. Armstrong Gun Pub	Sui Generis	126
25. Heaven at No. 7 Hairdresser	Class E	65
26. Frivolous Spender Upholstery Service	Class E	3.5
27. Village Pizza	Sui Generis	10
28. Victoria Wines	Class E	95
29. Genevieve Gift Shop	Class E	63
30. Chloe Cosmetics	Class E	30
31. Haircraft	Class E	30
32. 2 empty shops	Class E	54
33.	Class E	
34. 4 empty shops	Class E	62
35.	Class E	
36.	Class E	
37.	Class E	
<b>Beyond Local Centre Boundary</b>		

Staines Diesels Used Cars	Sui Generis	302
Exceed Recruitment Consultants	Class E	?
Ashwood Road		
Mini Market	Class E	93
Bond Street		
Bond Street Newsagent	Class E	55.7
Ansells Butchers	Class E	37.1

## Annex F: Glossary

Adoption		The procedure by which a plan becomes formal council responsibility. The Neighbourhood Planning Regulations also call this stage ‘made’ for the purposes of a Neighbourhood Plan.
Affordable housing		Housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision
Allocation		A piece of land that has had a particular use earmarked via a Neighbourhood Plan or Local Plan. This might be for housing, employment or another use such as open space.
Amenity		A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the interrelationship between them, or less tangible factors such as tranquillity.
Biodiversity		The whole variety of life encompassing variations, including plants and animals.
Brownfield		Land that has been previously developed on (excluding agricultural or forestry buildings and residential gardens)
Conservation Area	CA	An area designated under Section 69 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 as being of ‘special architectural or historical interest’ the character and appearance of which it is desirable to preserve and enhance.
Consultation Statement		A document which details when, where and how the public and stakeholders have been consulted, issues that were raised and how they were addressed.
Countryside		Land not within settlement boundaries
Community Infrastructure Levy	CIL	An amount of money payable to the Council on new housing and other development which is used for infrastructure and community facilities and services
Developer Contributions/Planning Obligations/Section 106		Developer contributions, also known as planning obligations, can be secured via a section 106 legal agreement or planning condition attached to a planning permission. They help mitigate any adverse impacts generated by new development on infrastructure and facilities.
Development Plan Document	DPD	Development Plan Documents are planning policy documents which make up the Local Plan. They guide development within a local planning authority area by setting out the detailed planning policies, which planning

		officers use to make their decisions on planning applications.
Employment Land		Land that is used or is proposed to be used for offices, industry and/or storage and distribution – covered by the B Class in the Use Classes Order
Evidence Base		The information and data gathered by local authorities and other plan makers to inform and support the policy approaches to be set out in a Local Plan or Neighbourhood Plan
Examination		For neighbourhood planning, an independent assessment carried out by an examiner to determine whether your plan meets the Basic Conditions
Flood risk		The combination of probability of a particular flood event and its corresponding hazard and is used to refer to the scale of flood effect, combining hazard and probability, upon a particular site. Flood Zones 1-3b describes land with a specific probability of flooding with 1 being the least affected. Development may be restricted by Flood Zones.
General Permitted Development Order	GPDO	A statutory document that allows development (such as small house extensions) to be undertaken without planning permission.
Greenfield		Land where there has been no previous development.
Green Belt	GB	Designated areas around major built up areas which can only be developed under very special circumstances set out in the NPPF
Green Infrastructure	GI	A network of multi-functional green space and other environmental features, urban and rural, including both established and new sites - which support natural and ecological processes, and are capable of delivering a wide range of environmental and quality of life benefits for local communities.
Habitats Regulation Assessment	HRA	Tests the impacts of a plan or project on nature conservation sites of European importance and is required under EU legislation.
Heritage asset		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (and 'Non-Designated Heritage Assets which can be identified by the local Planning authority and/or the Neighbourhood Forum)

Infrastructure		Refers to the fundamental facilities and systems serving an area, including the services and facilities necessary for its residents and economy to function, including transport.
Internal Drainage Board	IDB	A local public authority established in areas of special drainage need in England and Wales. IDBs have permissive powers to manage water levels within their respective drainage districts, undertake works to reduce flood risk to people and property and manage water levels to meet local needs
Local Nature Reserve	LNR	A site of importance for wildlife, geology, education or public enjoyment, declared by district, borough and county councils.
Local Plan		The main planning document in an area which sets out what type and how much development will occur across the area for the next 15 years. It also provides a suite of policies that help manage development including for design, access and amenity
Local Wildlife Site (some areas County Wildlife Site)	LWS/CWS	Non statutory sites of substantive nature conservation interest determined locally according to national, regional and local biodiversity needs.
National Planning Policy Framework	NPPF	Sets out the Government's planning policies for England and how these are expected to be applied.
National Planning Practice Guidance	NPPG	A web-based resource, provides more detailed guidance on the contents of the NPPF
Neighbourhood Area		This is the area that the Neighbourhood Plan will focus on. It has been formally designated.
Neighbourhood Development Plan or Neighbourhood Plan	NDP/NP	Will set out the vision for a neighbourhood area and the planning policies for the use and development of land. These policies will be at a local level to support the strategic policies within the emerging Local Plan. Plans should guide development rather than stop it. If adopted, a Neighbourhood Plan will become a statutory plan carrying equal weight with adopted local plan policies
Neighbourhood Forum		An organisation specifically formed to produce a neighbourhood plan for a specified Neighbourhood Area.
Policy		A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.
Policies Map		Illustrates the spatial extent of the planning policies and designated areas.
Qualifying Body		Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.
Referendum		A vote by the eligible population of an electoral area who may decide on a matter of public policy. Neighbourhood



		Plans are subject to a referendum of the eligible voters within a neighbourhood area. There is a specific question set in Regulations which has a yes or no answer.
Settlement Hierarchy		Many Local Plans set out a hierarchy of settlements according to their population and facilities. Different levels of growth may be attributed to each tier.
Site of Special Scientific Interest	SSSI	Designated under the Wildlife and Countryside Act 1981 by Natural England they are a protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features.
Strategic Environmental Assessment	SEA	European requirement assesses the significant environmental impacts of plans and programmes.
Strategic Flood Risk Assessment	SFRA	An assessment of the probability of flooding within a particular area.
Strategic Housing Land Availability Assessment	SHLAA	Assesses the suitability, availability and deliverability of land that have been promoted as sites for housing development
Strategic Housing Market Assessment	SHMA	Assessment of the local housing market, which studies the supply and demand of housing, the need for affordable housing and the affordability of the local housing market
Supplementary Planning Document	SPD	A document which elaborates upon a policy (ies) of the Local Plan to provide additional guidance for a particular topic or type of development.
Sustainability Appraisal	SA	An assessment of the environmental, social, and economic impacts of a Local Plan to check that the plan accords with the principles of sustainable development.
Sustainable Development		An approach to development that aims to allow economic growth without damaging the environment of natural resources thereby development which 'meets the needs of the present without compromising the ability of future generations to meet their own needs.'
Sustainable Drainage System	SuDS	An artificial drainage solution which reduces and slows the quantity and rate of surface water run off from new development, dealing with it as close to the source as possible
Tree Preservation Order	TPO	An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.
Use Classes Order	UCO	The Town and Country Planning (Use Classes) Order 1987 (as amended) defines the categories of use of buildings or land for the purposes of planning legislation. In most cases,

		planning permission must be obtained to change the use of a building or land to another use class
Windfall Site		Sites which have not been identified as available in the Local Plan. They normally comprise previously-developed sites that have unexpectedly become available.