

CORPORATE MANAGEMENT COMMITTEE

27 NOVEMBER 2008

APPENDIX 'C'

ENGLEFIELD GREEN VILLAGE PLAN

Englefield Green Village Residents' Association

Village Plan *Summer 2008*



If you are a resident and are not already a member of EGVRA, then please join us to ensure the continued success of the village. www.Englefieldgreen.org.uk

Executive Summary

This Village Plan provides extensive information about Englefield Green covering most aspects of our village life. The aim of the Plan is to retain and enhance the present attractions of the Village, both in size and community, in keeping with this area of natural beauty.

Several sites in the Village need to be improved. For example, the initial point of entry from the A30 is a disappointment. Expert advice is needed to re-design the area and give a more attractive and welcoming impression. Improvements to pavements, road surfacing, street furniture and parking are needed to enhance the Victorian character.



The closure of both Post Offices in the Village has been to the significant detriment of both old and young alike, in particular to those who rely on public transport. These closures have been strongly criticised and it is important to get at least one Post Office re-opened.

The protracted discussions currently being held over the possibility of a new Health Centre are of vital importance to us all.

Over-development has been an on-going source of disquiet. Future developments, including affordable housing, need to be carefully monitored to preserve the best of our Victorian heritage. The Village already suffers from severe on-road parking problems that will only worsen if further building is not restricted.

The limited numbers of surviving retail businesses need incentives to make themselves more attractive to passing trade. The restriction on free parking has limited residents' use of local shops that have suffered as a result. For mothers of young children and the elderly the lack of public lavatories is a further disincentive.

A convincing traffic management plan from Surrey Highways is needed to offset the significant increase in traffic due to the proximity of the M25, M3 and M4. Through traffic has increased in recent years and this will be exacerbated by development in Cooper's Hill Lane, the former site of Brunel University.

Whilst Youth and Sports facilities are well developed, some co-ordination to provide the widest possible usage would be welcomed.

The EGVRA committee would like to thank our Councillors, members, and all residents who have helped to construct this Plan.

Introduction

EGVRA is an independent non political body of which any resident of Englefield Green may be a member and it is run by local residents elected to the committee at the AGM. Amongst its many activities, it organises an annual fair and it publishes and distributes a twice yearly newsletter with a local business directory. EGVRA is a focus and co-ordinator of local matters and is a voice of the community. Englefield Green has two Borough Wards electing a total of 6 Borough councillors to represent the village and EGVRA works closely with those councillors.

Over the last 5 years, many meetings have been held at all levels of the community including Surrey County Council, Runnymede Borough Council (the "Council") officers, the Ward Councillors, plus past and present EGVRA committee members. In addition villagers were canvassed as recently as summer 2008. It was agreed that a Village Plan be put together to direct future developments in the area. This should give the residents an opportunity to be proactive instead of reactive about matters that impact on our community and environment. The EGVRA committee agreed to undertake the preparation of such a plan.

The intention is to publish it on the Village web site and and make copies available to every household.

Purpose of the Plan

The immediate purpose of this plan is to provide Runnymede Borough Council with a reasoned and validated statement of the direction which the village would like to pursue with regard to the development of its facilities and infrastructure. It is believed that there is a realistic prospect of significant funds being available for capital projects either out of the Council's own resources and/or out of developer's S106 contributions.

The over-riding mission statement is to retain and enhance the village attractions in keeping with this area of natural beauty and ensure that Englefield Green continues to be a village in both size and community with the conservation area supported and enhanced.

It is recognised that professional assistance will be needed to complete this plan to the standard required to support any application to the Council and it is hoped that the Council will be able to provide that support.

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History and Location

The village of Englefield Green was one of the first attractive, leafy, spacious, small scale, self-contained communities to the West of London. It is in an elevated location overlooking the Thames flood plain which includes historical Runnymede and the River Thames to the east, Windsor Great Park to the west and north and Virginia Water to the South. Residents have easy access to boating and river activities, walking, cycling, riding, jogging and golf. The Royal Landscape, with Savill Garden and Valley Gardens attract over ½ million visitors each year and the Airforces Memorial at Coopers Hill Lane attracts thousands of visitors every year. There are excellent transport links with the M25 at Egham giving access to the M3, M4 and M40. There is a fast railway service from Egham to Waterloo and Heathrow Airport is only 7 miles away.

The 2001 census recorded 6,904 non student residents living in the village, which is bounded by the separate communities of Egham, Old Windsor and Virginia Water.

To one end of the village is Royal Holloway College of the University of London and the other end is home to the Airforces Memorial. The memorial is located on Cooper's Hill overlooking "the water meadows between Staines and Windsor" where Magna Carta, enshrining basic freedoms in English law, was signed on the 15th June 1215.

The village was built up in the mid 19th century and was originally known as New Egham, for its proximity to the larger Egham village. In more recent years, additional housing estates have been developed to the west of the village centre with a large "active" cemetery and also housing for the elderly e.g. the Hanover and Schroder estates and Torin Court. The village has a number of schools and several churches of different Christian denominations which help to establish the community of Englefield Green as a separate entity.

There are a number of locally owned shops in St Judes Road and Victoria Street, and also a number of pubs and restaurants which need residents' continued support in order to remain viable. In addition, the Village Green, the Social Hall, Jurgens Centre and the pavilion on The Green are meeting places which give a sense of community.

3.1 Welcome to the Village

3.1.1 Southern End

The Village is entered from the South from the A30 beside the Grade 1 listed Royal Holloway College. The entrance to the village from the A30 is a mess. Expert advice to redesign this area is required to improve a visitor's first impression.

The first aspect on entering the village from the A30 is that of the cemetery, a generous and attractive green community space set against a pretty Victorian Church. This aspect of the Village has suffered over the years. Very controversially, a part of the cemetery on the Blay's Lane side was sold for housing, the background to this being that the Council considered the issue simply in terms of cemetery capacity and requirements rather than considering its contribution to an important community space in the centre of the Village. Secondly, the front boundary of the Cemetery appears to have lost its stone pillars during the war years, while the hard standing has been used as a recycling point.

The main road which passes through the village, St Judes', is bounded by a series of small shops and restaurants, mainly to the East side.

This entry to the village and associated shops would benefit from an investment to improve and manage its appearance. The two illustrations show (a) the recycling points at a key visual aspect and (b) the pavement which is blocked by a bollard to all but the nimblest of pedestrians!



3.1.1 Northern End—The Green

The Village is entered from the North from the River Thames near to the Magna Carta memorials. The approach rises steeply up the hill beside meadows set out to grazing and at the crest of the hill as the road enters the Crown Land which constitutes the Green, traffic tends to accelerate as it approaches the village. This is a matter of concern to residents and will need to be addressed if the traffic from Coopers Hill Lane is to increase. The first sight of the village is of a traditional village green, often with cricket being played, bounded by period houses and a village pub.



3.1.3 Eastern End

The village is entered from the A30 up the steep and wooded Tite Hill or the equally steep but more urban Middle Hill. Both of these roads are bordered by expensive housing, some of which is old and includes some listed buildings, but some of which is relatively recent build as more dense modern developments have replaced old houses in large garden settings.

That part of Englefield Green (as defined by the ward boundaries) to the West of the A30 includes the grade 1 listed Royal Holloway College which is discussed below. There is also the spacious and sought after predominantly 1930's housing in and off Bakeham Lane and on the Southern most end of the A30 as it passes into Virginia Water, there are the modern luxury developments of St David's Drive and the Charles Church and Bloor Homes developments. There is also the large "reserve" green belt site of the old PE Inbucon offices which is discussed below.

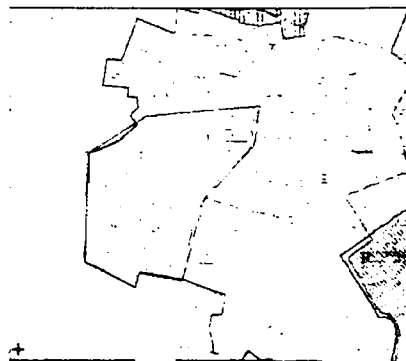
3.1.4 Western End

The village abuts onto Windsor Great Park and Wick Lane includes some of the largest and most expensive houses in the area. Some of these have very significant estates, including Dell Park with nearly 200 acres of agricultural land. There is a livery in Bishopsgate and another in Ridgmead Road.

3.1.5 South Western End

The south western side of the village has the very large Forest Estate. The first phase of this was just pre war with Kingsley Avenue and Magna Road being constructed on the site of the old First World War Red Cross hospital. The bulk of the construction was post war in the '50s with semi detached pairs constructed in a well laid out and spacious setting. Many of the new residents of this '50s development were evacuees from London. There was a second phase in the '60s with Cherrywood Avenue and its spurs and this also included the Aldwyn Court sheltered housing. Originally, Forest Estate was designed with a sense of community and it had a recreation ground, allotment and other community spaces, but the recreation

ground was lost to the 1980 drive to build more social housing and some of the allotments were then disposed of.



In the mid 80s, many houses were sold under right to buy and the character of Forest Estate changed accordingly. When it was conceived, Bond Street had a number of shops so the Forest Estate was only provided with one shop at the centre of the estate and a British Legion Club and Hall.

In the last 15 years, many of the houses sold under right to buy have now become student lets, so that a significant proportion of housing on the estate is now dormitory housing for Royal Holloway. About one third of the houses remain social housing, directly owned by the Council.

3.2 The Magna Carta Site

At the bottom of the hill are the meadows owned by the National Trust (much of which was formerly owned by Egham Council) on which stands the Runnymede Magna Carta Memorial. This was erected by the American Bar Association in 1958 to designs by Maufe but the monument needs some maintenance and the whole site needs reconsidering in view of the 800th anniversary of the Magna Carta in 2015. This will be a very major occasion for the Borough and it will have international connotations as Magna Carta is in high regard amongst international jurists.

Any major re-arrangement of the site and the management of the 2015 event will need a long period of preparation. The Village would like to know that this is work in hand. The area of Cooper's Hill, Egham Hill, Callow Hill and Runnymede Meadows is designated in the draft LDF as a site of Landscape Importance.

Demographics

The demographics for Englefield Green are difficult to assess accurately because of the changing profile of the student population at Royal Holloway.

In 2008 there are 8,000 students receiving some level of tuition of which 3,000 are resident, during term time, on campus. The remaining 5,000 are resident in the local communities or travel from outside the Borough.

Use of the current Electoral Register and the 2001 Census produces the following assessed profile.

	East Ward	West Ward
Number of homes, including flats	1,300	2,200
Social Rented Accommodation	34 (2.6%)	547 (24.8%)
Population (including students)	5,700	5,500
Adult Residents excluding students	2,200	2,700
Students on Campus (2001)	2,600	0
Students resident in Englefield Green	600	1,800
Children 17 and under	500	1,000
Over 65's (2001)	500	750
Unemployed Adults	44	71

Notes

1. The student population outside the Halls of Residence is difficult to assess as many are not included in the Electoral Register.
2. The assessment of student numbers has included Census data for both unemployed and age profile

4.1 Age

The age profile of Englefield Green is difficult to assess. The average age of the population in the West of the Village is lower at 13% than the Runnymede average age of 15% whilst the East is higher at 20% (over 65's) These percentages will be skewed by the very high number of students and if those could be excluded, a different picture might emerge which would be more in line with one's subjective impression of dedicated housing for the elderly in Torin Court, Hanover and Blays Close, Aldwyn Court and Schroder Court.

4.2 Deprivation

The Index for Multiple Deprivation 2007 does not include either part of Englefield Green in the top twenty areas of deprivation for Surrey. It does however include Englefield Green West (EGW) in three of the seven categories of deprivation used to construct the Index. It records that in the last three years in the Income Deprivation Affecting Children category EGW has slipped from 40th to 20th and in the Income Deprivation Affecting Older People it has dropped from 20th to 15th worst affected area in the County. These figures are of concern and should have a high priority for Runnymede Borough Council's attention.

Reference. The English Indices of Deprivation 2007. Summary Source -Communities and Local Government.

4.3 Housing

There is a mixed community with a range of housing values already in the Village.

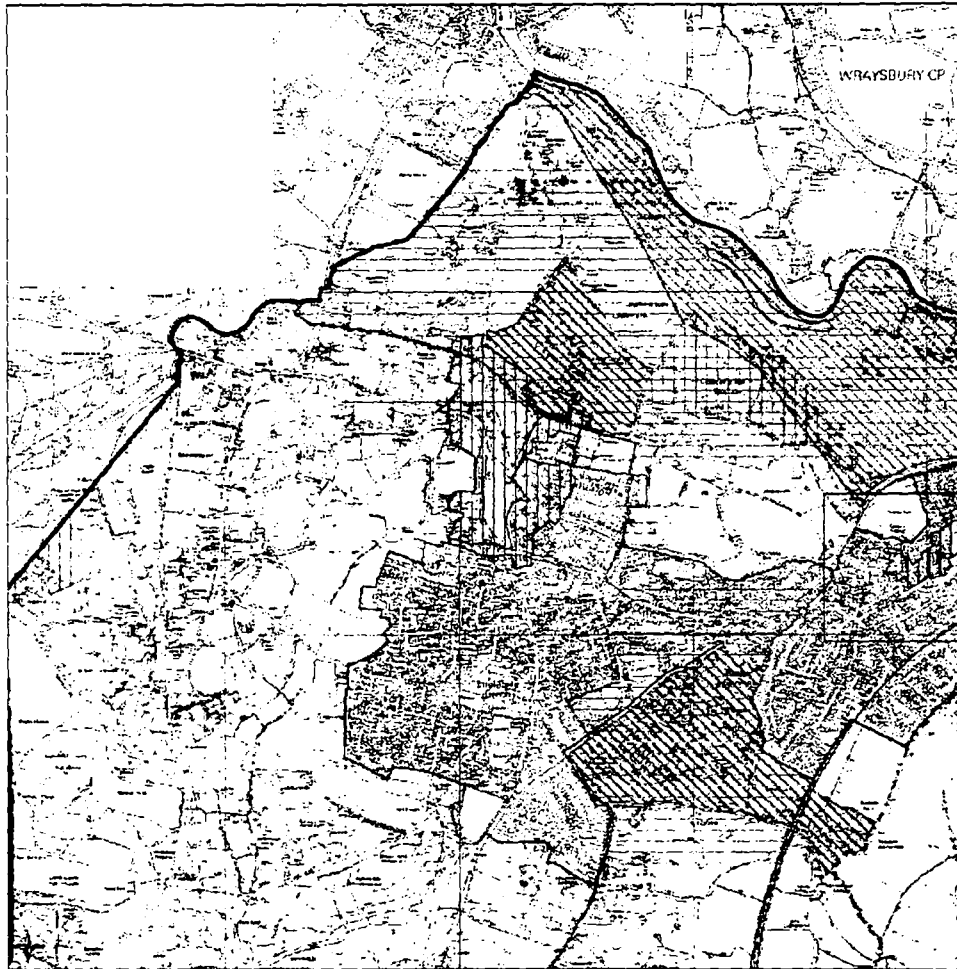
Englefield Green has a high proportion of social housing compared with the rest of the Borough. Runnymede's overall average for affordable housing is 11.3% versus EGE at 2.4% and EGW at 24%.

From the 2001 Census the breakdown of households' ownership/by ward is

Type	West	East	Total
Owner occupied	1089	912	2001
Council rented	373	24	397
Housing Association	175	10	185
Private rented	449	270	719
	2086	1216	3302

Planning

The following extract from the local plan shows that much of Englefield Green is in the Green Belt.



The area hatched in vertical purple stripes is the conservation area. The area hatched in horizontal orange is an area of landscape importance.

Englefield Green has two major developed sites in the green belt, which are shown on the plan above hatched in diagonal orange.

- ◆ Royal Holloway University of London, Egham Hill, Egham
- ◆ Brunel University, Coopers Hill Lane, Englefield Green

It also has a "reserved site" intended for release to housing at some stage, the Wick Road site. A planning application has been submitted for Wick Road site.

5.1 Royal Holloway, University of London



This green belt site comprises approximately 44.5 hectares and lies to the south of Egham Hill. The college campus as a whole also occupies an area to the north of the A30, and this portion of the site lies within the urban area. The majority of the college buildings are located on the main campus on the south side of Egham Hill. It is this site to the south of the A30 which comprises the 'Major Developed Site' (MDS), and to which this policy applies. 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 down Bakeham Lane, and the Kingswood residence, opposite the Airforces memorial on Cooper's Hill Lane.

A 10 year development plan was approved in 2002, following the completion of a Section 106 Agreement. This Development Plan (which includes the part of the campus to the north of the A30, in the Urban Area and not forming part of the MDS), is designed to react to the University's academic plan by providing further high quality general amenities, improved academic space for existing students and up to 1,000 additional students, and further residential accommodation within the campus.

Notwithstanding the fact that Royal Holloway is in the Green Belt, planning rules do allow the local planning authority some flexibility in considering applications for they type of educational expansion that Royal Holloway requires and it is considered likely that much of their desired expansion from the current level of 7,500 students to around 10,000 or more students will be met in some form on site. The current proposals in respect of the Brunel site (infra) would provide 550 beds.

However, the Village remains very concerned about the impact of student accommodation and the associated parking on the village and would like to see a coherent master plan emerge with significant on campus parking.

5.2 Brunel University, Coopers Hill Lane, Egham

The site comprises some 27 hectares of land occupied by Brunel University as its Runnymede campus. The built area of the campus accounts for approximately 10 - 15% of the total site area, and is concentrated into the distinct central part of the site. The majority of the site remains open and undeveloped. The campus developed and evolved over the years as various institutions occupied the site which was used for educational purposes with associated recreational, residential and car parking uses.

The built area of the campus consists of a number of buildings of varying character and age which form a loose arrangement of 'quadrangles' on the plateau of the site. These buildings have an existing floor area in excess of 30,000 sq.m. There is an existing planning consent to add a further 15,000 sq.m of accommodation which was granted on the basis that this would be used for university purposes, mainly accommodation. The site has a C2 class use .

The site was recently sold by Brunel to Oracle Residential, a developer, who is now negotiating planning for a major development of the site. Current indications are that this will consist of a development on the existing footprint, to include top end residential, university accommodation for 550 (C2), a residential care facility (C2) and some affordable

housing with an emphasis on shared ownership and key workers.

The position at the end of May 2008 as explained by Oracle is that they expect to be able to submit an application in early July for a comprehensive development of the site. They indicate that this will be for 91 private residences, 50 private extra care residences, 550 student units and 68 affordable units with a further 1,000 sq ft of commercial and 482 sq ft of community sports pavilion. The President's Building and other important buildings will be retained and the whole landscape setting lifted.



This has followed a prolonged community consultation. One of the concerns is the traffic and parking implication and Oracle state that their studies demonstrate that the traffic use will be no greater than it would have been had Brunel remained on site and built their already consented planning. They estimate that the number of parking spaces, which will be underground, at around 300 will provide at least one space per dwelling (there are 210 dwellings) plus spaces for staff and visitors.

A concern which has not yet been fully resolved is the role of affordable housing in the proposals. It is not clear that this site meets the optimum criteria for locating affordable housing and the closeness to the three significant memorials raises some difficult issues. It also seems that Englefield Green may have a very high proportion of affordable housing relative to other locations in the Borough. It is likely that in these circumstances, the people of the Village would wish to be assured that any additional affordable housing in what will be one of if not the most desirable location in the Borough, will be of

direct benefit to people with a direct and immediate connection with the Village.

It follows from this that any allocation of affordable housing should be on a set of priorities appropriate to the site and to the Village - and that these priorities may not be in line with the standard priorities of the Borough Housing department.

The following classes of use are set out in the Town and Country Planning (Land Uses) Order 1987 and its subsequent amendments:

C2 Residential Institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

C2A Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, seculer hospital, secure local authority accommodation or use as a military barracks.

Another issue so far unresolved is the provision of extra care. While the presentation from Raven Audley had much to commend it, it was clear that the offering would only be open to high wealth individuals. With a chronic shortage of affordable residential units which fall with the budget of Surrey County Council, a number of affordable residential nursing bedrooms would be a very welcome addition to the site, even if this meant reducing the affordable allocation elsewhere.

5.3 "Reserve site" - Wick Road

The 2001 Borough local plan identified various sites on which development would not normally be permitted but which were identified as suitable for release in the period up to 2020 so as to meet the Council's housing targets and set down a policy for their release. They were in 3 categories and those in Category 1 were for first release and have already been released. Those in the second category were intended to be released later, on the basis that if they were released early, the Borough might more than meet its immediate housing targets but would have nothing in reserve. This is in line with Government policy but, strangely, the Secretary of State recently overruled the Government's own policy and allowed early release of the Category 2 Franklands Drive site in Addlestone. The predictable consequence of this is that there is now pressure for early release of the other Category 2 site, which is in Englefield Green and is the former Inbucon offices in Wick Road.

As of 30th June 2008, a Planning Application RU.08/0628 has been submitted by the developer.

The Council will identify, as at 1 October 2001, whether planning applications have been made for the Category 1 sites and assess whether it is likely that the anticipated number of units from these sites will be forthcoming in the Plan period. If not, the Council will release for development the next safeguarded site(s) according to the Table 2 sequence to meet the identified shortfall.

If the anticipated number is likely to be forthcoming, the Council will next identify, as at 1 April 2002, whether planning permission has been granted for the Category 1 sites and assess whether it is likely that the anticipated number of units will be forthcoming during the remainder of the Plan period. If not, the Council will then release for development the next safeguarded site(s) according to the Table 2 sequence to meet the identified shortfall.

In addition, the Council will monitor annually net new completions relative to the achievement of the Structure Plan requirement, and assess whether it is likely that the total anticipated number of units will be forthcoming during the Plan period. If not, the Council will consider the release of a safeguarded site to meet the identified shortfall.

Runnymede Towns

The Local Development Framework

6.1 The three larger town centres

The draft LDF describes these as follows:

7.1 INTRODUCTION

- 7.2 Runnymede has three main town centres, Addlestone, Chertsey and Egham, all serving mainly local needs. Further local facilities are provided at Virginia Water, New Haw and Englefield Green and in other smaller groups of shops.
- 7.3 There is a need to maintain the viability and vitality of the town and local centres in order to fulfill the core principle of delivering sustainable development, and therefore it is important to focus a variety of uses in these centres, particularly the main town centres at a time of increasing mobility and competition from out-of-town facilities and other centres.
- 7.4 It is important to maintain the retail function which is the mainstay of town centre activity and to promote residential and other leisure uses which will provide activity outside normal shopping hours.
- 7.5 Because each of the Borough's town centres has its own character and its own requirements, it is proposed that individual town centre strategies will be produced, to provide more specific policy guidance for Addlestone, Chertsey and Egham. A Small Centres Strategy will also be produced to provide appropriate guidance for local centres.
- 7.6 There are supermarkets in all three main centres, and superstores in Addlestone and along The Causeway, Egham. The more specialised shopping needs of the Borough's residents are met by accessible shopping centres in neighbouring districts - Staines, Woking, Windsor, Kingston, Guildford, and Reading.

6.2 The five smaller centres

The LDF describes the village of Englefield Green, together with four other similar sized villages as "local centres".

All of these villages have traditional retail cores with small shops and in some of the villages such as Englefield Green, these smaller shops have found it difficult to make a living with their traditional offerings of butcher, baker, Post Office and general store. The food shops have tended to survive only if they offer a product which is differentiated from the plentiful choice of major supermarkets which include Tesco, Sainsbury and Waitrose. The other retail shops have also had to find specialist lines if they are to compete with the major out of town shopping to be found in Windsor, Slough, Camberley and Staines.

Restricted parking has not helped this contraction as the advent of the decriminalised parking regime has effectively replaced a situation where there was no parking enforcement at all with one that is now enforced on a basis that is expensive at best and inconvenient at worst. For example, the shops in Englefield Green are almost unanimous in their view that one hour free street parking is what their businesses need. This is provided in Virginia Water but the County Council refuse to provide it in Englefield Green

This is how the LDF describes the smaller villages:

7.14 LOCAL CENTRES AND NEIGHBOURHOOD SHOPS

- 7.15 Local centres and neighbourhood shops provide convenience goods to meet the day to day needs of residents living within the immediate catchment area of these centres. They provide a vital service for people who do not have access to a car or regular access to public transport or who cannot carry heavy items on public transport. These shops which encourage people to shop locally, provide local employment and reduce the need to travel, offer a different service to the larger food supermarkets and town centre shops. It is important that the range of shops and other facilities and the shopping environment of local centres continue to improve to meet the needs of the local community and passing trade. These local centres and neighbourhood shops also foster community spirit, however it is also important that the character and identity of the areas, particularly historic centres, are not prejudiced by inappropriate developments and uses.

POLICY TL5: LOCAL CENTRES AND NEIGHBOURHOOD SHOPS

In the local centres of Englefield Green, New Haw, Thorpe Lea, Virginia Water, and Ottershaw* the Council will not grant planning permission for development which would result in the loss of a retail (Class A1) unit, unless it can be shown that:-

- (1) there are adequate alternative local convenience shopping facilities in the locality; and
- (2) the proposed non-retail use will not have an adverse effect on existing shopping facilities in the locality or the character and/or appearance of the area.

Proposals for:

- (a) extension or alteration of shops needed to maintain their viability; or
- (b) the limited additional provision of local facilities

will be considered favourably, provided they do not conflict with other policies in the framework and comply with environmental or traffic standards.

Village Shopping

Like many of the smaller retail centres in the Borough, the shopping heart of Englefield Green has declined over the last 20 years. In 1960, St Judes Road and Victoria Street and that part of Barley Mow Road as it runs into the Green formed a continuum of shops and the shops continued into Harvest Road. The businesses included a comprehensive variety of shops including

- ⇒ butchers,
- ⇒ bakers,
- ⇒ grocers,
- ⇒ greengrocers,
- ⇒ off licence,
- ⇒ electrical,
- ⇒ newsagents,
- ⇒ hardware,
- ⇒ shoe shop and cobblers,
- ⇒ stone mason,
- ⇒ hairdresser,
- ⇒ general store,
- ⇒ bank
- ⇒ corn and seed merchant
- ⇒ rifle range
- ⇒ petrol stations and garages
- ⇒ bicycle shop
- ⇒ pet food shop
- ⇒ sewing machines

In 2008, the picture is very different with the shops primarily consisting of hairdressers, estate agents, restaurants and takeaways and some convenience stores, together with some more specialised businesses. The only butcher is in Bond Street and at the time of writing there is no Post Office. There are two garages.

In 1960, there was also a small range of shops in Bond Street, including a butcher, greengrocer, general store and Post Office and tobacconist/off licence. These Bond Street shops were of particular significance to the Forest Estate, which also had a small store at the centre which exists today. Today, Bond Street still has a traditional butcher and it has the general store (with the Post Office currently closed) and the tobacconist/off li-

cence. However, the other shops have closed and those that are there are small and not presented in a modern way.

The mix of shops in this area (excluding Bond Street) is now:

	2008	1960
Hairdressers	5	3
Estate Agents	4	0
Butchers	1	3
Bakers	1	2
Newsagents	2	3
Hardware	0	2
Off licence	4	3
Bookshop	1	0
Bank	0	1
Chemist	1	1
Other retail	7	20
Restaurants/food	4	0

The future of these small village shopping centres is difficult to predict. The changes that have taken place are not going to be reversed and each village will have to find its own dynamic. It is likely that the core of a small village in this part of Surrey is likely to be a mixture of very local services, such as hairdressing and estate agency, with a range of restaurants, one or two convenience stores, a Post Office and a few individual outlets providing specialist goods and services. Certainly the recent decline in shopping facilities must be halted in line with RBC's stated policy (TL5).

The next step should be to consult a town planning consultant to establish what changes might be made to the infrastructure to support this, for example in the way of better pavements, street parking, street furniture.

Education

8.1 Higher Education

Royal Holloway College, University of London (RHUL), has a significant presence in the village. During term time the population almost doubles. The alliance between college, residents and village needs to be developed to build on the mutual benefits and development of the village. Areas in which RHUL can play a big part include working with and providing help to village youth and elderly.

As mentioned in Section 3.2, the former Brunel University campus on Cooper's Hill Lane has now been sold and is currently vacant, apart from Royal Holloway students occupying some residential blocks on a temporary contract.



8.2 Secondary Schools

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, namely, St Bernard's, Hershel, Langley and Slough. 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 but the bulk of its pupils come from elsewhere.

8.3 Primary & Infant Schools

Englefield Green has a number of fine schools. State schools include St Cuthbert's Catholic Primary School, St Judes Church of England Junior School (both in Bagshot Rd), and Englefield Green Infant School in Barley

Mow Rd. Private prep schools include St Johns Beaumont on Priest Hill and Bishopsgate School along Bishopsgate Road.

8.4 Nursery Schools

There are two nursery schools in the Village, both Montessori, one in King's Lane and the other in Victoria Street.

8.5

These Englefield Green schools are very successful in achieving a high standard of education for residents' children which needs to be maintained. Large scale development of the village or surrounding areas will put pressure on these schools.

Farming

There is some farming still in Englefield Green. For historical reasons, largely relating to the relationship with Windsor, farming only ever occurred on a relatively small scale, often now described as "hobby farming".

The cattle that are kept are generally rare breed herds which are not economically viable but this has enabled cattle to graze the meadows of Runnymede which keeps the meadows in order and contributes to the local scene. Unhappily, foot & mouth had wiped out these herds but it is hoped that these herds are now being re-established.

The other main activity is the breeding and care of horses used for riding in the Great Park and for polo.

Farming helps us actively manage the green belt and preserve the habitats of birds and insects as well as retain the character of this semi rural settlement.

Hotels and other accommodation

Englefield Green enjoys limited but nevertheless high quality hotel and guest house accommodation. There is currently one first class hotel and two advertised family run guest house/bed & breakfast establishments.

10.1 Hotels



10.1.1 Savill Court

Savill Court stands in extensive grounds on Bishopsgate Road a short distance from Windsor Great Park. The hotel is owned by the family group, Macdonald Hotels & Spas and the building and facilities have been extensively refurbished in a £12 million refit programme. There are 140 rooms with associated conference and function rooms together with spa facilities. The Orchid Restaurant and Forest bar provide a range of meals and are open to non residents. This is a popular venue for weddings and conferences

10.1.2 Runnymede Hotel & Spa

Although just outside Englefield Green, The Runnymede Hotel is located 2 miles from Englefield Green on the Windsor Road close to the M25 junction. It has many bedrooms and an extensive array of meeting and function rooms plus spa facilities. It has an enviable location adjoining the River Thames and is well used for conferences and weddings.

10.2 Guest Houses and Bed & Breakfasts

There are two advertised bed and breakfast establishments in Englefield Green.

Bulkeley House provides accommodation in a picturesque building close to the Green

Hydeaway House which has operated for 16 years and provides 5 rooms in a peaceful setting in Lodge Close

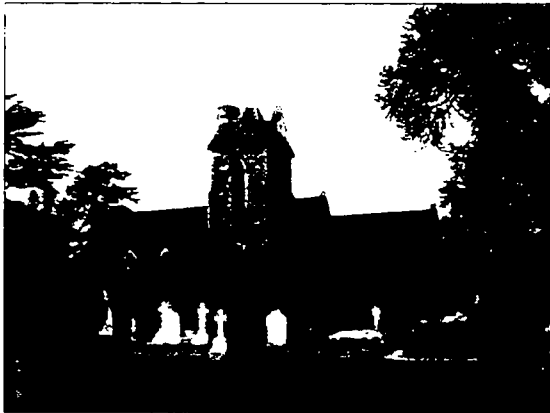
10.3 Future Hotels

The redevelopment of the Egham Precinct Car Park is planned to include a Travel Lodge Hotel within easy access of Egham Station.

Community Assets

11.1 The Churches

11.1.1 St Jude's United Church (Anglicans and Methodists working together)



St Jude's has been at the physical and spiritual centre of the village for almost 150 years, bringing sacramental worship to the community. In 2009, the 150th Anniversary will be celebrated. The building is unusual in its architecture and many people, even from overseas, travel to see this historic building. The most urgent need is for an extension to the building, to extend the pastoral and community activities.

The large Englefield Cemetery is adjacent to the St Jude's and is owned and managed by Runnymede Borough Council.

11.1.2 Roman Catholic Church - The Church of the Assumption and the Jurgen Centre

This is situated in Harvest Road and serves not only Englefield Green but Egham, Virginia Water and Sunningdale. It is a well attended Church with a full quota of Sunday and weekday Masses together with the celebration of all the sacraments.

The adjacent Jurgen Centre which belongs to the Church is part of the catholic churches facilities and is hired by many corporate organizations, public bodies. It also accommodates regular social activities.

11.1.3 The Greek Orthodox Church of St Andrew.

The Village welcomed this church when it had outgrown its previous premises. The old cemetery chapel was converted into a stunning, if small, Orthodox Church. A priest from London ministers to the Greek Orthodox congregation who travel many miles to join the worship.

11.1.4 Bishopsgate Evangelical Church

This small church can be found on the outer edge of the village in Kings Lane. It seeks to help those who want a free form of worship and over the years has helped many people.

11.1.5 Methodist Church Building

Located in Victoria Street, this listed building is no longer used for regular public worship. It is in the process of being renovated to provide a valuable community asset. In the meantime, some youth activities and adult groups continue to meet there.

11.2 Nursery

Nursery care for children is available in South Road.

11.3 Health Centre & Day Centre

There was a cottage hospital in St Judes' Road attached to the present GP surgery. This was closed down when the Queen Elizabeth House (QEH) was built for the community and that had a day centre downstairs with the top floor leased by Surrey Primary Care Trust (PCT). In 2006, various factors led to this being closed, the driving factor being the withdrawal of Surrey PCT from the top floor which left the building uneconomic and the secondary factor being the cost pressures on the Council in a situation where Runnymede was offering more day centre places per head of population than any other Borough in the county. The Council refurbished the Manor Farm Day Centre in Egham to take clients from Englefield Green and also provided transport between Englefield Green and Manorcroft. However disappointing, this outcome was perhaps the best that could be achieved for the village.

It should be noted that the Bond Street GP surgery is part of Windsor & Maidenhead PCT while the property is owned by Surrey PCT. The old Cottage Hospital is used for emergency accommodation by the Council as is Ashdene House, another large building in a premium part of the St Judes Road opposite the Cemetery.

This now leaves the issue of the three properties open and the Council has been working towards a solution whereby a larger, comprehensively equipped Health Centre is opened in QEH.

The Village is largely in favour of these proposals but wishes to see these premium sites developed for top quality housing or retail whose appearance and use will help lift this part of the village high street. The same aspiration is held for Ashdene House.

11.4 Residential Care Homes and Assisted Housing

The Village had several homes providing enhanced care for the elderly. It now has the assisted housing provided at Schroder Court and Aldwyn Place providing 85 and 56 units of accommodation respectively. Schroder Court had its own dining but this was closed. However, following the closure of the QE day centre, Aldwyn Place now offers limited dining.

There were a number of nursing beds for the elderly in QEH until that closed in 2007.

The only residential care home remaining in the Village is Birchlands, run by Anchor Trust with 51 places.

There is a great shortage of affordable residential care homes in Surrey and in Runnymede. There are places available at some very well appointed homes but the weekly costs of these homes place them outside the weekly budget which social services can afford, which is approximately £600 per week.

11.5 Social Hall & St Jude's Theatre

Located centrally within the village, Englefield Green Social Hall fulfils an essential need within the community, providing a

popular and valuable venue for community groups and private functions.

The older part of the Hall was built in 1885 by Thomas Holloway in the Queen Ann Renaissance style and retains many of its original features. The Main Hall was added in 1922.

The Social Hall is owned by Runnymede Borough Council but, since 1997, has been managed by St. Jude's Players on behalf of the local community and the original five year lease was renewed for 21 years.

Since taking over responsibility for the Social Hall, the Committee has addressed many of the major deficiencies in the building's infrastructure and internal conditions. This has included full decoration and upgrade to meet all Health and Safety standards and a new roof was provided in 1998 following storm damage.

Being an old building it was necessary to develop a plan to refurbish and improve the facilities, including access for people with disability and the energy efficiency of the building. In the eleven years since taking over, the whole of the building has been Double Glazed and the old Heating system has been replaced with two modern wall-hung Boilers. All main rooms have been refurbished and a Disabled Toilet added. Access for people with disability has also been improved, with access ramps and wider doors installed where necessary.

To achieve this work, St Jude's Players have raised over £200,000 during the past eleven years, and the work continues.

Activities in the Social Hall include; Montessori School, Amateur Dramatics, Music, Dance, Pilates, Tai Chi, Martial Arts, War Games, Comedy Club plus Children's parties, Wedding receptions and celebrations and business meetings.

Facilities for hire include the Main Hall with Stage and Dressing Rooms, two large rooms and a small Committee room, all with access to the well equipped Kitchen.

11.6 Post Offices

Until quite recently, there were two Post Offices in Englefield Green, one in Victoria Street and one in Bond Street. There was a Post Office consultation a few years ago when they wished to close one of these. It seems that the majority of residents favoured the Bond Street Post Office for various reasons, one of which was its proximity to the many elderly people in Torin Court, Hanover and Blays Close, Aldwyn Place and Schroder Court. The Bond Street Post Office was also considered to have the better parking and access. The Post Office decided to close Bond Street and keep Victoria Street in place.

However, in 2007, the shop at the front of the Victoria Street premises closed down and this left the Post Office in an unviable position and it too shortly closed. This leaves the Village without a Post Office and negotiations to re-open the Bond Street Post Office appear to have stalled. The nearest Post Office is now in Egham which is just impractical for many of the customers who live in Englefield Green. Re-opening a Post Office is a high priority for the Village.

11.7 Public Lavatories

Within Englefield Green there are three separate Public Lavatories located at Cooper's Hill, opposite the Coopers Hill Air Forces Memorial, another on the Village Green by the Cricket Pavilion and one in Victoria Street beside The Holly Tree Pub. However, the latter which is in the heart of the Village and is the most convenient for the elderly, children and families has been closed and there are no plans to re-open. The re-opening of the Victoria Street Lavatories is a high priority for the village.

Leisure

12.1 The Green

The traditional English Green and the wooded area to the North which is the picturesque heart of the village is land belonging to the Crown and leased to the Council. Cricket

and football have been played on the Green from time immemorial and the Green had a duck pond until the 1980s when it was replaced by a children's playground.

It is managed by the Englefield Green Committee (this exists by virtue of the 99 year Crown Lease held by Runnymede Council) which consists of the six local councillors and two residents selected from the houses around the Green.

In recent years it has been difficult to balance the competing demands for the space. Whilst walkers promenaded the green, walk their dogs and play with their children, footballers also want to play football (although the football club moved away to Coopers Hillsome years ago) and cricketers want to use the fine pitch which was only recently re-laid by the Council and is one of the best in the area.

Most recently, the cricket pitch and the pavilion have been the subject of debate. Ideally, from a cricket point of view, all activities which might damage the pitch or the outfield would be avoided. The lease, however, provides for a much wider community use. Another problem the cricketers face is that the Pavilion has been vandalised repeatedly and the area behind the pavilion misused. So, the cricket club has asked for CCTV equipment to be installed while other residents complain that it might look intrusive.

The Green hosts two commercial fairs every year, Carter's Steam Fair and Beaches fair. Importantly it also hosts the Englefield Green Fair every June organised by EGVRA.

12.2 The Royal Landscape

Two of the entrances to Windsor Great Park are in Englefield Green and "The Royal Landscape", as it is called, is a thousand acres of landscaped gardens, lakes and woodland, incorporating The Savill Garden, The Valley Gardens and Virginia Water Lake.

Over a half million people visit the gardens each year. Apart from the gardens, the park is open to cyclists, dog walkers and roller bladers: there is riding, fishing, eventing, the Guards Club and Smiths Lawn Polo, and three

open air theatre performances in the summer.

12.3 Coopers Hill Trust

Opposite the Air Forces Memorial in Coopers Hill Lane is an 11 acre site owned by Runnymede Borough Council 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 and a cricket square. There are 8 tennis courts, tennis pavilion and main sports pavilion for use by all members. The local amateur dramatic group the St Jude's Players is a section within the membership as are the Grosvenor Club which runs the table tennis section.

12.4 Kings Lane Grounds & Egham Hollowegians RUFC

The Council owns the sports fields in Kings Lane opposite the Scout Hut and these are on a long term lease to the local rugby club, The Egham Hollowegians RUFC. This was founded over twenty years ago in the form of Egham RUFC, and then merged with the Royal Holloway, University of London Old Boys RUFC (which in itself started in 1997) in 2005. In this respect 'town and gown' came together and the club has flourished ever since.

Against the trend of local rugby clubs collapsing, Egham Hollowegians RUFC is doing well. There are 50 adult members and double that in the junior section (Egham Knights). The growth rate of Egham Knights, the junior section, is remarkable: it has grown by nearly 200 per cent, from 35 to 100 members, in just two years. This includes children down to ages 6-11. The junior section is the future of the club, and projected growth remains the same level as it extends the age group to the U16s.

The Club sees itself as more than simply a sports club and considers itself to be a thriving contributor to the local community.

There are various capital projects awaiting funding. The club house building is worn and there is an urgent need to refit the roof. Esti-

mated costs are £3,000 for a short term 'patch' solution or £15,000 to replace the roof altogether. There is also a requirement to build a disabled access toilet.

12.5 Scouts

1st Englefield Green Scout Group currently has 86 uniformed members and has a waiting list. It operates from a new scout headquarters (HQ) that is on land belonging to the Schroder Trust in Kings Lane, opposite the Rugby grounds and is ideally placed to take advantage of the park lands.

It has an Executive Committee, maintenance and fund raising teams plus some occasional helpers on parent rotas on chauffeuring, etc. amounting to some 20 adults. The Group offers to both boys and girls, the full range of Scouting activities such as camping, pioneering, hiking, orienteering, swimming, football, days out and a complete range of badge work covering the above activities with the addition of ICT, environmental issues and health & safety.

The new HQ has also provided a home to the local Rainbow, Brownie and Guide Units.

12.6 Youth Club

Surrey County Council (SCC) and Surrey Clubs for Young People (SCYP) have been discussing the potential of SCYP taking over the running of the Youth Club in Corby Drive for quite some time. The Englefield Green councillors are keen to see this service continue and develop so that young people have somewhere to go. It is well attended and in 2007 the young people who use the facility drew together a plan for the future of the club and all the positive activities they intend to carry out. IT students at Royal Holloway have offered to teach the young people computer skills and £5,000 has been given from County Councillor Allocation for IT equipment as well as offers of PCs and other forms of support from EGVRA.

It has recently been announced that SCYP have been offered a 3 year lease from SCC which they wanted to ensure that they take over the running of the Club. As SCYP have indicated that three years at peppercorn rent

would be acceptable, it is hoped that the agreement will be completed shortly.

Also, The Impact Youth Club has been established at the Methodist Church Hall in Victoria Street.

12.7 Children's Play Areas

There are two significant children's play areas in the village. One, for older children is in Kings Lane beside the Rugby fields which only has basket ball and skateboard facilities.

The other is on the Green and is for young children. It is a small play area and plans had been approved by the Englefield Green Committee and the Council to extend and further develop a play area for 5 to 12 year olds, adjacent to the existing children's play area on the Village Green.

12.8 Church Hall Activities

The Church Hall in Northcroft Road offers a number of activities for small children, including a kindergarten school group and a children's dance class.

12.9 Sports Centres & Swimming Pools

The Village has no sports centre or swimming pool.

Egham Sports Centre in Vicarage Road on the far side of Egham is the nearest local sports facility. It is well equipped with a fitness suite with 100 safe, modern and easy to use machines suitable for all levels of fitness. A comprehensive range of exercise classes is available throughout the day.

However, Egham does not have a public swimming pool, the nearest are in Windsor and Staines.

Traffic, Travel and Parking

13.1 Travel

There is a regular bus service from Englefield Green to Heathrow Central Bus Station which runs from 05.30 hours to 21.10 hours and stops in Staines, Ashford and Stanwell. This service is operated with the support of BAA Heathrow. Another bus company runs a service from Terminal 5 at Heathrow to the Bus Station in Slough that runs through Englefield Green, Egham and Staines. A limited bus service from Monday to Friday is operated on behalf of Surrey County Council and St Peter's Hospital Trust for patients to travel from Englefield Green and St Peter's Hospital. Frimley Park Hospital has a limited bus service operated on behalf of Surrey County Council from Monday to Friday but the nearest bus stop to the Village is in Egham.

The nearest train station is in Egham where trains stop from Waterloo, Reading and Weybridge. There is very limited parking at the station for commuters that have to pay to park their vehicles and as a result the roads around the station are very congested with parked cars left all day by commuters.

13.2 Road Traffic and Related Matters

The following improvements have been made:-

- ◆ Pelican crossing in St Judes' Road.
- ◆ Timing improvements to the traffic lights at the junction of the A30, St Judes' Road and Bakeham Lane.
- ◆ Speed humps have been installed in St Judes' Road and Middle Hill.

There are a number of roads and junctions that are potentially dangerous:-

- ◆ Bond Street
- ◆ The through traffic has tended for a long time to use Tite Hill and Middle Hill as through routes and fatalities have occurred on Tite Hill. Effective traffic management has not been achieved.

- ◆ The junction of Barley Mow Road and Northcroft Road
- ◆ New traffic from the cemetery development
- ◆ The speed bumps in St Judes' Road appear to have increased traffic in Blays Lane, which will be further increased by the new housing just built in the Cemetery.

A convincing traffic management plan from Surrey Highways for this and other roads in the village is needed.

Further traffic calming incentives and a reduction in the speed limit are required in Victoria Street and also down Bond Street in order to stop speeding between St Judes' Road, Larchwood and Kingsley Avenues.

13.3 Parking

Prior to 2004 there were no enforced parking controls applied in the Village. Use of the two public car parks on St Jude's Road and Victoria Street was free and the on street waiting limitations were largely un-enforced. Local residents and businesses are not satisfied with the time restriction of on street parking in Victoria Street and St Judes' Road. The parking in Bond Street and Harvest Road needs to be addressed.

The introduction of the Decriminalised Parking Enforcement at the end of 2004 saw the responsibility for enforcement for on street waiting pass to the local Council. A public meeting was held and concerns had been expressed that local businesses and employees were making use of the car parks and this limited residents from accessing the local shops. Despite a wide variance of views, a consensus seemed to emerge that a 30 minute on street waiting limitation linked with charges for the two car parks would provide an adequate balance for short and longer term parking. Charges at the two public car parks were introduced in 2005 at 50p for two hours with higher charges for longer periods. Resident and non resident permits remain available at £200 pa (resident) and £400 for non residents but there has been little take up.

The impact on the Village has been the rela-

tively low use of the two car parks, controlled use of the limited waiting areas and a displacement of longer term parking into the roads adjoining St Jude's Rd and Victoria Street. This problem has been exacerbated by the increase in multiple occupation of a number of the Victorian houses in the area that have no off street parking.

Since 2005 the minimum charge for the public car parks was increased to 80p for two hours and later reduced in 2007 to 50p for one hour. A review of the use of the two public car parks indicates that the price reduction has produced no increase in the number of users of the car parks. Both car parks are under occupied and there is no shortage of available spaces. St Jude's has greater all day usage with approximately 50% of the occupants remaining all day indicating local business use.

On street parking enforcement fines initially increased but this has now subsequently reduced indicating that residents are observing the 30 minute waiting restrictions.

The Borough financial reports for 2007/8 show that parking revenue is down while penalties are up. This needs to be understood and it may be that demand for parking is price sensitive, such that customers are going elsewhere because parking is cheaper or free and the risk of a fine is removed. In other words, driving village shopping away to the supermarkets. This needs investigating.

Considerations for the future include:-

- ◆ Parking in Bond Street and Harvest Road
- ◆ Local residents and visitors are not satisfied with the time restriction of on-street parking in Victoria Street and St Judes' Road
- ◆ A review of charges for the public car parks, this showed little change in occupation in 2007.
- ◆ A change in the waiting limit time from 30 minutes. However, a recent review by Surrey CC restated their belief that this was the correct time limit despite requests from the local shopkeepers a majority of whom felt that the 30 minute limit was not appropriate to the

product or service they were selling.

- ◆ The introduction of a Controlled Parking Zone (CPZ) which would effectively be residents parking in certain areas of the Village. A trial in Egham has been postponed due to a shortage of funding and this might be a longer term option for Englefield Green.

In summary, the introduction of Decriminalised Parking Enforcement and public car parking charging has changed the face of parking in the Village. Parking spaces close to the shops and facilities are available, either at a price or for a limited period. Longer term parking has been displaced into the adjoining residential roads creating associated difficulties for local residents. Neither the shop keepers nor the local residents seem happy with the current situation and some seem to regard the parking regime when it was effectively unregulated as being preferable.

13.4 Pavements

The southern entrance to the village has a poor pavement layout.

The pavements in Victoria Street are too narrow, are cluttered and the street furniture needs upgrading. The surfaces are worn out and need resurfacing in a manner appropriate to a retail street. This also applies to Bond Street.

Security

CCTV has been installed in some key areas around the village, St Judes Road and Victoria Street. Also there has been a welcome increased presence of community police with the opening of an office in Ashwood Road on the Forest Estate and regular liaison meetings between the police and residents.

The Future

The following list of general priorities to sustain Englefield Green to live and work in is taken from the narrative of this report and evidenced by feedback from villagers.

15.1 Protecting our Boundaries

The existing boundaries of the village are Runnymede and the River Thames, Egham, Virginia Water and Windsor Great Park including the county boundary with Berkshire. Current Green Belt policy as currently formulated will maintain the existing green buffer zone between Englefield Green and neighbouring settlements and prevent further urban sprawl; although the release of the Wick Road reserve site and possible development with the Royal Holloway Green Belt site will run against this objective.

The locations we need to protect in terms of character are:

- ◆ The large Conservation area surrounding The Green
- ◆ Bakeham Lane - the green area between Englefield Green and Virginia Water needs to be retained.
- ◆ Coopers Hill Lane
- ◆ Wick Lane/Road
- ◆ Bishopsgate Road
- ◆ Castle Hill Road
- ◆ Crimp Hill

15.2 New Building Developments

Future developments within the village need to be carefully monitored to preserve the local Victorian character of the village. In recent years there has been substantial development and the village has contributed significantly to meeting the new build requirements within the County. Some development is inevitable but further major development and overdevelopment of gardens by building flats can not only spoil the character of the village but result in significant negative impacts on our existing infrastructure such as medical and social services, parking, schools, traffic.

New developments need to be sympathetic to their surroundings with provision of on-site parking and should not worsen the already severe on-road parking problems.

15.3 Communication Masts

The elevated position of the village means there has been a number of successful appli-

cations for telecommunications masts. Future planning applications for these masts need to be strictly monitored to avoid visual damage to the community and possible adverse health effects.

Where possible companies should be encouraged to use existing masts already erected.

Masts and their design and construction should be compatible with the environment of the site. An alternative position such as on the M25 infrastructure is a viable option for most if not all of this type of communication requirements.

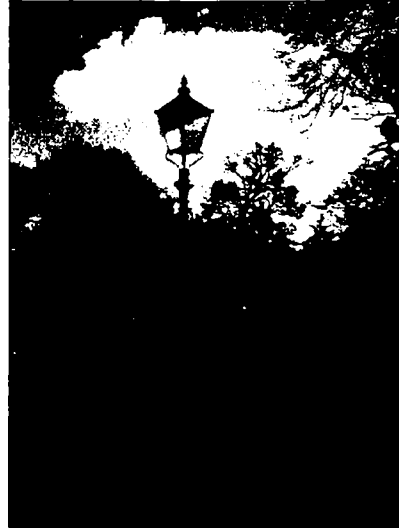
15.4 Maintaining Village Character

In order to maintain the charm and common historic architecture of the village the use of street furniture, lighting, bus shelters, and signage needs to be thought through and be consistent and of high quality:

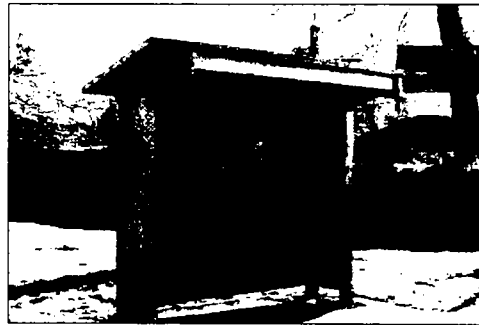
Street Furniture - All waste paper bins and posts need to be green and uniform in style:



Lighting and pavements - uniform in style and sympathetic to a Victorian Village:



Bus Shelters



Signage - remove much of the excess road signage e.g. signs which say new traffic lights and replace with hanging baskets



15.5 Individual Civic Responsibility

Englefield Green in common with many other communities, needs to raise awareness of each individual's responsibility to contribute to the Community.

For the majority of residents the Village is a great place to live, work and enjoy an enviable village lifestyle with access to London and the South. The village is worthy of our care and attention to keep its character and to continue to attract businesses and visitors alike, but it needs local support. Residents all have a responsibility to look after where we live, and to make it as attractive as possible by taking a pride in their Village by keeping it as clean and tidy. Each owner needs to ensure that his or her property is kept to a reasonable visual standard. For businesses, this means keeping shop fronts clean and tidy and removing waste materials as soon as possible. For both businesses and residents all litter should be disposed of quickly and in an environmentally friendly way by using the recycling bins provided. Consideration is being given by the Association to organising a competition for the best general appearance and garden in the village.

15.6 Litter

Whilst the Council has a statutory obligation to provide street cleaning and empty litter bins, residents should be encouraged to collect litter and keep the area outside their property clean.

Litter management is considered to be a problem. There is much the village could do in terms of civic responsibility itself in being more disciplined about dropping litter and in following the continental ethos where householders tidy the street in front of their own houses.

However, the Council could be more effective in the way it cleans the streets and it could also provide more litter bins.

15.7 Recycling

The village appreciates that the Borough must play an active role in recycling. As the Council now provides house-to-house collec-

tion of glass, tins, paper and textiles, the recycling containers outside the cemetery are less important and should be moved. We look forward to the re-cycling programme being extended to include plastic and cardboard

Recommendations

Englefield Green Village Residents' Association (EGVRA) would like to see this plan implemented, and in particular to:

- ◆ Retain the present character of the village that is semi rural rather than develop in the direction of a suburban dormitory town - which would appear to be the direction that current central planning is encouraging.
- ◆ Provide a better setting in which the retail, restaurant and other shops in the village centre are able to thrive
- ◆ Emphasise and support the Green and St Judes' Road as the centre of the village whilst creating some form of secondary centre of gravity in the Forest Estate.
- ◆ Provide a sensible parking policy suitable for Englefield Green (looking to the example of Virginia Water rather than the "one size fits all" policy at present implemented).
- ◆ Develop a coherent roadmap for the development of RHUL over the next ten years which will include a balanced solution for student accommodation in the village and which will include an on campus parking plan which will take the pressure off the village streets.

In addition, the Village would like to see progress on:

- ◆ The Post Office
- ◆ The public lavatories
- ◆ The new health centre
- ◆ The main entrance from the A30 and street aspect of the village
- ◆ The traffic management at the North end
- ◆ The village sports and youth facilities

The Way Forward

Development and implementation of this plan requires the commitment of Council and village residents in a number of ways, these are:

- ◆ Technical support from the Council to assist in developing the plans
- ◆ The support of and active participation of the Englefield Green Councillors in their positions at Runnymede Borough Council (RBC) and Surrey County Council (SCC).
- ◆ For RBC and SCC to provide the appropriate funding for the specified activities.
- ◆ Residents should take an active part in supporting local businesses, supporting local functions and organisations and taking a pride in the appearance of the village.
- ◆ To seek the cooperation and participation to achieve a balanced solution for student accommodation and parking.

Appendix 1

Residents Feedback June 2006

The following is the feedback captured from the residents of Englefield Green at the Village Fair on Sunday 18 June 2006.

Area	Items	Number of Requests
Transport	Empty Student Buses - Polluting, constantly on the move	1
	Speeding Buses - Forest Estate	1
Roads	South Road - one way	1
	Green by Northcroft Road - Cars park by Bollards - no access for pedestrians or pushchairs etc.	1
	Speed bumps or slow down signs in Northcroft Roads	1
	A30 - Proper pedestrian crossings (with green man etc) and priority for pedestrians to make walking across the A30 crossroads safer.	1
	Less speed bumps!!	1
	No Speed Bumps in Village	2
	No speed bumps, but cameras	1
	No speed bumps, but camera in Middle Hill	1
	Vegal Crescent - Reduce speeding in Vegal Crescent	1
	St Judes Road - Address speeding from mini roundabout in St Judes Road to Middle Hill.	2
	Bond Street - install speed bumps	2
	Tite Hill - install speed camera	1
	Parsonage Road - double yellow lines on one side of Parsonage Road	1
	St Judes Road - Zebra Crossing at mini roundabout by Bagshot Road.	1
	Larchwood Drive - Install speed bumps at Larchwood Drive and Chestnut Close.	1
	Old Bagshot Road - Traffic congestion. Thoughtless parking - this could have consequences in the event of Emergency. Vehicles entering or leaving Larksfield. Difficult to see children emerging during school hours.	1
Parking	Proper, free parking for local residents	1
	Need residents parking permits around St Judes Road	1
	No pay and display in short term car parks	1
	Car parking by Smiths Sweet Shop - make first 30 mins free	1
	Harvest Road - Cars (Students?) parking on pavement	1
	Middle Hill - problems with parking between parsonage road and A30	1

	Items	Number of Requests
Transport	Empty Student Buses - Polluting, constantly on the move	1
	Speeding Buses - Forest Estate	1
Roads	South Road - one way	1
	Green by Northcroft Road - Cars park by Bollards - no access for pedestrians or pushchairs etc.	1
	Speed bumps or slow down signs in Northcroft Roads	1
	A30 - Proper pedestrian crossings (with green man etc) and priority for pedestrians to make walking across the A30 crossroads safer.	1
	Less speed bumps!!	1
	No Speed Bumps in Village	2
	No speed bumps, but cameras	1
	No speed bumps, but camera in Middle Hill	1
	Vegal Crescent - Reduce speeding in Vegal Crescent	1
	St Judes Road - Address speeding from mini roundabout in St Judes Road to Middle Hill.	2
	Bond Street - install speed bumps	2
	Tite Hill - install speed camera	1
	Parsonage Road - double yellow lines on one side of Parsonage Road	1
	St Judes Road - Zebra Crossing at mini roundabout by Bagshot Road.	1
	Larchwood Drive - Install speed bumps at Larchwood Drive and Chestnut Close.	1
	Old Bagshot Road - Traffic congestion. Thoughtless parking - this could have consequences in the event of Emergency. Vehicles entering or leaving Larksfield. Difficult to see children emerging during school hours.	1
Parking	Proper, free parking for local residents	1
	Need residents parking permits around St Judes Road	1
	No pay and display in short term car parks	1
	Car parking by Smiths Sweet Shop - make first 30 mins free	1
	Harvest Road - Cars (Students?) parking on pavement	1
	Middle Hill - problems with parking between parsonage road and A30	1
	Middle Hill - students using Middle Hill as a car park	1
Recreation	Floodlights until 10pm for Tennis Club in Coopers Hill	1
	Football Club for under 16s	1
	Skateboard Area	1
	Play area on Forest Estate (ages toddler to 12/13)	1

Students	Summer Foreign Students - unruly behaviour	1
	Alcohol problems	1
Saftey	More Policing - crime is a problem	1
	More Police	2
	Policing at Holly Tree	1
	Lights in cemetery and down side alleys	1
Refuse	Garden Refuse Collected Free of Charge	1
	Garden Rubbish collection	1
	Plastic Recycling	5
	Plastic doorstep collection	2
	Problems with Plastic Recycling	1
	Cardboard Recycling	3
	More and better recycling collection at door	1
	Local Composting facilities	1
	Keep weekly refuse collection	1
	Lyne Lane Tip - difficulty getting up steps to empty rubbish into the skips	2
People Care	A community centre for elderly for lunch and with entertainment (don't want to go there and fall asleep)	1
	Keep Queen Elizabeth Centre Torin Court rehab unit	2
	Resting place for residents at Cemetery - no Building	1
General	Flower displays in main Village Roads	2
	More trees St. Judes Road	1
	Cleaner Streets	1
	Keep Toilets at Cemetery, Victoria Street, Air Force Memorial and on the Green	1
	A cash-point please (no chargevone) - save carbon emission in driving to Egham.	2
	Need more mobile phone base stations. No signal anywhere!	1
EGVRA	AGM- not allowed to speak - boring!	1
	Tug of war should be across the green NOT up and down	1
	The show is excellent (resident from Shepperton)	1
TOTAL:		70

Appendix 2

Forest Estate Spot Check November 2007

Road Name	Item/Issue	Suggestion
Path between Blays Lane and Magna Lane	Lots of rubbish by the entrance	Install Rubbish Bin
Larchwood Drive	Main thorough fare - very bare and traffic speeds	Install traffic calming pavement extensions and plant ornamental trees in them and at other appropriate places down the whole length of the road.
Magna Road	Pavement is sloping, pitted and unsafe.	Re- tarmac the whole length.
Beech Tree Ave	Plenty of grass verges but rather plain	Install ornamental trees along whole length of road at appropriate places
Elmbank Ave	Plenty of grass verges but rather plain	Install ornamental trees along whole length of road at appropriate places
Holly Close	One of the villagers said that what was lacking was a play area with swings	Wall old Clothes Line area no longer used and is behind garages this could be converted to Volleyball, Swings etc.
Ashwood Road by Shop	Very bare and stark	Install planters
Ashwood Road by Shop/Police Station	No EGVRA notice board on this side of the village	Erect EGVRA Notice Board (this could come out of existing EGVRA funds)
Rubbish Bins	Style not in keeping with the rest of the village	Replace with same style bins as in centre of village
Street Lamps	Style not in keeping with the rest of the village	Replace with same style bins as in centre of village
Telephone Boxes	Check style is in keeping with the rest of the village	If not then replace with same style as in centre of village
All main entrances to Forest Estate	Lack of impact	Install planters at all entrances to give a welcoming and impact effect.

Appendix 3

Victoria Street Spot Check November 2007

Road Name	Item/Issue	Suggestion
Victoria Street	Poor condition of pavements - uneven, mainly due to poor repair work as well as cracked slabs	Repair /replace pavements
Victoria Street	Outside Armstrong Gun and Holly Tree pubs and Wants poor condition of pavements - uneven, mainly due to poor repair work as well as cracked slabs	Repair /replace pavements Who is responsible for these frontages?
Victoria Street	Over hanging bushes Causing a hazard to pedestrians.pparticularly opp. Holly Tree Social hall and Car Park Entrance	Council to cut back or request home owners.
Victoria Street	Broken Road Signs 1opp. Corner to Holly Tree- Give Way sign bent, 2.one sign removed leaving a hole in the pavement3. sign support left with two dangerous 3" screws sticking out of the top.	Surrey County Council to remove/ repair
Victoria Street	Lots of Rubbish particularly around No.67	Regular Street Cleaning needed
Victoria Street	Area outside Post Office is very dangerous in wet /icy conditions very sloping	Who is responsible? Requires work to make it safe.
Victoria Street	More rubbish bins required in uniform style with others in the village.	Council to provide
Victoria Street	Poor condition of shop frontages	Shopkeepers to take care of their frontages.

Appendix 4

St Judes' Road Spot Check November 2007

Road Name	Item/Issue	Suggestion
St Judes Road	Improve the look of the road	Trees to be planted outside the cemetery. Hanging baskets for lampposts. Flower bed somewhere between Bond Street and Barley Mow Road. Perhaps sponsored by a local business or what about EGVRA sponsoring it?
St Judes Road corner of Barley Mow Road	Grass is very tatty /overgrown /muddy	Pave over
St Judes Road	Recycling bins o/s the cemetery and almost the first thing seen as entering the village	Remove the large blue one as now have door to door collection. Change the use of sunken ones to cardboard and plastic.
St Judes Road	Council Notice Board needs tidying up	Repaint it green (now blue) Who is responsible for updating notices?

Appendix 6

Bond Street Spot Check November 2007

Road Name	Item/Issue	Suggestion
Corner of St Judes Road and Bond Street	Lots of rubbish outside Health Centre entrance	Install Rubbish Bin
Outside Torrin Court	Trees	Replace ¾ trees.
Cottage Hospital	Who owns it? Is it listed?	Find Out
Bond Street	Lots of Rubbish	Regular Street Cleaning needed
Bond Street	Traffic speed	Install speed restriction of 20mph/camera
Bond Street	Road names not visible	Clean and/or replace road Names
Bond Street corner with Larchfield	Rubbish	Requires emptying
Bond Street corner with Kingsley Avenue	Rubbish	Bin required same style bins as in centre of village
Junction of Bond street and Kings Lane		Tree at end of pavement in Kings lane on the field side
Street Lamps in Bond Street	Style not in keeping with the rest of the village	Replace with Victorian Style
Corner of Vegal Crescent and Bond Street		Plant a tree

Appendix 7

Residents Feedback June 2008

Over the last couple of years EGVRA has been working on the Village Plan which is based on feedback from residents. The purpose of this questionnaire is a final check and balance before the final plan is submitted. Your feedback is really important.

	Question	Total Number of Replies	Yes	No	Prior-ity Topic
1	Should 30mph limit be applied before the top of Priest Hill?	67	32		
2.	Does the Village need more stringent speed controls?	53	40		
3.	Traffic - Is the Public Transport already provided sufficient for you?	59	32		
4.	Forest Estate - Would this estate benefit from the creation of a centre?	55	10		
5.	Royal Holloway College - Should the College provide significant on-campus parking to relieve the current adverse impact of student parking on the Village	88	13		3
6.	Brunel - Are you concerned about the adverse impact of the proposed development in terms of increased traffic?	55	18		4=
7.	Brunel - Are you concerned about the lack of student accommodation at the proposed development?	75	20		
8.	Parking - Shop keepers are almost unanimous in their view that one hour free parking is essential to the survival of their business. Do you agree?	94	8		2
9.	Shopping - Would you be opposed to a supermarket opening in the village?	62	36		4=
10.	Education - Where there are plans for large-scale developments, would you like to see a Secondary school included in that Development?	56	37		
11.	Churches - We support all Churches in the development of pastoral and community activities are there sufficient Religious facilities in the Village?	80	9		
12.	Health Centre - Do you support a possible removal of the Health Centre in Bond Street to Queen Elizabeth House?	66	24		6
13.	Residential Care Homes - A general Review is needed as the services on offer have been reduced, would you support such a review?	87	8		
14.	Post Office - Would you support us in our fight to re-open a Post Office?	98	3		1
15.	Leisure - Do you agree that 'Cricket on the Green' is an important contribution to Village life?	92	4		7
16.	Youth Sports/Youth Clubs - Do you support the further development of Youth Activities?	73	3		5=
17.	Do you object to the principle of CCTV in the Village?	25	75		
18.	Individual Civic Responsibility -Would you support a competition for the best kept garden in the Village?	82	10		
19.	Public Lavatories - Is there a need for public lavatories in the Village?	79	19		
20.	Recycling - Is the present recycling system adequate?	34	65		5=

Appendix 8

Victoria Street - Change of Use Comparison 1960 to 2000

2000	1960
RESIDENTIAL	Village School
	School Cottage 30
Garage	Bellchambers Garage
No 25	No 25

VICTORIA STREET

1960	2000
Holly Tree	Holly Tree
S T Reeve Stone mason	Stone Masons Cottage Chavey Cottage
C Ollife Greengrocers	
C Hurd Electric	Car Park
	No 37
Mite End House	No 38
	No 39
	No 40
	No 41
	No 43
Stratford Hairdressers	Gardeners Opticians
Hairdressers	Hairdressers
Armstrong Gun	Armstrong Gun
No 51	No 50
	No 50a

LEADING TO 50, 51 52 & COTTAGE

No 56	No 56
No 58	No 58
Husseys Greengrocers	Empty Shop No 59
Darvilles	Post Office No 60
No 61	No 61
No 62	No 62

ARMSTRONG ROAD

Encore No 23	GW & OG Beach No 23
Encore No 22	Rifle Range No 22
Peters No 21	No 21
Deli No 20	W Wells Bakers No 20
Bassanger Butcher No 19	G Carters Butchers No 19
Fish and Chip No 17	W J Enersby No 17
Chef Hong Kong No 16	Grocers No 16
Handcraft No 15	A Clark Corn & Seed No 15
Burnleys No 14	C E Gold No 14
	Newsagent
Genevieve No 13	Tate Shoe Repair No 13
Ruby Wine No 12	Burgens Grocers No 12
Wants No 9-11	Wants No 9-11
Blacklocks No 8	F Burton shoe shop No 8
Palm House No 7	G C Hunt Electrical No 7

ALBERT ROAD

RESIDENTIAL	RESIDENTIAL
-------------	-------------

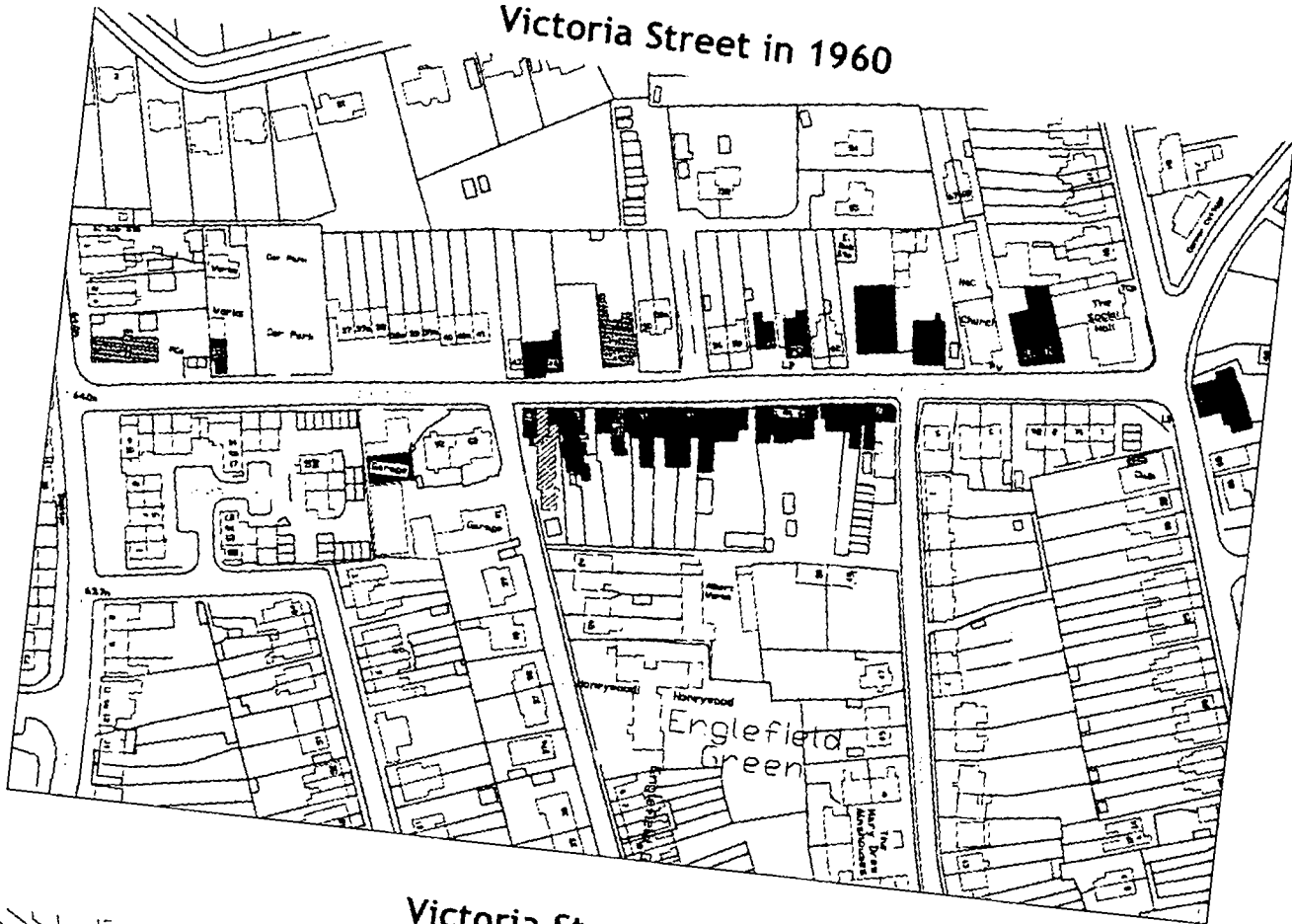
Building Plot Sub Station	Darvilles No 64 Wildings No 64b
J Sewell Newsagent	Elliots Newsagent No 65-66
Methodist Church	Methodist Church
International CO-OP	Planned Office Systems
Social Hall	Social Hall Montessori School

HARVEST ROAD

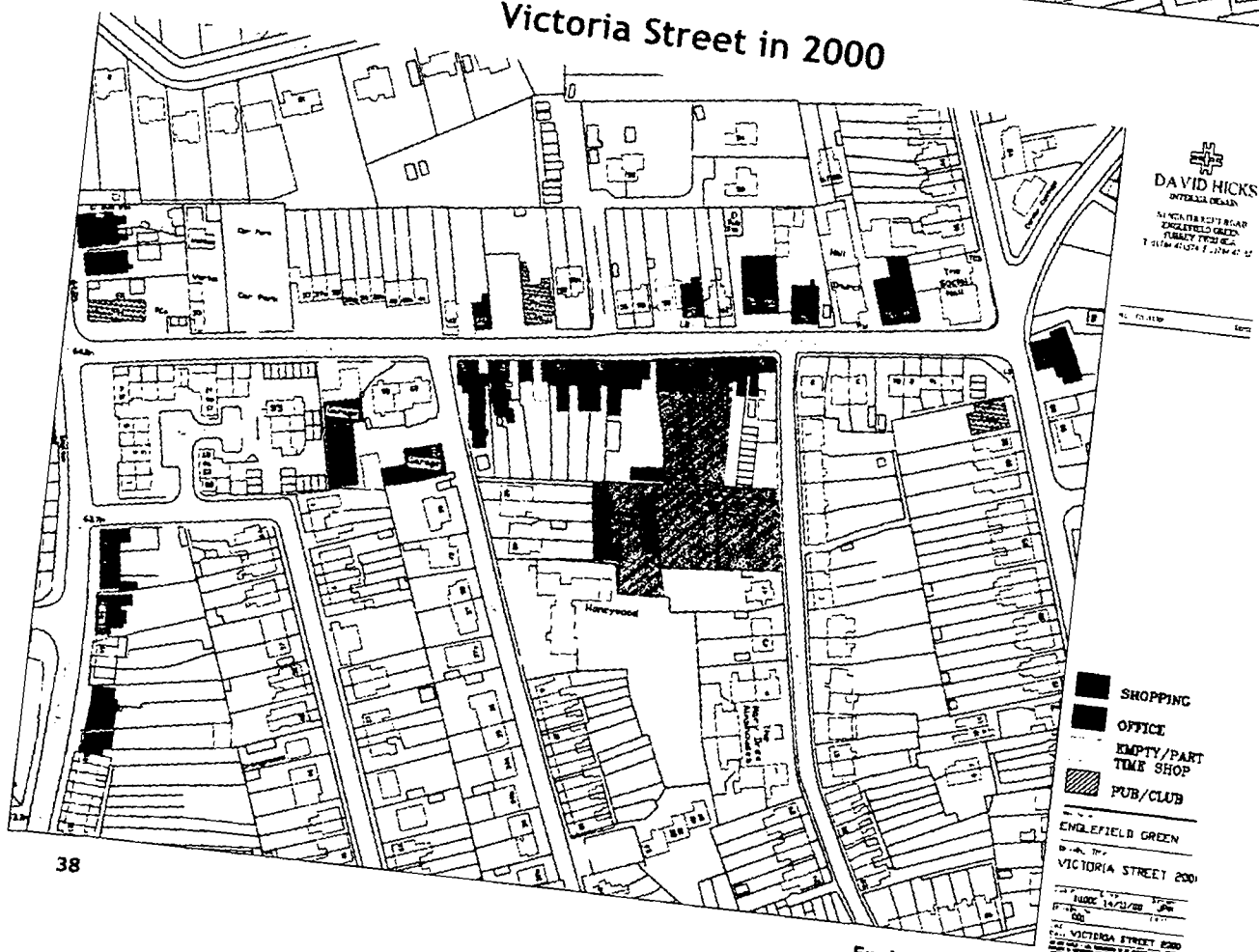
In 1960
In 2000

Dallens Bakery
Hand, Deene & Cox

Victoria Street in 1960



Victoria Street in 2000



DAVID HICKS
INTERAL DESIGN
14 VICTORIA STREET
ENGLEFIELD GREEN
TUNBRIDGE WELLS
TEL: 01892 41574 FAX: 01892 41575

- SHOPPING
- OFFICE
- EMPTY/PART TIME SHOP
- PUB/CLUB

ENGLEFIELD GREEN
1:10,000
VICTORIA STREET 2000
MAY 14/00
1:10,000
1:10,000
1:10,000

ADVERTISEMENT BY

Runnymede
BOROUGH COUNCIL



We are changing the way we plan in Runnymede. Under new planning laws we need to produce a new Local Development Framework for the Borough.

This is a major opportunity to think about what Runnymede should be like in 20 years time and put in place new plans and policies to achieve it.

We need to think about what sort of place Runnymede should be in the future. A consultation is taking place on the major issues that we face, and you are invited to give us your views on them. You can help guide future change and development in your local area.

The purpose of the LDF planning policies is to:

- ⇒ provide houses and jobs
- ⇒ guide development to ensure that buildings are well designed and in the best locations
- ⇒ protect and improve the environment and our local heritage
- ⇒ provide for and improve accessibility to the services and facilities that are needed by the community

Many of the current planning policies will be carried forward into the LDF, but we need to be sure they continue to meet the community's needs. We will be involving the community at all stages and the first thing we need to do is establish a vision for Runnymede with a strategy to help achieve it.

Producing a plan for Runnymede does not start with a clean sheet - the LDF must set out how policies at national and regional levels will be applied locally. The LDF should also show how it will help deliver the aims of the Runnymede Sustainable Community Strategy.

The Council has been gathering information about the Borough covering the following topics:

- ⇒ Housing
- ⇒ The Economy and Employment
- ⇒ Climate Change and Sustainable Development
- ⇒ Transport
- ⇒ Shopping and Town Centres
- ⇒ Biodiversity

To find out more about these topics and to tell us what you think about them please visit our website at <http://www.runnymede.gov.uk>, then click on 'Planning' in the top right hand corner of the home page and scroll down to 'Issues and Opinions Consultation'. Alternatively, phone Chris on 01932 425278 or Tunde on 01932 425274. You can also e-mail us on ldf@runnymede.gov.uk.

This is your village - please give us your views!

We hope you have enjoyed reading the Village Plan. Please fill in this response form and send or drop it in to EGVRA c/o Englefield Green Social Hall, Harvest Road, TW20 0QT.

Does the Village Plan generally represent your view of the village's future? YES or NO

The following are some key areas that have been identified for maintaining and improving our village. Please rate them from 1 to 10, (1 being the most important.)

	Rating
Traffic Calming Measures	
Enhancements to Village at A30 end of St Jude's Road	
Street Layouts, pavements, signage and furniture throughout the Village	
Relocate recycling bins to a more accessible/less intrusive central position	
Establish Forest Estate Community Centre	
Increase free parking to minimum 1hour	
Re-establish a Post Office in the Village	
Youth Activities and Youth Sports	
Provision of affordable Residential Care Homes	
Volume of traffic through the village	

Should future developments be in keeping with the historic Village character? YES or NO

Would you support a competition for the best kept garden in the Village? YES or NO

Would you support more CCTV within the Village? YES or NO

Should the toilets in Victoria Street be re-opened? YES or NO

Do you have any further comments? Please add them below:

Name: _____

Address: _____