



ENGLEFIELD GREEN COMMITTEE

2 NOVEMBER 2010

APPENDICES

<u>APPENDIX</u>	<u>REPORT</u>	<u>PAGE. NO.</u>
A	MINUTES – 22 JUNE	1 - 3
B	UPDATED LIST OF QUALIFYING PROPERTIES	4 - 5
C	PLAY AREA – POTENTIAL LOCATIONS	6 - 7
D	PARKING ISSUES RELATED TO EVENTS	8 - 13
E	COOPERS HILL LAY-BY	14

ENGLEFIELD GREEN COMMITTEE

22 June 2010 at 7.00 pm

Members of the
Committee Present: Councillors P Taylor (Chairman), P I Roberts, M T Kusneraitis
and D R Hamilton

Residents' Representatives: Mr A E Panter (Vice-Chairman), and Mr M Spear

Members of the
Committee absent: Councillors H W V Meares and Miss M N Heath

Councillor Roberts opened the meeting by welcoming Mr M Spear to the Committee.

105. ELECTION OF CHAIRMAN

RESOLVED that -

Councillor P Taylor be elected Chairman for the Municipal Year 2010/11.

106. ELECTION OF VICE-CHAIRMAN

RESOLVED that -

Mr A Panter be elected Vice-Chairman for the Municipal Year 2010/11.

107. MINUTES

The Minutes of the meeting of the Committee held on 24 February 2010 were confirmed and signed as a correct record. With regard to the Play Area Inquiry, the Committee requested that only closing submissions be retained and published on the Council's website.

108. APOLOGIES FOR ABSENCE

An apology was received from Councillor Miss Heath

109. HONORARY WARDEN'S REPORT

The report of Mr Power, Honorary Warden, was received.

The Committee received information in relation to litter enforcement. It was reported that the Council's Direct Services Organisation currently undertook litter collection from the Green once a week, resources permitting. Members felt that it would be preferable if the litter could be collected on Mondays. It was agreed that the weekly schedule would be monitored and an update report be given at the next meeting.

It was reported that the grass around the ditch was currently cut 3 times a year. The Committee requested that Officers investigate increasing the frequency of the grass cutting.

Members of the Committee considered that following the resignation of Mr Winkworth, expressions of interest should be sought for a replacement Honorary Warden. It was suggested that advertisements be placed on Council notice boards and sent to the Residents Association. Officers were authorised to appoint a new Warden in consultation with the Chairman and Vice-Chairman.

The Committee was informed that an application had been received from Carters Steam Fair for use of the Green. The fair would arrive on 28 September and depart on 5 October, it would be operational on the weekend of 2 and 3 October only. Officers would arrange for a pre and post inspection of the ground and a deposit of £1500 would be taken. The Committee noted that the right to cancel the event remained if weather conditions were inclement. It was suggested that steps should be taken to prohibit parking at junctions and it was suggested that the use of Coopers Hill Car Park would be beneficial. Officers were requested to speak to the National Trust regarding this.

RESOLVED that -

Officers be authorised to approve the application from Carters Steam Fair to use the Green on the weekend of 2 and 3 October

111. CRICKET POSTS AROUND THE CRICKET SQUARE

A report would be made to the next meeting on the legal position regarding the posts around the cricket square.

112. STANDING ORDER 42 – URGENT ACTION

The Committee noted that in accordance with Standing Order 42 the following action had been undertaken by the Officer shown below after consultation with the former Chairman of the Committee.

<u>Officer</u>	<u>Action Taken</u>	<u>Central Index No.</u>
Director of Administration and Leisure	To grant permission for a Partnership Action event to be held on Englefield Green in June	723

113. ENGLEFIELD GREEN PLAY AREA EXTENSION – OPTIONS

The Committee considered whether to discuss the report in public or private, in view of the legal and financial considerations discussed in the report.

The Committee considered that the matter should be considered in private as the report contained information regarding financial or business affairs and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings under para 3 and 5 of Part 1 of Schedule 12A of the Local Government Act 1972 respectively.

As legal advice had to be considered in respect of the decision of the Secretary of State and the proposed course of action including whether to seek a judicial review, the Committee considered that it was in the interests of the public that the Authority was able to do this in private, without disclosing its position to any third parties who might wish to challenge it.

The Committee considered the decision of the Secretary of State which dismissed the Council's application for the extension of the children's play area on Englefield Green and considered the Council's options, including Judicial Review.

The Inspector had dismissed the appeal as she considered that 'the adverse effects of the proposal on the neighbourhood, on the landscape and on the wider rights of access outweighed the benefit to the limited number of local residents who might benefit in terms of play provision'

In making her decision the Inspector did not suggest an alternative site but commented that it was 'apparent there were possible alternative sites where the adverse effects (on the neighbourhood, the landscape, and public access) might be reduced'

The Officers, who had also consulted Counsel, identified examples in the decision where potentially unjustified assumptions had been made by the Inspector in respect of the evidence. It was considered that there were instances where the evidence of the objectors was given considerable weight, whereas the evidence of the Council and the supporters of the scheme was dismissed or given little weight in comparison. It was probable that the Council could argue that various points in the decision letter, taken cumulatively, showed a flaw in the Inspector's decision making process and demonstrated apparent bias.

Officers and the Committee were very disappointed at the Inspector's decision, and then considered the following options:-

- 1) Judicial Review of the Inspector's decision
- 2) Investigation of another location for the play equipment and associated feasibility and resource implications
- 3) No longer pursue any proposal to extend the play facilities at this time

Taking into account what could be achieved by a successful challenge, and the resource implications, and notwithstanding the flaws in the decision letter, it was not considered appropriate to seek a judicial review of the Inspector's decision.

The Committee considered that the Council should not pursue the current scheme to provide an extension to the play area at this time. However, the Committee felt that in view of the level of public support for a play facility, Officers should be requested to investigate the feasibility of a new proposal, on or off the Green, and report their findings to the next meeting.

The Committee was aware that its remit only extended to the Green and that any alternative sites which were ultimately suggested for a play facility and which were not on the Green itself would have to be recommended to the Leisure and Environment Committee for consideration and approval by that Committee.

RESOLVED that -

- i) whilst noting the criticisms that can be made of the Inspector's decision, the matter not be challenged by application for Judicial Review;**
- ii) new proposals on or off the Green be investigated, and a report on feasibility and resource implications be made to the next meeting; and**
- iii) the application scheme to provide an extension to the playground be not pursued at this time.**

Chairman

(The meeting ended at 8.15pm)



Englefield Green – List of Qualifying Properties – August 2010

2, Beauforts, Englefield Green, Egham, Surrey TW20 ODW**4, Beauforts, Englefield Green, Egham, Surrey TW20 ODW**

Byways, Barley Mow Road, Englefield Green, Egham, Surrey, TW20 0NX

Byways Cottage, Barley Mow Road, Englefield Green, Egham, Surrey, TW20 0NX

1, The Carriages, Barley Mow Road, Englefield Green, Egham, Surrey, TW20 0NX

2, The Carriages, Barley Mow Road, Englefield Green, Egham, Surrey, TW20 0NX

3, The Carriages, Barley Mow Road, Englefield Green, Egham, Surrey, TW20 0NX

Barley Mow Inn, Barley Mow Road, Englefield Green, Egham, Surrey, TW20 0NX

Englewick, Barley Mow Road, Englefield Green, Egham, Surrey, TW20 0NX

The Coach House, Barley Mow Road, Englefield Green, Egham, Surrey, TW20 0NX

1, Northcroft Road, Englefield Green, Egham, Surrey, TW20 0DP

Greenways, Englefield Green, Egham, Surrey, TW20 9PA**Gung Ho, Englefield Green, Egham, Surrey, TW20 0DP****5 Northcroft Road, Englefield Green, Egham, Surrey TW20 0DP****7 Northcroft Road, Englefield Green, Egham, Surrey TW20 0DP**

Crown House, The Green, Englefield Green, Egham, Surrey, TW20 0YX

Number One, The Green, Englefield Green, Egham, Surrey, TW20 0YX

Crown Lodge, The Green, Englefield Green, Egham, Surrey, TW20 0YX

Crown Farm, The Green, Englefield Green, Egham, Surrey, TW20 0YX

Webb's, The Green, Englefield Green, Egham, Surrey, TW20 0YX

The Old Cowsheds, The Green, Englefield Green, Egham, Surrey, TW20 0YX

Middle Cottage, The Green, Englefield Green, Egham, Surrey, TW20 0YX

Cowmans Cottage, The Green, Englefield Green, Egham, Surrey, TW20 0YX

Castle Hill Farm, The Green, Englefield Green, Egham, Surrey, TW20 0YX

Castle Hill Lodge, The Green, Englefield Green, Egham, Surrey, TW20 0YX

Castle Hill, The Green, Englefield Green, Egham, Surrey, TW20 0YX

Round Oak Lodge, Bishopsgate Road, Englefield Green, Egham, Surrey TW20 0YW

1-3 Round Oak Cottages, Bishopsgate Road, Englefield Green, Egham, Surrey TW20 0YW

Red Lodge, Bishopsgate Road, Englefield Green, Egham, Surrey TW20 0YJ

Silvester House, Ridgemead Road, Englefield Green, Egham, Surrey, TW20 0YG

Silvester Cottage, Ridgemead Road, Englefield Green, Egham, Surrey, TW20 0YG

West Lodge, Ridgemead Road, Englefield Green, Egham, Surrey, TW20 0YD

East Lodge, Ridgemead Road, Englefield Green, Egham, Surrey, TW20 0YD

North Lodge, Ridgemead Road, Englefield Green, Egham, Surrey, TW20 0YD

Flat 1-4, Harrow Weald, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JY

Coopers Hill Lodge, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JY

Red Gables, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JY

Coopers Ridge, Cooper's Hill Lane, Englefield Green, Surrey, TW20 0JY

Flat 1-5, Richardson House, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JY

Flat 3a, Richardson House, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JY

Garden Flat a, Richardson House, Coopers Hill Lane, Englefield Green, Egham, Surrey,
TW20 0JYGarden Flat b, Richardson House, Coopers Hill Lane, Englefield Green, Egham, Surrey,
TW20 0JY

Richardson House, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JY

Dunheved, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JY

Ormonde Lodge, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JY

Little Ormonde, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JY

Greyholme, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JY

Cosgrove, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JY
The Principal's House, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JY

Coopers Hill Lodge, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JX
Chelsea Lodge, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JX
The Manor Cottage, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JX
Rustlings, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JX
Stables Cottage, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JX
Cedar House, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JX
16, Hollycombe, Englefield Green, Egham, Surrey, TW20 0LQ
Dolphin House, Coopers Hill Lane, Englefield Green, Egham, Surrey, TW20 0JX

The Cottage, Englefield Green House, Englefield Green, Egham, Surrey TW20 0JR
Englefield Green House, Englefield Green, Egham, Surrey TW20 0JR

The Coach House, Middle Hill, Englefield Green, Egham, Surrey, TW20 0LH
The Old House, Middle Hill, Englefield Green, Egham, Surrey, TW20 0LH
The Gate House, Middle Hill, Englefield Green, Egham, Surrey, TW20 0JT
Stinsons, Middle Hill, Englefield Green, Egham, Surrey, TW20 0JU
St Nicholas, Middle Hill, Englefield Green, Egham, Surrey TW20 0LA

Bulkeley Cottage, St Judes Road, Englefield Green, Egham, Surrey, TW20 0JU
Bulkeley House, Middle Hill, Englefield Green, Egham, Surrey, TW20 0JU
Cranleigh, Middle Hill, Englefield Green, Egham, Surrey, TW20 0JU

Old Bulkeley Coach House, St Judes Road, Englefield Green, Egham, Surrey, TW20 0DH

3, Oak Tree Drive, Englefield Green, Egham, Surrey, TW20 0NR
5, Oak Tree Drive, Englefield Green, Egham, Surrey, TW20 0NR
7, Oak Tree Drive, Englefield Green, Egham, Surrey, TW20 0NR

The Corner House, Barley Mow Road, Englefield Green, Egham, Surrey, TW20 0NP

Location	Positive points	Negative points	Recommendation
1 - Open grass area off Elmbank Avenue, Forest Estate	Good catchment area as in the midst of populated area with large numbers of children	Small space close the frontage of houses, so difficult to fit equipment into the space without causing problems. Amount of play equipment would be restricted which would result in limited play value.	Elmbank not be considered further
	Fairly flat and open site which has been used for play provision in the past	There has previously been objection to the reinstatement of a play area here	
	Natural surveillance afforded by the road and the surrounding houses	There would be a potential noise issue for local residents	
	Easy access from the local area	Limited scope for change and evolution of the play space in the future	
		There would be a negative visual impact for residents who's properties face onto the open space	
2 - Open grass area off Cherrywood Avenue, Forest Estate	Good catchment area as in the midst of populated area with large numbers of children. It is to the south of the Forest Estate and is slightly less effective than Elmbank	The usable area is restricted by the presence of the trees and the proximity of the properties facing onto the site	Cherrywood not be considered further
	Fairly flat and open site although the potential usable area is restricted by well established trees on the site	Could take up to three pieces of play equipment, the play value would therefore be limited	
	There is natural surveillance afforded by the nearby houses	Limited scope for change and evolution of the play space in the future	
	Easily accessible from local area	There has previously been objection to the siting of a play area here	
		There would be a negative visual impact on the nearby properties There would be potential noise issues	
3 -Open grass area off Beechwood Avenue, Forest Estate	Natural surveillance afforded by the location of surrounding property	Small space close the frontage of houses, so difficult to fit equipment into the space without causing problems. Amount of play equipment would be restricted which would result in limited play value.	Beechwood Avenue not be considered further
	Easily accessible from local area	There would be potential noise issues for adjacent properties	
	Site fairly flat although there are a number of well established trees on the site	There would be a negative visual impact for the residents facing onto the open space	
	Good catchment area as in the midst of populated areas with large numbers of children	Extremely limited scope for creating a play space particularly due to the trees .	
		Limited scope for change and evolution in the future There has previously been objection to the siting of a play area here	
4 - Kings Lane open space (close to existing ball court)	Potential space in this area for a play space for children in the target age range (8 years upward)	Part of the available space is prone to becoming very wet and drainage would be required. (There is drainage on site which it may be possible to link to a new play area)	Establish latest position with BMX proposals and consider potential for play area further and if suitable seek views of Leisure and Environment Committee
	Sits close to Forest Estate where there is a higher density of children	Is not easily accessible from the north and east of the village	
	Existing play facilities on site for older children	Potential issues of noise from the site for residents nearest the open space	
	Existing CCTV camera on site	Limited space and scope for improving/expanding the facility in the future without removing some of the existing facilities	
	Fairly easy access from Firbank Place or via the track from Kings Lane	Very little natural surveillance - may result in increased risk of anti social behaviour/vandalism and may limit the use of the site by younger children/parents who may not feel it is safe.	
		The Council is aware of a suggestion for a BMX cycle track at this location. There is evidence that the site is already used unofficially for this activity. Such a track could impact on the area available for a play space Lies within the green belt	

	Positive points	Negative points	Recommendation	
5 - Coopers Hill Recreation Ground - grass area, adjacent to car park,	Open space large enough to accommodate a play space with reasonable play value	Is a long walking distance for a large section of the village community, 1 kilometre from the junction of Victoria Street and St Jude's road, 1.5 kilometres from Holly Close in the middle of the forest estate. Few people are likely to walk this distance	Coopers Hill Recreation Ground not be considered further	
	Located next to a car park and therefore would be easily accessible to those travelling to the open space by car	There would be limited scope for expanding or improving the site in the future. (could accommodate up to 6 pieces of play equipment depending on what was included)		
	Toilet facilities located near to the open space	A play area is to be provided as part of the Brunel Campus development across the road which should satisfy any very local demand		
	Would provide additional facilities for existing users of the recreation ground	Limited natural surveillance		
6 - Englefield Green	Popular and well used open space	It lies within a conservation area and green belt	Englefield Green not to be considered further	
	Existing play facilities on the site	It is designated a village green by virtue of it being under a scheme of management		
	Public toilet facilities on the site	There has been strong objection to the proposal to extend the existing facilities on the green		
	Car parking facilities on the site	Any new proposal for a play space on the green would require consent from Planning Inspectorate which would be a costly and lengthy process.		
	Natural surveillance afforded from users of the space but this is dependant on where the play area is positioned	The extent of what could be built on the green in terms of challenging and adventurous play is limited by the protection that the Green has from the various designations mentioned in this table		
	a. Northern end	There is space in the area to the north of the cricket outfield (near the edge of the woodland) to build a small play space containing approx 3 -4 pieces of equipment.		This location is too close to the cricket pitch and the risk of balls being hit into the play area is too great
				There would be limited scope for expansion and evolution of the play space when in this location.
	b. Southern end	There is adequate space towards the middle of the Green to the south of the cricket outfield		Although it is possible to create play areas in woodlands at this site it would be unsupervised and in a fairly isolated area with minimal natural surveillance.
		Parts of this area are too close to the cricket pitch and the risk of balls being hit into the play area too great This part of the green is open and the visual impact of a new play area would be unacceptable.		

A J & M T Power

Surrey

26th July 2003

TRAFFIC ISSUES AROUND THE GREEN

To the Chairman and Councillors of the Englefield Green Committee

Dear Councillor

As pressure on public open spaces has increased, traffic problems related to them have also multiplied and The Green appears to be no exception.

As a consequence I write not only to express my serious concerns regarding the increase of traffic problems around The Green but also to propose a quick, simple and cost effective solution to them.

THE PROBLEMS

Traffic congestion around The Green particularly at the Southern end during the summer months.

Indiscriminate and dangerous parking especially near the Barley Mow Public House

Continuous accidents at St Jude's Road junction with Barley Mow Road (The Green side).

THE SOLUTION

One- way system around Englefield Green

This could be achieved by simply placing No Entry signs at Northcroft Road Junction with Barley Mow Road and at Bishopsgate Road junction with the West Road of The Green and allowing traffic to follow their current pattern with entry points at Barley Mow Road and Northcroft Road and exit points at Northcroft Road and Bishopsgate Road. - Sketch plan attached

Bishopsgate Road is a minor road and has at least 130 yards of vision to the left and unlimited vision to the right, this makes it a much safer junction than St Jude's Road for emerging traffic from The Green.

A 20mph speed limit throughout the system and parking restrictions along the south side of The Green in front of Byways, The Barley Mow and Englewick, would be an added bonus.

I feel that the introduction of the above scheme would eliminate, in one fell swoop, all the present traffic hazards that currently plague The Green.

THE ADVANTAGES

Traffic congestion around The Green particularly near the Barley Mow would be removed.

The movement of traffic around The Green will be improved

The rural character of The Green would be preserved (No road alterations)

The parking problems would be reduced

The major cause of serious accidents caused by traffic emerging into St Jude's Road from The Green side of Barley Mow Road with restricted vision to the right, would be eliminated

The hazards at this junction, which includes two bus stops and a school crossing area, would be vastly reduced.

THE COST

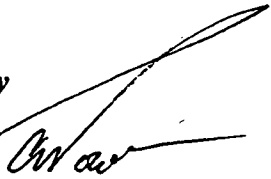
The above can be achieved within the existing road layout at a negligible cost. All that is required are "No Entry" signs, and white directional arrows on the road with the addition of 20mph signs and yellow lines should they be approved.

I am submitting this proposal for your consideration, comments and hopefully your approval.

Should you find merit in the scheme I ask if you would be kind enough to recommend it to the appropriate highway authority for their consideration and implementation.

Yours faithfully

Andy Power



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Email: rhys.mander@surreycc.gov.uk



SURREY
COUNTY COUNCIL

Local Transportation Service
Runnymede
Runnymede Centre
Chertsey Road
Addlestone
Surrey KT15 2EP

Mr A J Power

Surrey

Our ref: TP/01/A

14 August 2003

Dear Mr Power

Proposal for a One Way System in Englefield Green

Your concerns regarding traffic issues around Englefield Green and proposals to implement a one-way system have been forwarded to the Runnymede Local Transportation Service for consideration. I have the following comments.

Firstly we have reservations about introducing new one-way systems, as in our experience they tend to increase traffic speeds. However some schemes may be considered if it can be shown that the proposal could significantly improve road safety.

My first concern would be the impact that the proposal would have on traffic patterns at the northern end of the green. I agree with your point that forcing traffic to use the junction of Bishopsgate Road and The Green does not pose any particular hazard, and our injury accident records confirm this, however I am more concerned over traffic having to use the junction of Bishopsgate Road and St Jude's Road. Traffic speeds at this location are generally high due to the proximity of the speed limit boundary on St Jude's Road and the junction is also complicated by the mini roundabout on Middle Hill and the junction with Cooper's Hill Lane. There have been a number of injury accidents in this area and we would not want to further aggravate the problem by increasing the volume of traffic using the junction of Bishopsgate Road and St Jude's Road.

In your letter you also raise particular concerns over the junction of St Jude's Road, The Green and Barley Mow Road. Our injury accident records indicate that accidents that have occurred at the junction have not involved vehicles turning into or emerging from The Green. Therefore the introduction of a one-way system would have no impact on accidents occurring at this junction.

If the proposals were to be considered I would expect some opposition from local residents. The introduction of a one-way system would inconvenience many residents by increasing their journey lengths. People wanting to get from the southern end of the green and back into the village centre would be worse affected.

Therefore I am sorry to inform you that we will not be looking to implement your proposal.



You also refer to parking issues around the green. We are currently undertaking a review of all waiting restrictions within the Borough of Runnymede in preparation for the introduction of Decriminalised Parking Enforcement, whereby the responsibility for the enforcement of waiting restrictions will transfer from Surrey Police to Surrey County Council.

However, whilst this review is undertaken it has been agreed that no new waiting restrictions will be introduced unless there is a proven safety reason for proceeding with the introduction of a new restriction urgently.

However, the police still have enforcement powers in those locations without waiting restrictions if vehicles are causing an obstruction or are causing a danger to other road users. In these circumstances the police can issue penalty notices and any instances of dangerous parking should be reported directly to Surrey Police.

I appreciate that you may find the decision not to implement your proposals disappointing but I hope that the information provided is useful and I thank you for bringing your concerns to our attention.

Yours sincerely

Rhys Mander
Engineer

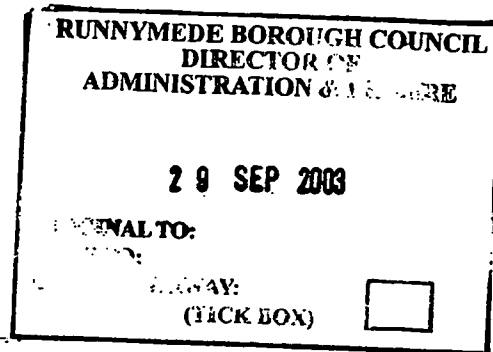
c.c. Councillor Carole Jones
Councillor Tony Collins
Steve Fuggles, Head of Engineering, Technical Services Department, Runnymede Borough Council

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SURREY
COUNTY COUNCIL

Mr P Winfield
Parks and Amenities Manager
Runnymede Borough Council
Civic Offices
Station Road
Addlestone
Surrey KT15 2AH



Local Transportation Service
Runnymede
Runnymede Centre
Chertsey Road
Addlestone
Surrey KT15 2EP

Your ref: PW 7.13
Our ref: TP/01/A

25 September 2003

Dear Mr Winfield

Traffic Issues at Englefield Green

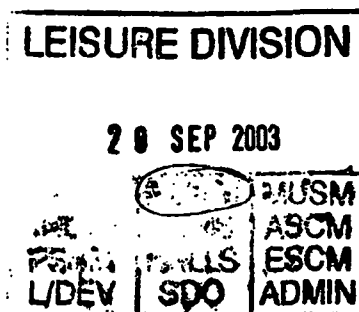
Thank you for your correspondence regarding the above matter. I originally responded to Mr Power's letter in August and I enclose a copy of my response, which addresses the concerns of the Englefield Green Committee regarding waiting restrictions and the layout of roads around Englefield Green.

As you rightly point out in your letter we are not looking to introduce any new waiting restrictions in the borough whilst our waiting restriction review continues in the preparation for Decriminalised Parking Enforcement. Therefore we will not be introducing any new waiting restrictions as proposed.

I hope that the information provided is useful.

Yours sincerely

Rhys Mander
Engineer



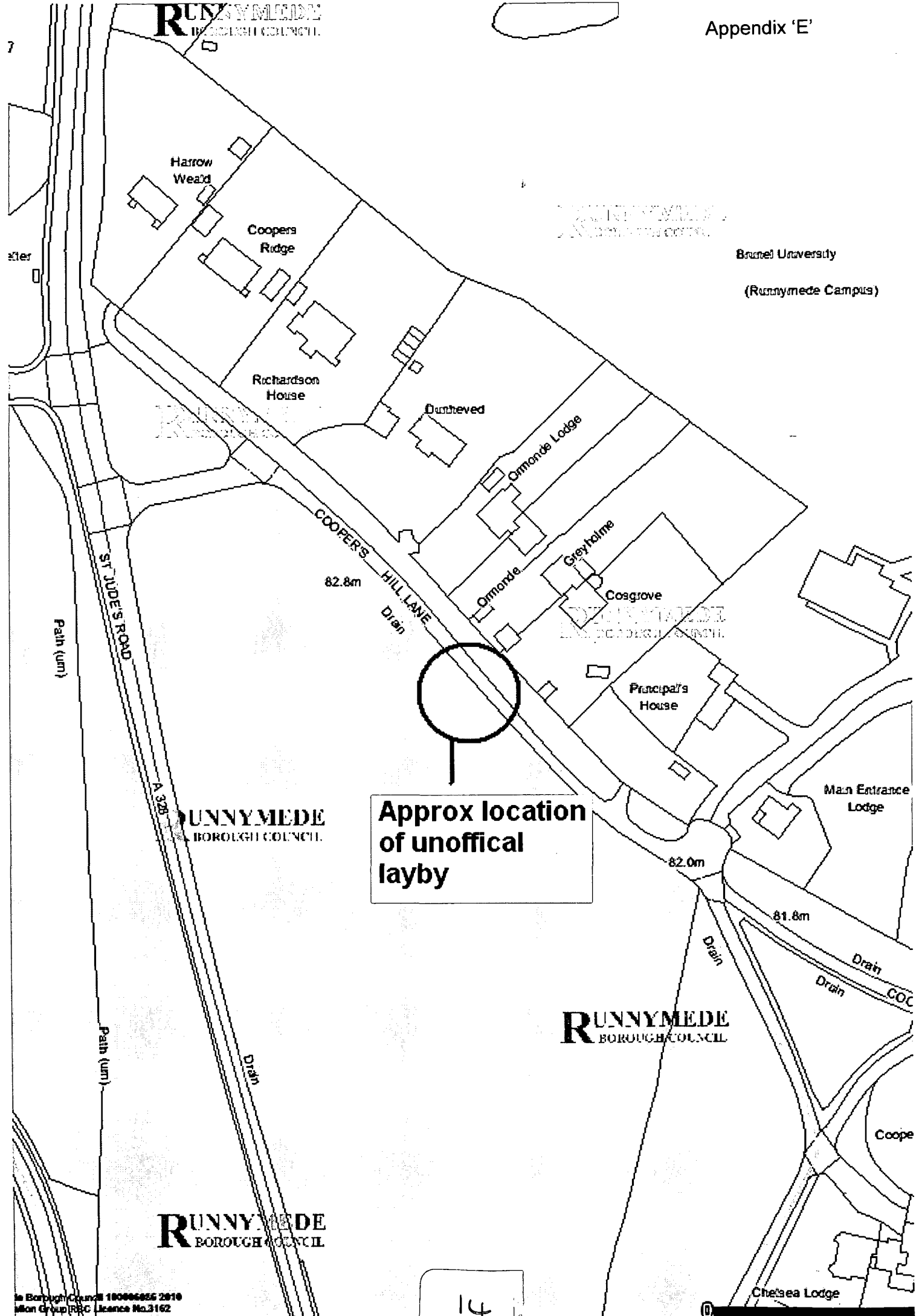
*ack
29/9/03*





RUNNYMEDE
BOROUGH COUNCIL

7



**Approx location
of unoffical
layby**

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