

# Runnymede Local Plan

## Local Green Space Assessment

### Consultation Version Report



August 2026

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## 1. Introduction

- 1.1 Runnymede Borough Council recognises the benefits that green and open spaces have for the lives of people in the Borough and the value communities place upon them.
- 1.2 The Local Green Space (LGS) designation, introduced by the Government's National Planning Policy Framework (NPPF) in March 2012, offers a high degree of protection to areas of importance to the local community against new development, providing that they meet certain criteria. The criteria and policy that relate to it have remained largely unchanged since then.
- 1.3 Consideration has been given to the designation of LGSs as part of the preparation of the new Local Plan for Runnymede.
- 1.4 This document sets out the Council's updated intended approach to identifying, assessing and making recommendations on sites that could be designated as LGSs within the Runnymede area.

## 2. Policy Context

### National level

#### **National Planning Policy Framework (NPPF)**

- 2.1 In March 2012 the Coalition Government, through the NPPF<sup>1</sup>, introduced a new LGS designation. This designation allows local communities, through the Local Plan process, to identify sites which are important to them and which they believe should be given special protection.
- 2.2 The NPPF (2026) provides the LGS policy context (which has remained largely unchanged since its introduction in 2012). The role and purpose of LGSs are set out as follows in Policy HC2(1) and (2):

*HC2(1) Local and neighbourhood plans may designate land as Local Green Space where this would safeguard green areas of particular value to the local community...*

*HC2(2) Designating land as Local Green Space should be consistent with the local planning of sustainable development and the provision of sufficient land for homes, jobs and other needs. Local Green Space should only be designated when a plan is prepared or updated, and should be capable of enduring beyond the end of the plan period.*

HC2(1) also advises that the Local Green Space designation should be limited to situations where the land concerned is:

- a) In close proximity to the community it serves;
  - b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - c) Local in character and is not an extensive tract of land.
- 2.3 When it comes to decision-making, Policy HC8 sets out that 'Development proposals for land which has been designated as Local Green Space should be determined in a manner

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<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

consistent with the relevant national decision-making policies for land in the Green Belt, excluding provisions relating to grey belt and previously developed land.’

- 2.4 The main change arising in the 2026 NPPF is that Local Green Spaces should be ‘in close proximity to the community it serves’ as opposed to being ‘in reasonably close proximity’ in the previous iteration of the policy. This has the effect of requiring designated Local Green Space to be closer to the community it serves than before, but there is no set distance given for this.

### **Planning Practice Guidance (PPG)**

- 2.5 The national Planning Practice Guidance (PPG) supports and provides further guidance on the policies contained within the NPPF. The section of the PGG that relates to the LGS designation<sup>2</sup> states that ‘Local Green Space designation will rarely be appropriate where the land has planning permission for development’. (Paragraph: 008 Reference ID: 37-008-20140306).
- 2.6 Additionally, ‘If land is already protected by Green Belt policy..., then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space’. However, this paragraph goes on to note that a ‘Local Green Space designation could help to identify areas that are of particular importance to the local community.’ (Paragraph: 010 Reference ID: 37-010-20140306).
- 2.7 It is against this policy background that sites in Runnymede have been assessed.

### **Examples from other planning authorities**

- 2.8 The Government has recently published guidance for two-tier authorities about transitioning their plan-making to single tier unitary authorities. The guidance makes it clear that efforts are made to work with other authorities that will form part of the new unitary area by working on joint evidence base documents. With this in mind, the Council aims to produce evidence based on methodologies which are consistent with neighbouring or nearby authorities.
- 2.9 The Council previously undertook an assessment and consultation on a number of iterations of the previous LGS assessment published in 2017 as part of the development of the Runnymede 2030 Local Plan between 2015 and 2017, with the final report published in December 2017<sup>3</sup>. This version of the document has been used as the baseline for the preparation of this version. Whilst there have been some minor changes to national policy in relation to the LGS designation since it was introduced in 2012, there have been some adjustments made to the approach taken in this version. The new methodology is set out in the sections below. These have been influenced by looking at other nearby Council’s LGS assessments including:

- Epsom and Ewell (2024)<sup>4</sup>
- Elmbridge (2022)
- Spelthorne (2019)<sup>5</sup>

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<sup>2</sup> <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

<sup>3</sup> <https://www.runnymede.gov.uk/planning-policy/planning-policy-evidence-based-documents/8>

<sup>4</sup> <https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/epsom-and-ewell-local-plan/draft-local-plan-2022-2040/evidence-base/Local%20Green%20Space%20Study%20-%20Final.pdf>

<sup>5</sup> <https://democracy.spelthorne.gov.uk/documents/s19591/Appendix%20D%20-%20draft%20Local%20Green%20Space%20Assessment%20Methodology.pdf>

- Waverley (2020)<sup>6</sup>

## Local level

2.10 At a local level, there are currently seven LGS designations within Runnymede, as follows:

- Walton Leigh Recreation Ground, Row Town
- Chertsey Library Grounds, Chertsey
- Gogmore Farm Park, Chertsey
- Frank Muir Memorial Field, Thorpe
- Arboretum at RHUL, Englefield Green
- Walnut Tree Gardens, Egham
- Hythe Park, Egham

2.11 These sites are shown on the Council's adopted Policies maps which forms part of the Local Plan that was adopted on 16 July 2020.

## 3. The Identification and Assessment of Potential Local Green Space

### The identification of potential Local Green Space

- 3.1 This section outlines the process the Council undertook to search for, identify, and where appropriate, make recommendations to designate LGS's in the Borough, and sets out the changes in approach that taken in the previous 2017 report.
- 3.2 The Government has not set out a standard methodology or template for the assessment of sites nominated for consideration as LGS. The methodology outlined in this section has therefore been prepared by the Council to accord with the NPPF.
- 3.3 An initial methodology was prepared in July 2026 which set out the process for submitting potential sites to the Council for consideration and identified the criteria by which the Planning Policy and Climate Change team proposed to assess sites for designation as a LGS in the new Local Plan.
- 3.4 The Council will undertake a public consultation which will ask for the submission of potential sites and comments on the methodology over a six-week period as part of the scoping consultation on the Local Plan between 7 September and 12 October 2026.
- 3.5 All those on the Planning Policy consultation database, and additional 'general' and 'specific' consultation bodies, will be contacted and invited to respond to the consultation. The consultation will also be publicised using the Council's website and social media, and a number of additional engagement activities will take place throughout the course of the consultation.
- 3.6 Responses to this initial LGS designation methodology will be considered, and the methodology amended where appropriate. Site submissions will be assessed using the initial methodology (taking account of any appropriate amendments mentioned above).
- 3.7 In total there were 8 initial sites assessed, including the seven sites that were allocated in the Runnymede 2030 Local Plan. A list of these can be found in Appendix 2.

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<sup>6</sup> [https://www.waverley.gov.uk/portals/0/documents/services/planning-and-building/planning-strategies-and-policies/local-plan/local\\_green\\_space\\_topic\\_paper\\_final.pdf](https://www.waverley.gov.uk/portals/0/documents/services/planning-and-building/planning-strategies-and-policies/local-plan/local_green_space_topic_paper_final.pdf)

- 3.8 For any sites submitted to the Council as part of the public consultation undertaken as part of the scoping consultation, an initial sieving process will take place where sites that already held one of a listed number of statutory designations will be taken out of consideration for LGS designation, as will sites which already have an extant or implemented planning permission, or which were considered to be an 'extensive tract of land'. This initial sieving process will take place in line with national policy, the relevant extracts of which are highlighted in the previous chapter of this document.
- 3.9 The remaining sites will then be assessed against the Council's criteria as outlined in Chapter Four (subject to any amendments arising from the public consultation). The results of the initial assessment process (prior to public consultation) can be found in Appendix 2.
- 3.10 The results and recommendations from this consultation will sit alongside the Open Space Study 2025 (OSS)<sup>7</sup>, an evidence base document. Both the recommendations of the OSS and LGS reports will feed into the policy development work for the new Local Plan.

#### **Submission of additional sites for consideration of Local Green Space designation**

- 3.11 As part of the consultation events on the new Local Plan, communities and other interested parties will have the opportunity to submit additional sites to the Council for consideration as potential LGS. The Council's LGS nomination proforma can be found at Appendix 4 of this document.
- 3.12 Following the adoption of the Local Plan, the Council will only be able to consider new candidate sites for LGS designation when the Local Plan is reviewed. In line with Government advice, these reviews will occur at least every five years

#### **The assessment of potential Local Green Space**

- 3.13 The scoring system used when assessing each submitted site is based upon the five main criteria set out in the NPPF, which have been reproduced in paragraph 2.2 above, and expanded upon in Chapter four of this document below. In Chapter four, each of the five criteria has been broken down in sub-criteria which are scored between nil / one (nil, i.e. the site did not meet any of the criteria in any way or one, i.e. the site met the criteria in a minimal way) and five points, where the site met a number of criteria, or an individual criterion strongly.
- 3.14 In designating a site as LGS, it is proposed that if a site achieves over 50% of the total available scoring, e.g. a score of at least 13 out of 25, then it would be recommended for designation. This is because it would need to score well against at least three sub-criteria. Alternatively, if a site scores a maximum of five against two sub-criteria, but does not score at least 13 overall, it will also be recommended for designation due to the site scoring so highly against those sub-criteria.
- 3.15 If a site scores below 13 and does not score five against two sub-criteria then it will not be recommended for designation, as the site is not considered to be meeting the requirements of the sub-criteria sufficiently to warrant designation.

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<sup>7</sup> <https://www.runnymede.gov.uk/planning-policy/2030-local-plan-review-evidence-base-documents/6>

## **4. Initial sieve of sites**

- 4.1 Prior to applying the detailed criteria and their associated sub-criteria to the sites identified by / submitted for consideration to the Council, all the sites will be put through an initial 'sieving' exercise to screen out those that would not be suitable for designation as a LGS. This consisted of three parts and was checked to determine if:
- A site was already covered by a statutory designation / is already designated as a LGS in an adopted Neighbourhood Plan.
  - It already had an extant / implemented planning permission for development.
  - It constituted an 'extensive tract of land' (taken from the NPPF criteria).
- 4.2 If a site met one or more of the above criteria, then it would be 'screened out' of a more detailed assessment. The reasons for this are set out below.

### **Statutory / Existing Designations**

- 4.3 Whilst the PPG states that consideration should be given to whether any additional local benefit would be gained by designating land already protected by statutory designation and / or Green Belt policy as LGS, planning officers are of the opinion that while Green Belt policy provides a high level of protection for sites not covered by other designations, it should be noted that the PPG also states that a 'Local Green Space designation could help to identify areas that are of particular importance to the local community.' (Paragraph: 010 Reference ID: 37-010-20140306). Therefore, in contrast to the previous LGS report undertaken in 2017, this time the Council will be accepting site submissions for potential LGS in the Green Belt, and not just urban areas.
- 4.4 On set of sites that will not be considered as part of this assessment are those LGS sites that have been designated through the adoption of Neighbourhood Plans. These (if submitted to the Council), will be 'sieved out' at this initial stage as there is no benefit to designating a LGS twice, in both the Neighbourhood and Local Plan.
- 4.5 In addition, land covered by the following statutory designations will not be considered for potential designation as LGS as a legislative and policy framework to protect them already exists and affords sites a higher level of protection.
- Historic Parks & Gardens
  - Ramsar sites
  - Site of Special Scientific Interest (SSSI)
  - Special Protected Areas (SPAs)
  - Suitable Accessible Natural Greenspaces (SANG)
  - Town and Village Greens.

### **Sites with planning permission**

- 4.6 In line with guidance in the PPG, the Council will not consider land that has planning permission (whether extant or implemented) for development for designation as LGS. The only exception to this would be where planning permission is no longer capable of being implemented or if the development would be compatible with the reasons for the designation, such as planning permission being granted for a SANG.
- 4.7 In addition, The Council's 2020 Local Plan designates a number of sites as allocated housing sites. These sites have been assessed as being suitable for the provision of housing and are designated for this purpose. Accordingly, the Council considers that it would not be appropriate to designate these sites (or land within them) as LGS, unless

they have been fully developed and there is a suitable open space within it that could be designated as a LGS. This principle also applies to any sites that are selected for development purposes as part of the new Local Plan.

### **Local in character and not an extensive tract of land**

- 4.8 The NPPF states that the LGS designation should only be used where the land is 'local in character and is not an extensive tract of land' (paragraph HC2(1)(c)). The PPG states that 'blanket designation of open countryside adjacent to settlements will not be appropriate' (Paragraph: 015 Reference ID: 37-015-20140306).
- 4.9 As a guideline, the Council will not seek to designate any land which is larger than 15ha. Any sites larger than this will be automatically excluded during the initial 'sieving' process at the start of the assessment. The approach that has been taken is that LGS sites should have 'clear definable boundaries'. Officers have not considered those sites that would generally be considered 'tracts of land' or where the boundaries were ambiguous, including sites such as vast open areas of Green Belt.
- 4.10 The PPG states that 'there is no lower size limit for Local Green Space' (Paragraph: 016 Reference ID: 37-016-20140306) and therefore the Council will apply no minimum threshold.

## **5. Local Green Space Criteria**

- 5.1 LGSs are to be designated by the Council through the Local Plan and, where relevant, Neighbourhood Forums through their own community-led Neighbourhood Plans.
- 5.2 Through the NPPF and PPG, the Government sets out the principles for LGS designations, including three key criteria that sites will need to meet to be considered as LGS. As per Chapter two, the three criteria are:
1. In close proximity to the community it serves
  2. Demonstrably special to the local community
  3. Local in character, not an extensive tract of land (please see the section above which sets out the Council's approach to this criterion, as this was part of the initial sieving exercise).
- 5.3 In the sections below, the Council expands on how it will assess nominated sites against the first two criteria and confirms the local interpretation of each. Consultation responses received on the initial methodology will be taken into account where appropriate in amending this methodology (if required).
- 5.4 It should be noted that there have been a number of changes made to the criteria set out below compared to the previous LGS report from 2017. These can be summarised as follows:
- The replacement of two historic significance criteria with a new single criterion which is: 'The site has demonstrable local historic or archaeological significance'. This is to cover those sites in Areas of High Archaeological Potential (which was the first original criterion in this section), but also those of historic significance, which is not simply tied to the development of an area, or the hosting of events (which the latter two criteria that were added into the 2017 assessment covered). This is because historic significance can be wider than just the development of a place or the holding of events. This enables a wider variety of demonstrable historic significance to be considered.

- For recreational use, the wording in relation to need for evidence to be submitted, as well as the Council will be assessing all of the sites submitted, so the assessment will not solely relying on submitted information. Additionally, the wording in relation to evidence of frequent use has been removed as this would be hard to quantify / measure. Lastly, for a score of 1 at the beginning of the criteria the following wording has been included: 'has limited / restricted public access to only very limited parts of the site'. This is to reflect that some sites may only have very limited access to a small part of it.
- For richness in wildlife the criteria have been changed to focus on 'notable habitats', such as mature trees and hedgerows, ponds and riverbanks, meadows and heathland. This is to reduce the previous weighting on the need to be in / close to a designated ecological site for a site to be able to score highly. This will help better reflect that many sites can be rich in wildlife without a formal designation, and this should be able to be recognised.

## **1. In close proximity to the community it serves**

- 5.5 The NPPF states that LGS designation should only be used where it is 'in close proximity to the community it serves'.
- 5.6 The PPG is clear that the proximity of a LGS designation to the community will depend on local circumstances. However, neither the NPPF nor PPG prescribe exactly what 'in close proximity' means.
- 5.7 The measurement usually applied when assessing the proximity of a community to a certain service / facility is the walking time or distance in metres e.g. five minutes walking or 300m. Natural England's [Green Infrastructure Framework](#) has the following standards:

Accessibility – The accessibility standards cover access to the largest natural green / blue spaces of 500ha+ (sub-regional standard) to the smallest 0.5ha spaces (doorstep standard). The complete range of standards are that everyone should live within:

- 200m of a green / blue space at least 0.5ha in area (Doorstep Standard);
  - 300m of a green / blue space at least 2ha in area (Local Standard);
  - 1km of a green / blue space at least 10ha in area (Neighbourhood Standard);
  - 2km of a green / blue space at least 20ha in area (Wider Neighbourhood Standard);
  - 5km of a green / blue space at least 100ha in area (District Standard); and,
  - 10km of a green / blue space at least 500ha in area (Sub-regional Standard).
- 5.8 Based on the above, officers take the view that using the 300m Local Standard (but without requiring spaces to be at least 2ha as this would exclude lots of smaller parks / important spaces) is justified. The Council used Geographical Information Systems (GIS) to map the sites submitted and the 300m measurement. This map is in Appendix 1.
- 5.9 The map shown in Appendix 1 only shows the 8 sites assessed that made it through the initial sieving process and were deemed suitable to be assessed against the criteria and sub-criteria produced by planning officers. All the sites on the map in Appendix 1 are, in planning officers' judgements, in close proximity to the community they serve.

## **1. Demonstrably special to the local community**

- 5.10 The NPPF states that LGS designation should only be used where the proposed space is 'demonstrably special to a local community and holds a particular local significance'.

The NPPF states five examples of the ways in which land could be ‘demonstrably special’ and ‘hold a particular local significance’, because of its:

- Beauty
- Historic Significance
- Recreational Value (including as a playing field)
- Tranquillity
- Richness of its wildlife.

5.11 The NPPF and PPG do not expand on how these attributes are measured. Therefore, the Council has produced a number of additional indicators to consider – this will help the Council assess sites against a number of sub-criteria to assess the extent to which they could be demonstrably special and hold a particular local significance. Potential sites will be scored against these criteria, which will inform the decision for designation.

### **Beauty**

5.12 The Council understands that the assessment of beauty is subject to an individual’s view and recognises that different types of space have different characteristics that contribute to perception of beauty.

5.13 To reduce some aspects of this subjectivity, planning officers will assess the inherent beauty of a site alongside the site’s contribution to the wider area using the criteria contained in Table 1 below and evidence submitted in any given site submission (where relevant).

5.14 In the attributes below, officers have assumed general definitions of the following terms:

- Visual Attractiveness – regarding the site’s cleanliness, formal planting, visual interest.
- Natural Features - regarding the natural features of the site, e.g. rivers, mature trees etc.
- Contribution to the setting of the area – regarding the contribution that the open space makes to the character of the surrounding area.

| Score | Required Attributes                                                                                                                                           |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Limited visual attractiveness, limited variety of natural features, provides a limited contribution to the setting of the local area.                         |
| 2     | Good visual attractiveness, limited variety of natural features but of a good quality, provides a good contribution to the setting of the local area.         |
| 3     | Good visual attractiveness, variety of natural features of a good quality, provides a good contribution to the setting of the local area.                     |
| 4     | Very good visual attractiveness, good variety of natural features and of a good quality, provides a very good contribution to the setting of the local area.  |
| 5     | Excellent visual attractiveness, excellent variety of natural features and of good quality, provides an excellent contribution the setting of the local area. |

Table 1: Beauty Criteria

### **Historic Significance**

5.15 This criterion will assess the sites to see whether they - in part or in whole - have a local or national historical significance. The NPPF sets out in its Glossary<sup>8</sup> the definition of ‘setting’ in relation to heritages assets, and it is as follows:

<sup>8</sup> <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

- 5.16 In addition, the PPG sets out (at Paragraph: 013 Reference ID: 18a-013-20190723)<sup>9</sup> more information in relation to what is the setting of a heritage asset and how can it be considered. It states:

‘The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.’

- 5.17 The historic significance criteria and sub-criteria can be found below in Tables 2 and 3 respectively. Historical information has been obtained by officers through a desk-based assessment and can be enhanced through submitted information.

| Score | Required Attributes                             |
|-------|-------------------------------------------------|
| 0     | The site meets none of the sub-criteria         |
| 1     | The site meets one of the sub-criteria          |
| 2     | The site meets two of the sub-criteria          |
| 3     | The site meets three of the sub-criteria        |
| 4     | The site meets four of the sub-criteria         |
| 5     | The site meets five or more of the sub-criteria |

Table 2: Historic Significance Criteria

### Historic Significance sub-criteria

| Sub-criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Site makes a positive contribution to the setting of a Locally Listed Building</li> <li>• Site makes a positive contribution to the setting of a Nationally Listed Building</li> <li>• Site makes a positive contribution to the setting of a Scheduled Ancient Monument</li> <li>• Site makes a positive contribution to the setting of a Conservation Area</li> <li>• ‘The site has demonstrable local historic or archaeological significance</li> </ul> |

Table 3: Historic Significance Sub-Criteria

### Recreational Value

- 5.18 The criteria to assess the recreational value of a site are set out in Table 4. Recreational information has been obtained from site visits, the Council’s OSS (2025)<sup>10</sup> and can also

<sup>9</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

<sup>10</sup> <https://www.runnymede.gov.uk/planning-policy/2030-local-plan-review-evidence-base-documents/6>

be obtained from evidence submitted during the Local Plan consultation period. Informal uses have been considered to be activities such as walking, dog walking and informal play such as kick-about / informal football, the use of a basketball hoop etc. Formal uses have been considered to be organised activities such as cricket, and use of facilities such as formalised football pitches and tennis courts.

| Score | Required attributes                                                                                                                                                            |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 0     | Site has no /limited / restricted public access to only very limited parts of the site and is therefore considered to have no / very limited recreational value.               |
| 1     | Site is accessible to the public if an entrance fee is first paid / or site is privately accessible to a limited group of people. Recreational value varies from site to site. |
| 2     | Public access but no evidence of formal use or formal recreation facilities.                                                                                                   |
| 3     | Public access, evidence of a good range of informal uses possible, some limited formal facilities.                                                                             |
| 4     | Public access, good range of informal uses possible as well as formal uses, good range of facilities (fair condition and range).                                               |
| 5     | Public access, evidence of a good range of informal and formal uses, excellent facilities (good / excellent condition and range).                                              |

Table 4: Recreational Value Criteria

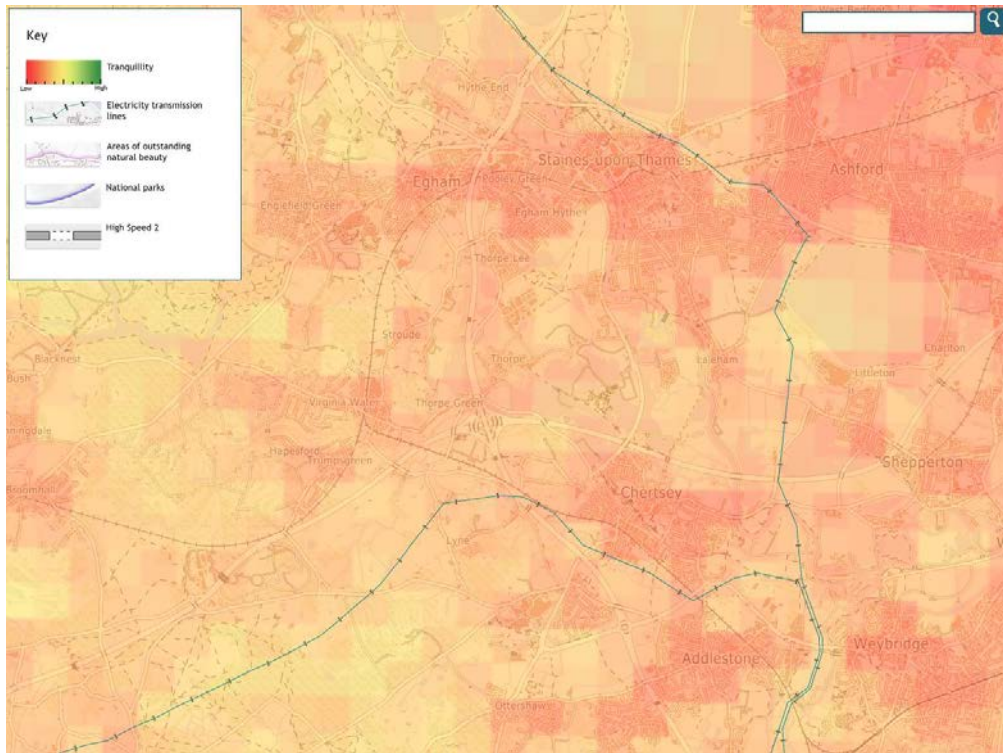
## **Tranquillity**

- 5.19 As defined by Campaign to Protect Rural England (CPRE) ‘tranquillity is a quality of calm that people experience in places full of the sights and sounds of nature’. CPRE goes on to state that that ‘the more “ordinary” countryside’ is an obvious perception of tranquil whilst ‘parks and gardens can be vital oases of tranquillity in busy towns and cities’. Information from the (then) Countryside Agency<sup>11</sup> also highlights two key elements: links to nature and natural features, and peace, quiet and calm – tranquillity of the mind.
- 5.20 Tranquil areas are perhaps best defined as areas with the characteristics most likely to induce a state of tranquillity for people who are there. However, the issue with this approach is that, just as beauty is in the eye of the beholder, people will find tranquillity in ways and places that may be more or less specific to them.
- 5.21 It is important to note that CPRE has produced a map relating to tranquillity<sup>12</sup>. Two separate maps included below show tranquillity of the Borough on Map 1 and road noise across the Borough on Map 2. Both maps identify that Runnymede, in general, is not a very tranquil place. This is shown by the red and yellow shading correlating to the scale. Map 2 shows that the road noise from the M25 and M3 have a significant impact on towns and villages within the Borough.

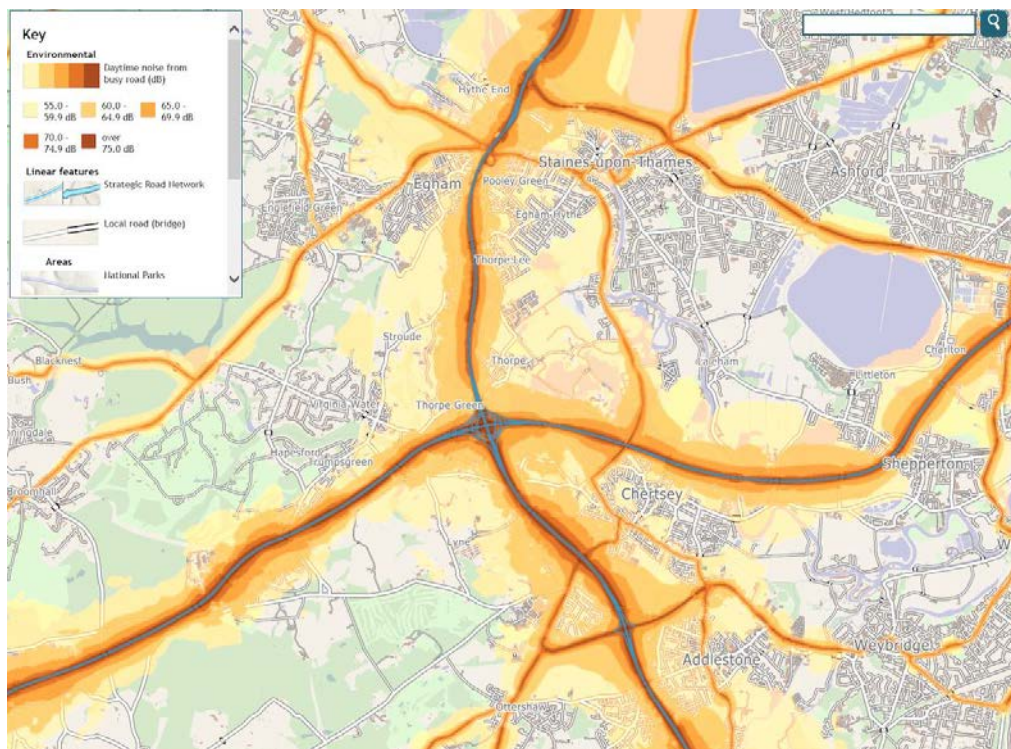
<sup>11</sup>

[https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUK EwjNteyNuYiIAxVnVKEAHaMuL\\_oQFnoECDMQAQ&url=https%3A%2F%2Fpublications.naturalengland.org.uk%2Ffile%2F83039&usq=AOvVaw09QaFdIye8hDOL7Bp6lOdm&opi=89978449](https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUK EwjNteyNuYiIAxVnVKEAHaMuL_oQFnoECDMQAQ&url=https%3A%2F%2Fpublications.naturalengland.org.uk%2Ffile%2F83039&usq=AOvVaw09QaFdIye8hDOL7Bp6lOdm&opi=89978449)

<sup>12</sup> <https://www.cpre.org.uk/resources/mapping-tranquility/>



Map 1: Tranquillity map of Runnymede



Map 2: Road noise in Runnymede

5.22 A degree of remoteness is expected in areas that are tranquil although this is unlikely to be the case in Runnymede. Major roads (as seen on the above map) alongside the Borough's proximity to London Heathrow Airport play a role in reducing tranquillity in most parts of Runnymede. This is reflected in the criteria as it seeks to value the contribution that a site makes in an otherwise built-up area. It is for this reason that the tranquillity sub

criteria have been produced and sites have been assessed in context of the points above. The tranquillity sub criteria can be found in Table 6 below.

| Score | Required Attributes                                                                                                                                                                                                                                                            |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Major and constant disturbance. The site is heavily affected by a main road(s) and / or by neighbouring uses with regular disturbance. Total lack of self-containment and screening.                                                                                           |
| 2     | Frequent disturbance. The site has some disturbance by a main and / or multiple roads and / or by neighbouring uses with regular disturbance. Limited self-containment and screening.                                                                                          |
| 3     | Some disturbance. The site is located on a major and / or minor road with some neighbouring uses causing disturbance. Limited self-containment and screening. Scale of site may mean there are some undisturbed parts.                                                         |
| 4     | Limited disturbance in at least part of the site, e.g. site is located within residential area with low levels of noise and visual intrusion from associated residential or recreational activities. Degree of self-containment and screening limit noise disturbance in site. |
| 5     | No notable sources of disturbance. No visual or audible intrusion. High degree of self-containment limit noise and disturbance on site.                                                                                                                                        |

Table 6: Tranquillity Criteria

### **Richness of wildlife**

5.23 The criteria to assess the richness of wildlife of a site are set out in Table 5. Please note that there is no nil score for this criterion as it is assumed that all the Borough's open spaces will support wildlife to some degree. Information for this set of criteria will be obtained by officers through a desk-based assessment, site visits and from evidence gathered during the LGS assessment process (and, where relevant, submitted information provided later will also be considered). 'Close proximity' has been considered in this context as being adjacent and / or opposite to a designated site of wildlife importance.

5.24 In addition, evidence of wildlife will not solely relate to observing flora whilst on site, as this is unlikely. It will instead focus on the observance of signs of animal / bird / insect life (e.g. rabbit burrows, badger setts, bird nests, beehives etc.), as well as significant / potential habitats such as (but not limited to):

- Mature individual / standalone trees
- Mature hedgerows
- Groups / areas of trees / bushes
- Ponds / watercourses (including riverbanks)
- Meadowland / heathland
- 'Forest floor' habitats including scrub / ferns, significant amounts of deadwood / fallen trees etc.

| Score | Required attributes                                                                                                                                     |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Contains one notable habitat.                                                                                                                           |
| 2     | Contains two notable habitats.                                                                                                                          |
| 3     | Contains three notable habitats.                                                                                                                        |
| 4     | Contains four notable habitats.                                                                                                                         |
| 5     | Contains five (or more) notable habitats or contains / is within a county / locally designated (e.g. non-statutory) designated areas of wildlife value. |

Table 5: Richness of wildlife

### Wildlife Sub-Criteria

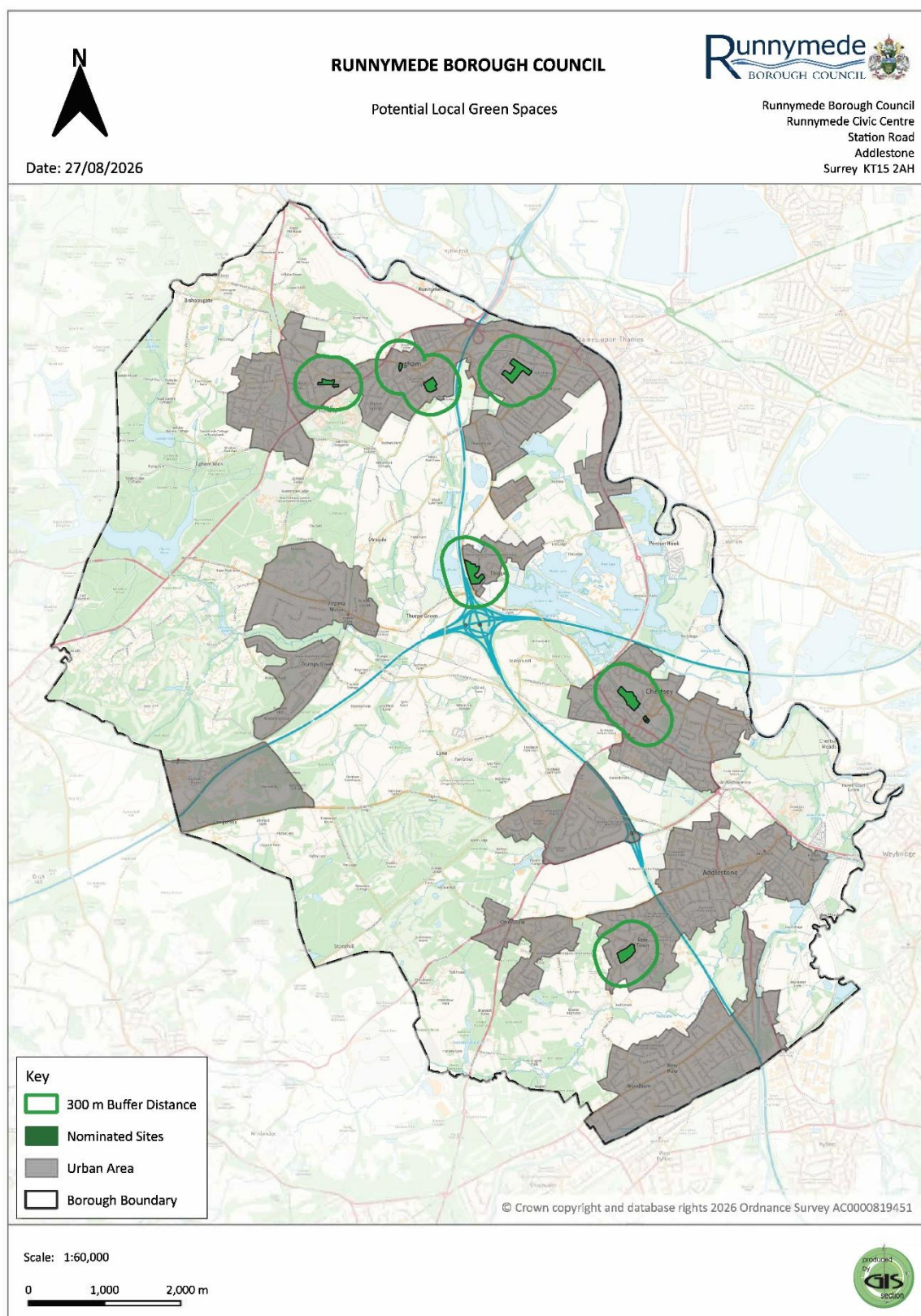
| Sub-criteria                                              | Definition                                                                                                                                                                                                                   |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 'Notable habitat'                                         | For the purposes of this criterion this is an area / feature that has the potential to support wildlife e.g. mature trees and hedgerows, ponds, riverbanks etc.                                                              |
| County / locally designated area of wildlife significance | This includes designations such as Local Nature Reserves (LNRs), identified meadows etc., or those identified as Areas of Particular Importance for Biodiversity (APIB) in the Surrey Local Nature Recovery Strategy (LNRS). |

## 6. Recommendations

- 6.1 The Council welcomes nominations for LGS from local communities and other interested parties as part of the wider engagement in the plan making process. All sites that are submitted will be considered against the methodology outlined in this document.
- 6.2 Of the 8 sites identified thus far, all were suitable to be assessed against the NPPF-compliant criteria and sub-criteria produced by planning officers. Of these, it is recommended that 7 sites are designated as LGS. These are:
- Walton Leigh Recreation Ground, Row Town
  - Chertsey Library Grounds, Chertsey
  - Gogmore Farm Park, Chertsey
  - Hythe Park, Egham
  - Manorcrofts Recreation Ground
  - Arboretum at RHUL, Englefield Green
  - Frank Muir Memorial Field, Thorpe
- 6.3 It should be noted that formal designation of these LGS sites will only take place through the adoption of the new Local Plan.
- 6.4 Should a landowner provide a compelling reason(s) through the Local Plan process as to why their site should not be designated as a LGS, this will be considered by the Council. Where the Council agrees with the arguments advanced, the site will not be designated. This is in line with paragraph: 019 Reference ID: 37-019-20140306, from the PPG.

## 7. Appendices

### Appendix 1: Proximity to community map



## Appendix 2: Sites assessed during the initial Local Green Space assessment

| Site No. | Site Name                      | Settlement       | Site Area (ha) | Source                               |
|----------|--------------------------------|------------------|----------------|--------------------------------------|
| 1        | Walton Leigh Recreation Ground | Addlestone       | 3.15           | Runnymede 2030 Local Plan allocation |
| 2        | Chertsey Library               | Chertsey         | 0.36           | Runnymede 2030 Local Plan allocation |
| 3        | Gogmore Farm Park              | Chertsey         | 3.89           | Runnymede 2030 Local Plan allocation |
| 4        | Hythe Park                     | Egham            | 4.63           | Runnymede 2030 Local Plan allocation |
| 5        | Manorcrofts Recreation Ground  | Egham            | 2.12           | Councillor suggestion                |
| 6        | Walnut Tree Gardens            | Egham            | 0.34           | Runnymede 2030 Local Plan allocation |
| 7        | The Arboretum                  | Englefield Green | 1.13           | Runnymede 2030 Local Plan allocation |
| 8        | Frank Muir Memorial Field      | Thorpe           | 4.25           | Runnymede 2030 Local Plan allocation |

## Appendix 3: Local Green Space suggestion proforma



### **Runnymede Borough Council Local Green Space Nomination Form**

A Local Green Space (LGS) designation is a way to protect green areas from development, if it is 'demonstrably special to the community it serves'. This can be for a number of reasons including its:

- Beauty;
- Historic significance;
- Recreational value (including as a playing field);
- Tranquillity;
- Richness of its wildlife.

LGS should only be designated when a plan is prepared or updated. We are currently preparing a new Local Plan for Runnymede and therefore, we are currently receiving site submissions. Please complete this form if you would like to nominate a site to be considered for designation as a Local Green Space in the new Runnymede Local Plan.

Please note that any decision on LGS designations will only be confirmed once plan-making process has been finalised. This will include consideration of any LGS designations through the independent examination process, which will be overseen by the Planning Inspectorate, which is currently expected to take place in 2028.

We require evidence as to why an area/site should be designated as a Local Green Space – including why that space is particularly special or significant to the local community – to warrant additional protection compared to other green spaces across Runnymede. Please complete the relevant fields, providing evidence to support your application. There is no guarantee that every nominated space will be suitable for designation as a Local Green Space, but all submissions will be considered.

Whilst some fields are optional, please supply as much information as possible to enable an effective analysis for designation. If you wish to nominate more than one site, please complete a separate form for each site. An appropriately scaled Ordnance Survey map showing the boundaries of the site must also be provided.

### Your contact details

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name (Required):                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Company/Organisation (Optional):                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Your Address & Postcode (Required):                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Telephone (Optional):                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Email (Required):                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Please review the <a href="https://www.runnymede.gov.uk/directory-record/116/planning-privacy-notice">Privacy Notice</a> ( <a href="https://www.runnymede.gov.uk/directory-record/116/planning-privacy-notice">https://www.runnymede.gov.uk/directory-record/116/planning-privacy-notice</a> ) and tick that you agree to it in order for us to publish your site information and legally hold your contact / personal details privately which won't be published (Required): |
| Yes <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

### Potential Local Green Space details

|                                                                                                                                                                                                                    |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Address of Green Sace (Required)                                                                                                                                                                                   |                                   |
| Post Code (Optional)                                                                                                                                                                                               |                                   |
| What Three Words location (Optional)                                                                                                                                                                               |                                   |
| Brief description of the space, including any current use (Required)                                                                                                                                               |                                   |
| Name / description of the community served by the space (Required)                                                                                                                                                 |                                   |
| Please describe to what extent the proposal is supported by the local community (e.g. residents association, local community group(s), local councillor support, other organisation/group) (Optional)              |                                   |
| Please attach a location plan with an Ordnance Survey base, at an appropriate scale (e.g. 1:2,500), clearly showing site boundaries, access to the site (if applicable) and the area that it will serve (Required) | Attached <input type="checkbox"/> |

### Ownership and management details

|                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------|--|
| Details of the landowner, if known (Optional)                                                         |  |
| Is the landowner aware of the proposal to designate their land as Local Green Space? (Optional)       |  |
| Is the landowner supportive of the proposal to designate their land as Local Green Space? (Optional)  |  |
| What are the owner's long-term plans for the site (if known)? (Optional)                              |  |
| Is there a management plan in place for the site (if known)? (Optional)                               |  |
| Who will be responsible for the ongoing maintenance and management of the site (if known)? (Optional) |  |

### Designation Tests

Test 1: The land is not subject to a planning permission for development.

|                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------|
| Does the proposed space have planning permission for an alternative use? If yes, please provide details (Required): |
|---------------------------------------------------------------------------------------------------------------------|

Test 2: The space is not allocated or proposed for development in the existing Runnymede 2030 Local Plan or a Neighbourhood Plan.

|                                                             |
|-------------------------------------------------------------|
| Is the space allocated for proposed development? (Required) |
|-------------------------------------------------------------|

Test 3: The space is not an extensive tract of land (e.g. over 15 hectares) and is local in character.

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| Does the proposed space have clearly defined edges and is it an extensive tract of land? (Required) |
|-----------------------------------------------------------------------------------------------------|

|                                                                 |
|-----------------------------------------------------------------|
| What is the area of the site in hectares? (Required)            |
|                                                                 |
| Does the space feel local in character and in scale? (Required) |
|                                                                 |

Test 4: The space is within close proximity to the community it serves.

|                                                                                |
|--------------------------------------------------------------------------------|
| Is the site close to the community it serves (i.e. within 300m)?<br>(Required) |
| Yes <input type="checkbox"/> No <input type="checkbox"/>                       |
| Please provide further details:                                                |
|                                                                                |

Test 5: The space is demonstrably special to the local community it serves and holds a particular local significance.

Please clearly explain below what evidence there is to demonstrate that the space has a particular local significance with respect to at least one of the following aspects (Required):

- Its beauty;
- Historic significance;
- Recreational value (including as a playing field);
- Tranquillity;
- Richness of its wildlife.

It will help with demonstrating that the site meets at least one of the above aspects if you utilise the assessment criteria developed by Runnymede Borough Council in relation to Local Green Spaces. This can be found on the Council's website here: <https://www.runnymede.gov.uk/local-plan/call-sites>.

To help with the assessment, you may wish to attach photographs or other documents to support your statements below e.g. current photographic evidence of wildlife / habitats on site, details of local historical significance e.g. historic records / images / pictures, evidence of recreational facilities / equipment.

**Beauty**

Justification:

**Historic Significance**

Justification:

**Recreational Value**

Justification:

**Tranquillity**

Justification:

**Richness of Wildlife**

Justification:

**Additional Comments**

|  |
|--|
|  |
|--|

**How to Submit the Form**

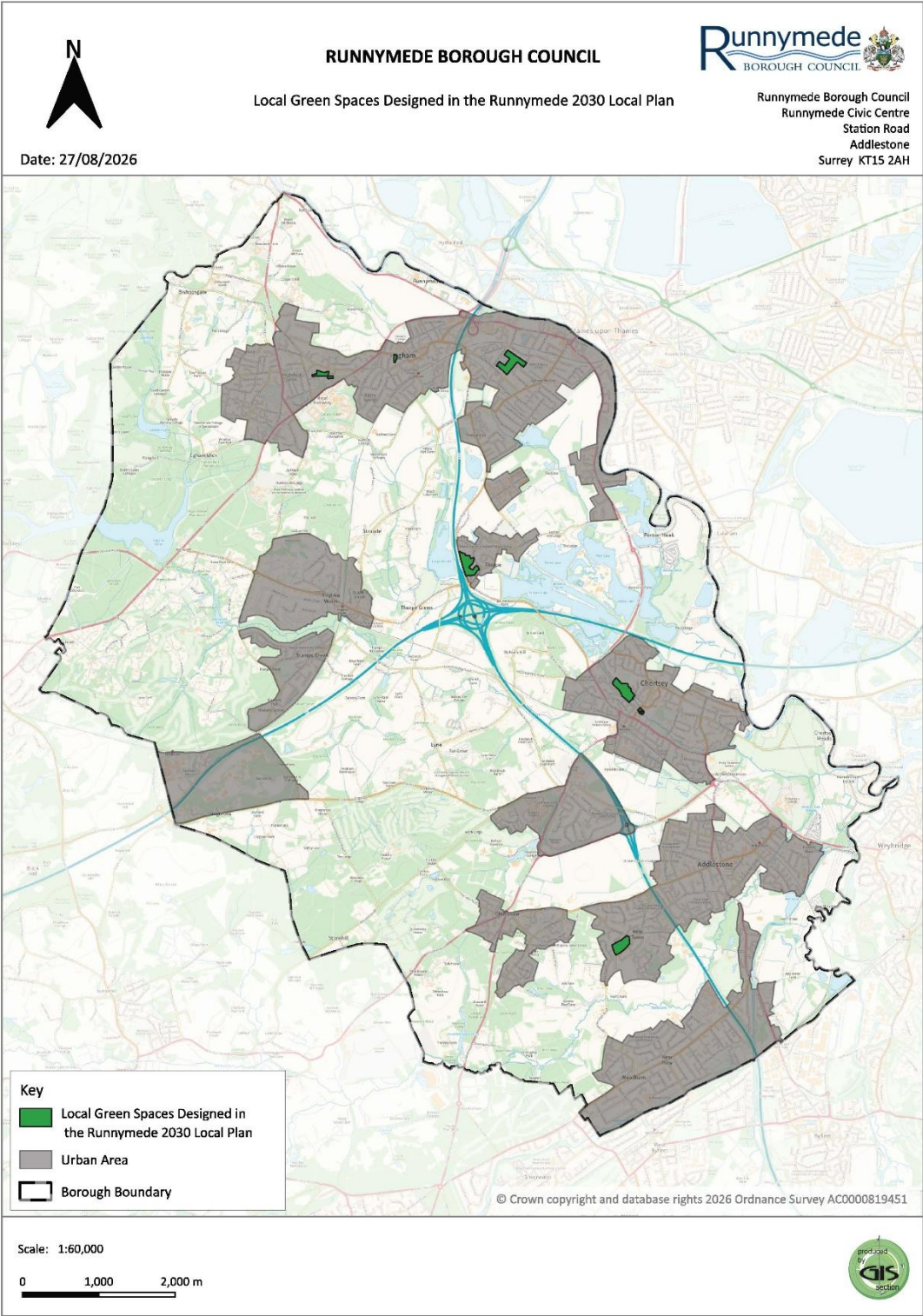
When completed, please either email the form to [planningpolicy@runnymede.gov.uk](mailto:planningpolicy@runnymede.gov.uk) OR

Post to:

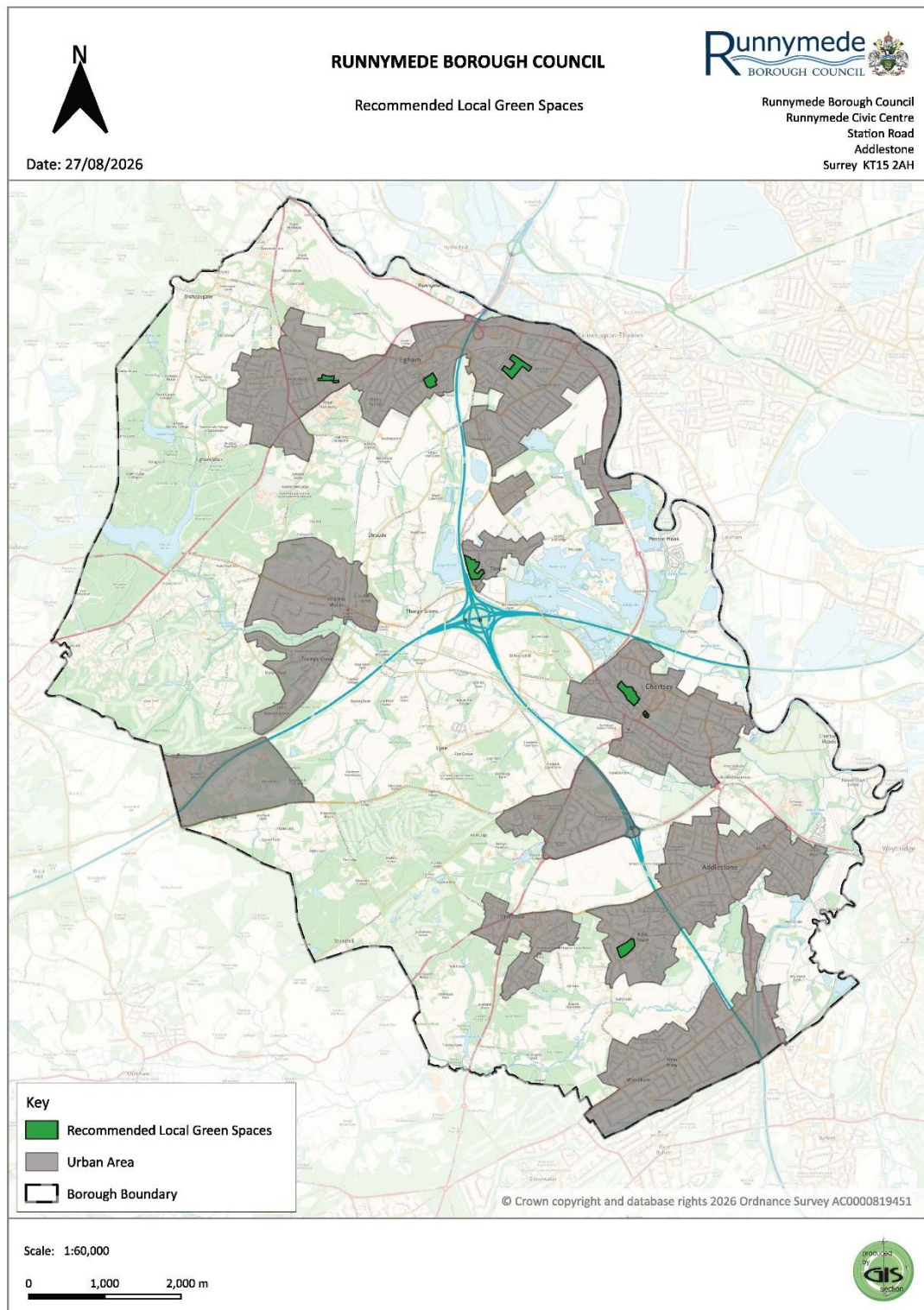
Planning Policy and Climate Change Team,  
Runnymede Borough Council,  
Civic Centre,  
Station Road,  
Addlestone,  
KT15 2AH

An electronic version of the nomination form is also available on our new Local Plan website at: <https://www.runnymede.gov.uk/local-plan/call-sites>.

Appendix 4: Currently designated Local Green Spaces in the Runnymede 2030 Local Plan



## Appendix 5: Recommended Local Green Spaces



**Appendix 6: Local Green Space site assessment  
proformas**

# Local Green Space site assessment proforma

|                             |                                |
|-----------------------------|--------------------------------|
| <b>Site name</b>            | Walton Leigh Recreation Ground |
| <b>Site address</b>         | Row Town, Addlestone           |
| <b>Ward</b>                 | Woodham and Rowtown            |
| <b>Settlement</b>           | Addlestone & Rowtown           |
| <b>Date of site visit</b>   | 20/08/2026                     |
| <b>Assessing officer(s)</b> | MC / PW                        |
| <b>Ownership (if known)</b> | RBC                            |
| <b>Size (ha)</b>            | 3.15                           |

## Description of site

A large flat grassed public park bordered by mature trees and tall hedgerows on all sides. This site sits within the residential area of Rowtown. It contains a number of recreational facilities within it alongside a series of mature trees scattered throughout.

## Policy Site Constraints (✓ as appropriate)

|                                                     | Yes | No | Other info.            |
|-----------------------------------------------------|-----|----|------------------------|
| <b>Local Nature Reserve</b>                         |     | ✓  |                        |
| <b>National Nature Reserve</b>                      |     | ✓  |                        |
| <b>SNCI</b>                                         |     | ✓  |                        |
| <b>SSSI</b>                                         |     | ✓  |                        |
| <b>Green Belt</b>                                   |     | ✓  |                        |
| <b>Conservation Area</b>                            |     | ✓  |                        |
| <b>Other Constraints (i.e. in residential area)</b> | ✓   |    | In a residential area. |

## Beauty

Beauty score: 4

Justification:

The site contains a wide variety of mature (and younger) trees, hedges, shrubs, giving it an attractive appearance and layout. Whilst due to the enclosing nature of the tree and hedge border to the site, it provides a green frontage for the houses that face onto it and a break from the residential properties for the wider area in which it sits.

## Historic Significance

Historic significance score: 0

Justification:

The site does not form part of the setting for a Local or national listed building, a Conservation Area or a Scheduled Ancient monument. Nor has the Council been able to identify any demonstrable local historic significance.

### **Recreational Value**

Recreational value score: 5

Justification:

Basketball hoops (3 in total), multi-use games area including football goals in an enclosed area, play area with equipment etc. Multiple benches and lots of flat clear space for informal play.

### **Tranquillity**

Tranquillity score: 4

Justification:

A very peaceful site in general, with some disturbance from the surrounding road and nearby school. However, this disturbance is minor, and the site is very well screen visually from its surroundings.

### **Richness of Wildlife**

Richness in wildlife score:

Justification: 3

Mature and juvenile trees, hedgerows present throughout the site. Alos a dense wooded area in the centre which also contains a scrub environment.

### **Additional Comments**

N/A

**TOTAL: 16**



## LOCAL GREEN SPACES

### Walton Leigh Recreation Ground, Rowtown

Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Date: 01/09/2026



Scale: 1:1,463.897696

0 20 40 m



# Local Green Space site assessment proforma

|                             |                                      |
|-----------------------------|--------------------------------------|
| <b>Site name</b>            | Chertsey Library                     |
| <b>Site address</b>         | Guildford Street, Chertsey, KT16 9BE |
| <b>Ward</b>                 | Chertsey St Ann's                    |
| <b>Settlement</b>           | Chertsey                             |
| <b>Date of site visit</b>   | 20/08/2026                           |
| <b>Assessing officer(s)</b> | MC / PW                              |
| <b>Ownership (if known)</b> | Surrey County Council                |
| <b>Size (ha)</b>            | 3.89                                 |

## Description of site

The grounds surrounding Chertsey library, including mature trees and a small number of benches.

## Policy Site Constraints (✓ as appropriate)

|                                                     | Yes | No | Other info.                           |
|-----------------------------------------------------|-----|----|---------------------------------------|
| <b>Local Nature Reserve</b>                         |     | ✓  |                                       |
| <b>National Nature Reserve</b>                      |     | ✓  |                                       |
| <b>SNCI</b>                                         |     | ✓  |                                       |
| <b>SSSI</b>                                         |     | ✓  |                                       |
| <b>Green Belt</b>                                   |     | ✓  |                                       |
| <b>Conservation Area</b>                            | ✓   |    | Within the Chertsey Conservation Area |
| <b>Other Constraints (i.e. in residential area)</b> |     | ✓  |                                       |

## Beauty

Beauty score: 3

Justification:

There are a number of mature trees which breaks up the urban environment, but due to it secluded area, it does not visually contribute greatly to the surrounding area of Chertsey.

## Historic Significance

Historic significance score: 3

Justification:

The site lies within the Chertsey Conservation Area, is adjacent to the Steventon Bridge and Chertsey library Locally Listed buildings and is adjacent to the 56, Guildford Street Grade II nationally Listed buildings.

### **Recreational Value**

Recreational value score: 2

Justification:

Limited recreational value (despite being publicly accessible) due to scale and configuration of the site. The few present benches are damaged.

### **Tranquillity**

Tranquillity score: 2

Justification:

Passing traffic noise from Guildford Street, as well as constant audio disturbance from the adjacent leisure centre plant machinery. Somewhat visually screened.

### **Richness of Wildlife**

Richness in wildlife score: 4

Justification:

The site contains mature trees and hedgerows, scrub environment and a riverbank on the eastern side.

### **Additional Comments**

N/A

**TOTAL: 14**

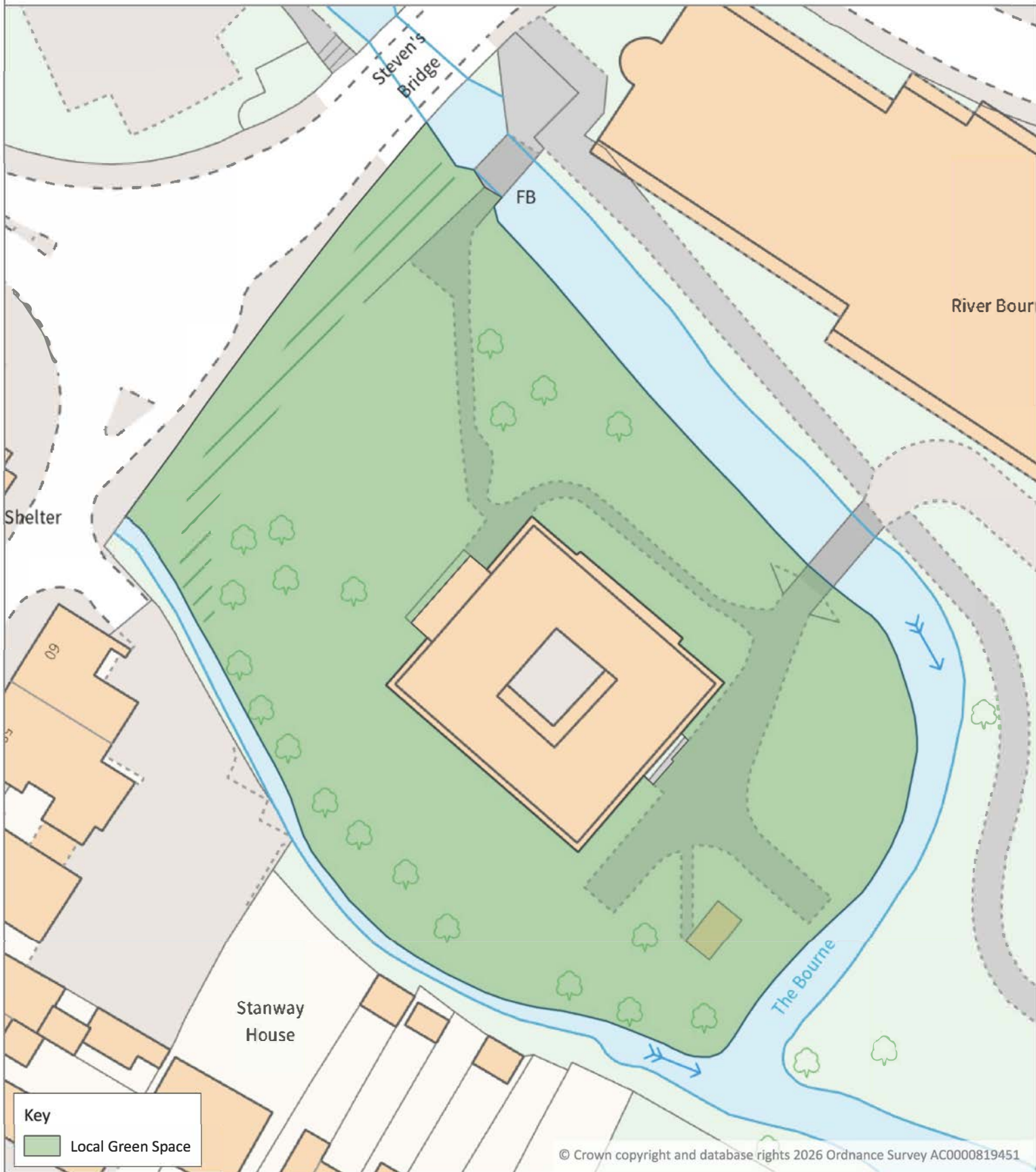


## LOCAL GREEN SPACES

### Chertsey Library Grounds, Chertsey

Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Date: 01/09/2026



Scale: 1:519.190557

0 10 20 m



# Local Green Space site assessment proforma

|                             |                            |
|-----------------------------|----------------------------|
| <b>Site name</b>            | Gogmore Farm Park          |
| <b>Site address</b>         | Curfew Bell Road, Chertsey |
| <b>Ward</b>                 | Chertsey St Ann's          |
| <b>Settlement</b>           | Chertsey                   |
| <b>Date of site visit</b>   | 20/08/2026                 |
| <b>Assessing officer(s)</b> | MC / PW                    |
| <b>Ownership (if known)</b> | RBC                        |
| <b>Size (ha)</b>            | 3.89                       |

## Description of site

An elongated park straddling the River Bourne as it runs through Chertsey which contains a number of recreational facilities as well as woodlands and open space. .

## Policy Site Constraints (✓ as appropriate)

|                                                     | Yes | No | Other info. |
|-----------------------------------------------------|-----|----|-------------|
| <b>Local Nature Reserve</b>                         |     | ✓  |             |
| <b>National Nature Reserve</b>                      |     | ✓  |             |
| <b>SNCI</b>                                         |     | ✓  |             |
| <b>SSSI</b>                                         |     | ✓  |             |
| <b>Green Belt</b>                                   |     | ✓  |             |
| <b>Conservation Area</b>                            |     | ✓  |             |
| <b>Other Constraints (i.e. in residential area)</b> |     |    |             |

## Beauty

Beauty score: 5

Justification:

There are a wide range of landscaping elements throughout the park which provide both interest and attractiveness. It forms a key part of the setting of the centre of Chertsey, creating a recreational focal point around the river.

## Historic Significance

Historic significance score: 0

Justification:

The site does not form part of the setting for a Local or national listed building, a Conservation Area or a Scheduled Ancient monument. Nor has the Council been able to identify any demonstrable local historic significance. The nearest historic assets are 80m to the south east of the park and separated from the park by (non-historic) buildings.

**Recreational Value**

Recreational value score: 5

Justification:

The park contains tennis courts, a basketball hoop, a multi-use games area, a play park and large flat open areas for informal recreation.

**Tranquillity**

Tranquillity score: 5

Justification:

There is very little visual and acoustic disturbance for the site (through there is some variety across it). The nearby residential properties are deemed to have very little impact upon the tranquillity of the site.

**Richness of Wildlife**

Richness in wildlife score: 5

Justification:

The site contains a waterway and its associated riverbanks, which cut through the centre of the site, mature trees and hedgerows and multiple areas of scrub-type environments.

**Additional Comments**

N/A

**TOTAL: 20**

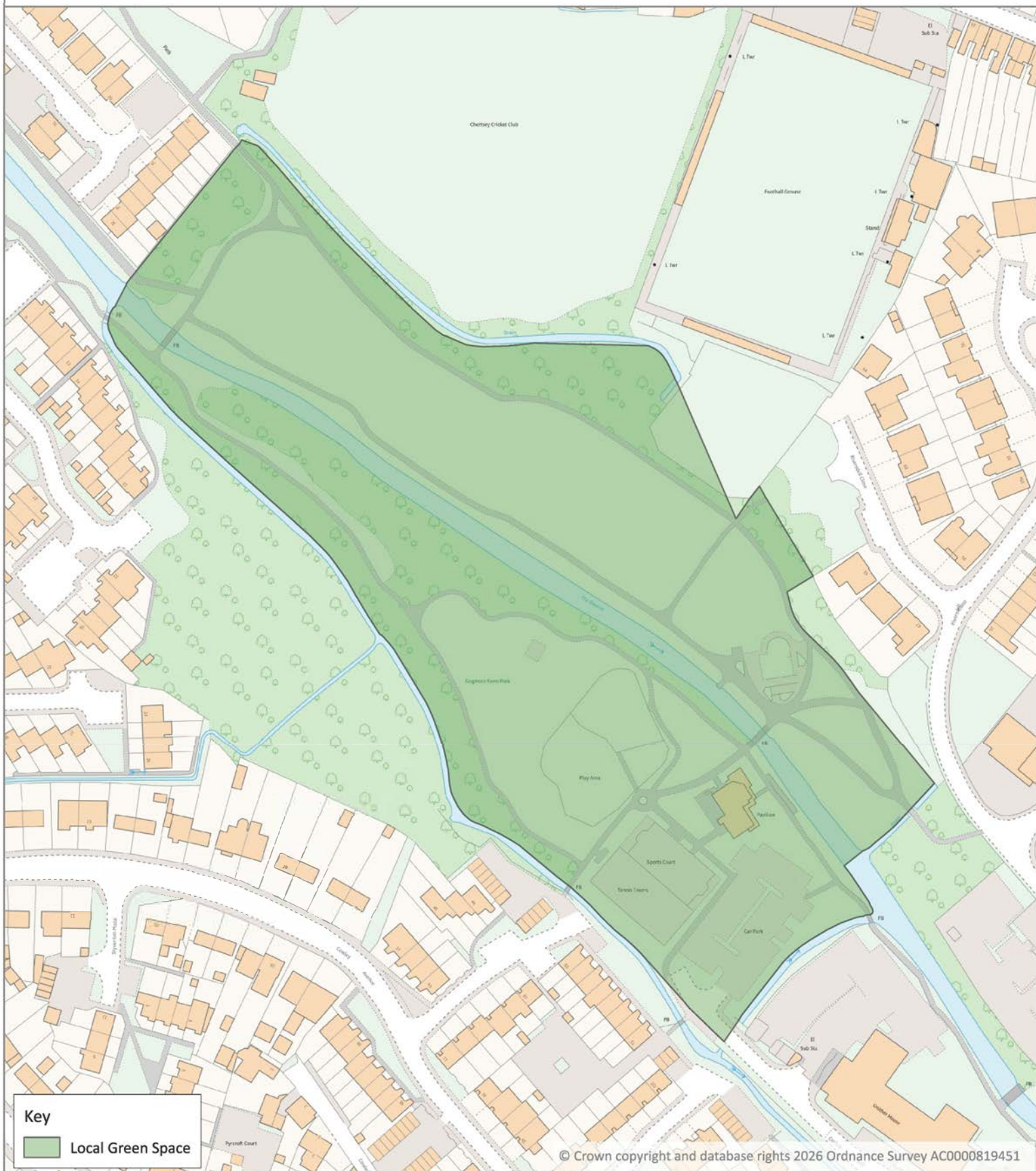


## LOCAL GREEN SPACES

### Gogmore Farm Park, Chertsey

Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Date: 01/09/2026



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Scale: 1:1,826.527402

0 30 60 m



# Local Green Space site assessment proforma

|                             |                     |
|-----------------------------|---------------------|
| <b>Site name</b>            | Hythe Park          |
| <b>Site address</b>         | Rowan Avenue, Egham |
| <b>Ward</b>                 | Egham Hythe         |
| <b>Settlement</b>           | Egham               |
| <b>Date of site visit</b>   | 20/08/2026          |
| <b>Assessing officer(s)</b> | MC / PW             |
| <b>Ownership (if known)</b> | RBC                 |
| <b>Size (ha)</b>            | 4.57                |

## **Description of site**

A large park that contains a mix of wildlife areas and a variety of play and exercise equipment.

## **Policy Site Constraints (✓ as appropriate)**

|                                                     | <b>Yes</b> | <b>No</b> | <b>Other info.</b> |
|-----------------------------------------------------|------------|-----------|--------------------|
| <b>Local Nature Reserve</b>                         |            | ✓         |                    |
| <b>National Nature Reserve</b>                      |            | ✓         |                    |
| <b>SNCI</b>                                         |            | ✓         |                    |
| <b>SSSI</b>                                         |            | ✓         |                    |
| <b>Green Belt</b>                                   |            | ✓         |                    |
| <b>Conservation Area</b>                            |            | ✓         |                    |
| <b>Other Constraints (i.e. in residential area)</b> |            |           |                    |

## **Beauty**

Beauty score: 4

Justification:

A welcoming and attractive area which is clearly well cared for, with a variety of different planting types throughout, alongside some public art. It is slightly visually cut off from its surroundings so does not form as much as part of the setting of its local area as it could do.

## **Historic Significance**

Historic significance score: 0

Justification:

The site does not form part of the setting for a Local or national listed building, a Conservation Area or a Scheduled Ancient monument. Nor has the Council been able to identify any demonstrable local historic significance.

### **Recreational Value**

Recreational value score: 5

Justification:

The site contains an outdoor gym, multi-use games area, a play area (which is in generally in good condition, but showing some wear and tear), alongside large flat areas of grass which enable informal play.

### **Tranquillity**

Tranquillity score: 5

Justification:

The site is well contained and visually screened, which means there was little to no visual or audible disturbance observed at the time of the site visit.

### **Richness of Wildlife**

Richness in wildlife score: 4

Justification:

The site contains ponds, a tree Copse, a meadow and scrubland at various points throughout.

### **Additional Comments**

N/A

**TOTAL: 18**

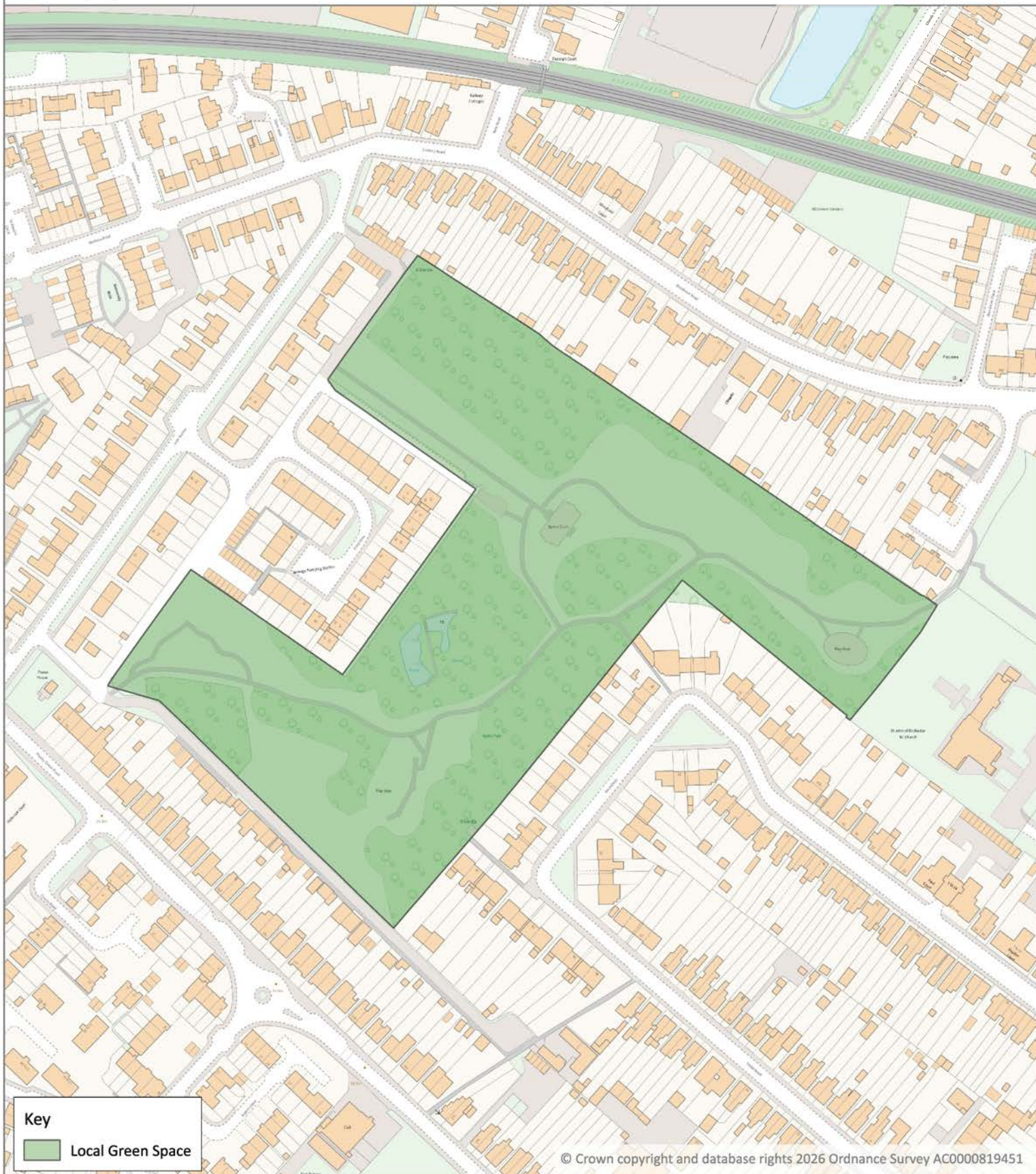


## LOCAL GREEN SPACES

### Hythe Park, Egham

Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Date: 01/09/2026



#### Key

Local Green Space

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Scale: 1:2,472.546357

0 40 80 m



# Local Green Space site assessment proforma

|                             |                               |
|-----------------------------|-------------------------------|
| <b>Site name</b>            | Manorcrofts Recreation Ground |
| <b>Site address</b>         | Manorcrofts Road, Egham       |
| <b>Ward</b>                 | Egham Town                    |
| <b>Settlement</b>           | Egham                         |
| <b>Date of site visit</b>   | 20/08/2026                    |
| <b>Assessing officer(s)</b> | MC / PW                       |
| <b>Ownership (if known)</b> | RBC                           |
| <b>Size (ha)</b>            | 2.12                          |

## Description of site

A large flat recreation ground just to the south of Egham railway station. It contains some planting and play equipment.

## Policy Site Constraints (✓ as appropriate)

|                                                     | Yes | No | Other info. |
|-----------------------------------------------------|-----|----|-------------|
| <b>Local Nature Reserve</b>                         |     | ✓  |             |
| <b>National Nature Reserve</b>                      |     | ✓  |             |
| <b>SNCI</b>                                         |     | ✓  |             |
| <b>SSSI</b>                                         |     | ✓  |             |
| <b>Green Belt</b>                                   |     | ✓  |             |
| <b>Conservation Area</b>                            |     | ✓  |             |
| <b>Other Constraints (i.e. in residential area)</b> |     |    |             |

## Beauty

Beauty score: 4

Justification:

The site is attractive and welcoming with some natural features such as mature trees and hedges. It is a good compliment to this residential area.

## Historic Significance

Historic significance score: 0

Justification:

The site does not form part of the setting for a Local or national listed building, a Conservation Area or a Scheduled Ancient monument. Nor has the Council been able to identify any demonstrable local historic significance.

**Recreational Value**

Recreational value score: 4

Justification:

|                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------|
| Contains a well-equipped play area, a 3 vs 3 basketball hoop, football goal posts and has large areas of flat grass that enable informal play. |
|------------------------------------------------------------------------------------------------------------------------------------------------|

**Tranquillity**

Tranquillity score: 2

Justification:

|                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------|
| The site is adjacent to Egham railway station and the busy Manorcrofts Road which leads into the centre of Egham. |
|-------------------------------------------------------------------------------------------------------------------|

**Richness of Wildlife**

Richness in wildlife score: 3

Justification:

|                                                                    |
|--------------------------------------------------------------------|
| The site contains a mixture of mature trees, hedges and scrubland. |
|--------------------------------------------------------------------|

**Additional Comments**

|     |
|-----|
| N/A |
|-----|

**TOTAL: 13**



## LOCAL GREEN SPACES

### Manorcrofts Recreation Ground, Egham

Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Date: 01/09/2026



## **Local Green Space site assessment proforma**

|                             |                     |
|-----------------------------|---------------------|
| <b>Site name</b>            | Walnut Tree Gardens |
| <b>Site address</b>         | High Street, Egham  |
| <b>Ward</b>                 | Egham Town          |
| <b>Settlement</b>           | Egham               |
| <b>Date of site visit</b>   | 20/08/2026          |
| <b>Assessing officer(s)</b> | MC / PW             |
| <b>Ownership (if known)</b> | RBC                 |
| <b>Size (ha)</b>            | 0.35                |

### **Description of site**

This is a small park within the centre of Egham which contains a variety of mature trees and a historic water pump.

### **Policy Site Constraints (✓ as appropriate)**

|                                                     | <b>Yes</b> | <b>No</b> | <b>Other info.</b>                     |
|-----------------------------------------------------|------------|-----------|----------------------------------------|
| <b>Local Nature Reserve</b>                         |            | ✓         |                                        |
| <b>National Nature Reserve</b>                      |            | ✓         |                                        |
| <b>SNCI</b>                                         |            | ✓         |                                        |
| <b>SSSI</b>                                         |            | ✓         |                                        |
| <b>Green Belt</b>                                   |            | ✓         |                                        |
| <b>Conservation Area</b>                            | ✓          |           | Adjacent to the north east of the site |
| <b>Other Constraints (i.e. in residential area)</b> |            |           |                                        |

### **Beauty**

Beauty score: 3

Justification:

The site contains mature trees and decorative plating around the historic water pump which is a central feature of this space.

### **Historic Significance**

Historic significance score: 2

Justification:

This site is adjacent to the Egham Town Conservation Area and also contains demonstrable local historical interest as it contains a 19<sup>th</sup> century water pump which was placed in the space in 1981.

**Recreational Value**

Recreational value score: 2

Justification:

|                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| This site has a number of benches and is a nice green area within a town centre, but does not offer a great variety of recreation opportunities otherwise. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Tranquillity**

Tranquillity score: 2

Justification:

|                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| This site is adjacent to the High Street which means there is a large amount of constant audible intrusion. It is also visually intruded upon by the surrounding buildings which face immediately onto this site. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Richness of Wildlife**

Richness in wildlife score: 3

Justification:

|                                                                    |
|--------------------------------------------------------------------|
| The site contains mature trees, hedges and various areas of scrub. |
|--------------------------------------------------------------------|

**Additional Comments**

|     |
|-----|
| N/A |
|-----|

**TOTAL: 12**



## LOCAL GREEN SPACES

### Walnut Tree Gardens, Egham

Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Date: 01/09/2026



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Scale: 1:586.413113

0 10 20 m



## **Local Green Space site assessment proforma**

|                             |                                          |
|-----------------------------|------------------------------------------|
| <b>Site name</b>            | The Arboretum                            |
| <b>Site address</b>         | Adjacent to Sutherland House, Egham Hill |
| <b>Ward</b>                 | Englefield Green East                    |
| <b>Settlement</b>           | Englefield Green                         |
| <b>Date of site visit</b>   | 20/08/2026                               |
| <b>Assessing officer(s)</b> | MC / PW                                  |
| <b>Ownership (if known)</b> | RHUL                                     |
| <b>Size (ha)</b>            | 1.35                                     |

### **Description of site**

This is a secluded area of mature deliberately planted tree species tucked behind Sutherland House, and forms part of the Royal Holloway University of London Campus.

### **Policy Site Constraints**

|                                                     | <b>Yes</b> | <b>No</b> | <b>Other info.</b>                                                                             |
|-----------------------------------------------------|------------|-----------|------------------------------------------------------------------------------------------------|
| <b>Local Nature Reserve</b>                         |            | ✓         |                                                                                                |
| <b>National Nature Reserve</b>                      |            | ✓         |                                                                                                |
| <b>SNCI</b>                                         |            | ✓         |                                                                                                |
| <b>SSSI</b>                                         |            | ✓         |                                                                                                |
| <b>Green Belt</b>                                   |            | ✓         |                                                                                                |
| <b>Conservation Area</b>                            |            | ✓         |                                                                                                |
| <b>Other Constraints (i.e. in residential area)</b> |            | ✓         | On land owned by Royal Holloway University of London so could have access revoked at any time. |

### **Beauty**

Beauty score: 3

Justification:

The site has a variety of mature planting and varied topography, however due to its location it does not form part of the wider setting for the area and is highly secluded.

### **Historic Significance**

Historic significance score: 2

Justification:

This site forms the setting for the Locally Listed Buildings at 38 Middle Hill and the Church of the Assumption, as well as the Grade II Nationally Listed Sutherland House.

**Recreational Value**

Recreational value score: 1

Justification:

This site is private property of the university and thus could have its access closed off at any time. Also, due to the secluded nature of the site, tucked away in the university's grounds, it would only be known about by a limited number of university student as staff, and thus does not provide a great amount of recreation value to the community.

**Tranquillity**

Tranquillity score: 5

Justification:

Due to the well-enclosed nature of the site it is largely free for virtually any visual or audible intrusion, making its very quiet and peaceful.

**Richness of Wildlife**

Richness in wildlife score: 5

Justification:

The site contains mature trees and hedges, scrubland areas, forest floor environments and a wetland area at its eastern end.

**Additional Comments**

N/A

**TOTAL: 16**

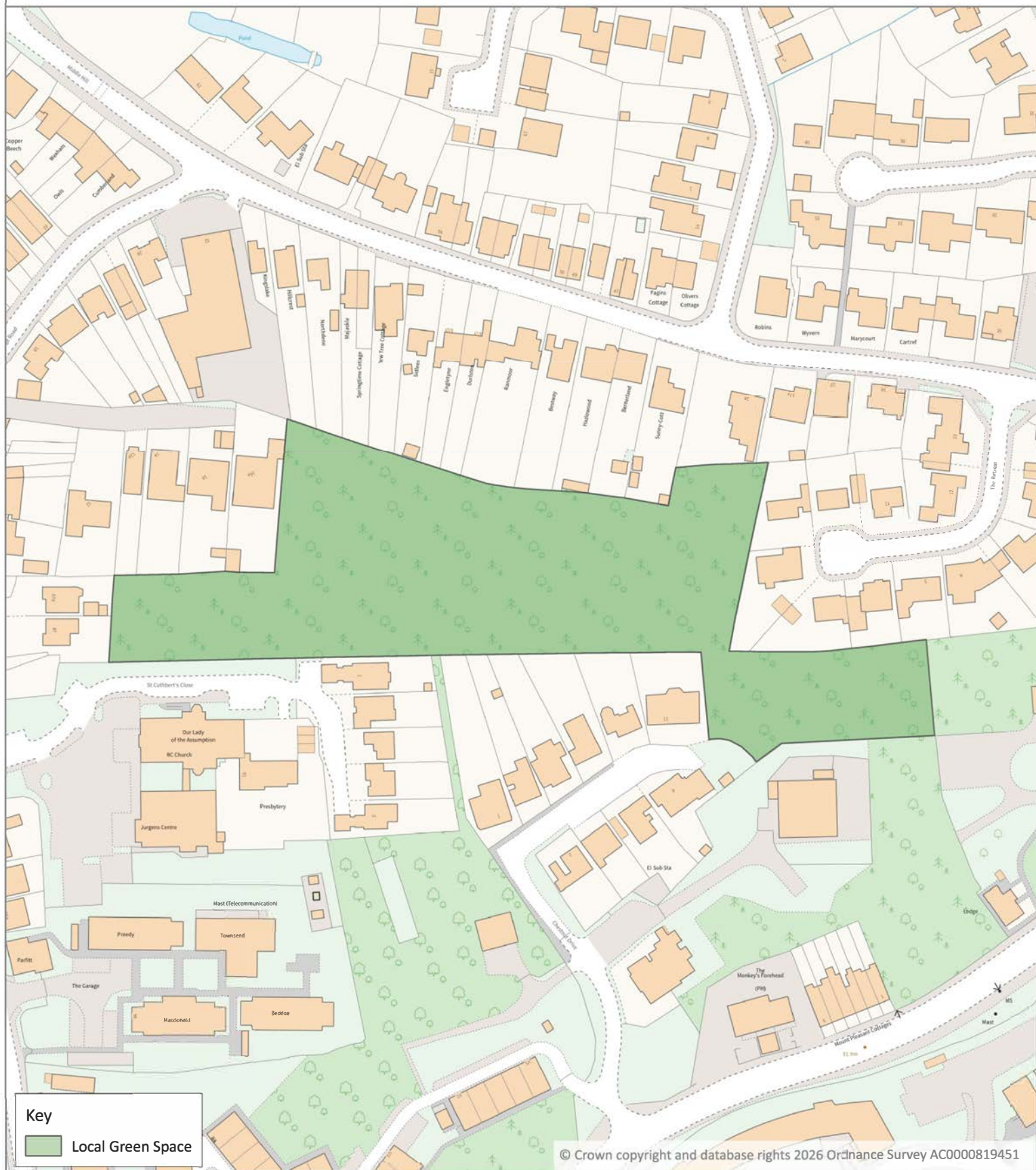


## LOCAL GREEN SPACES

### Arboretum at RHUL, Englefield Green

Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Date: 01/09/2026



Scale: 1:1,703.0759

0 30 60 m



# Local Green Space site assessment proforma

|                             |                           |
|-----------------------------|---------------------------|
| <b>Site name</b>            | Frank Muir Memorial Field |
| <b>Site address</b>         | Rosemary Lane, Thorpe     |
| <b>Ward</b>                 | Thorpe                    |
| <b>Settlement</b>           | Thorpe                    |
| <b>Date of site visit</b>   | 20/08/2026                |
| <b>Assessing officer(s)</b> | MC / PW                   |
| <b>Ownership (if known)</b> | RBC                       |
| <b>Size (ha)</b>            | 4.06                      |

## Description of site

A playing field at the edge of Thorpe, lying between the urban area and the M25 motorway. It contains a small car park, skate park and play equipment.

## Policy Site Constraints (✓ as appropriate)

|                                                     | Yes | No | Other info. |
|-----------------------------------------------------|-----|----|-------------|
| <b>Local Nature Reserve</b>                         |     | ✓  |             |
| <b>National Nature Reserve</b>                      |     | ✓  |             |
| <b>SNCI</b>                                         |     | ✓  |             |
| <b>SSSI</b>                                         |     | ✓  |             |
| <b>Green Belt</b>                                   | ✓   |    |             |
| <b>Conservation Area</b>                            |     | ✓  |             |
| <b>Other Constraints (i.e. in residential area)</b> |     |    |             |

## Beauty

Beauty score: 4

Justification:

A well maintained and organised park with many mature trees, primarily around its edges. However, due to its edge of settlement location and 'tucked-away- edges, it does not form a major part of the setting for the surrounding area.

## Historic Significance

Historic significance score: 1

Justification:

The site forms part of the setting for the Chimneys and Hazlewood Nationally Listed Buildings (both Grade II).

### **Recreational Value**

Recreational value score:

Justification: 4

|                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------|
| Contains a single basketball hoop, skate park and play area, as well as lots of flat open space for informal recreational activity. |
|-------------------------------------------------------------------------------------------------------------------------------------|

### **Tranquillity**

Tranquillity score: 2

Justification:

|                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| There is constant loud audio intrusion across the whole site due its location next to the M25 motorway. However, there is limited visual disturbance due to the screening the site has around its edges. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **Richness of Wildlife**

Richness in wildlife score: 3

Justification:

|                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|
| There are multiple single and groups of mature trees, many hedgerows and a 'forest floor' environment present on the site. |
|----------------------------------------------------------------------------------------------------------------------------|

### **Additional Comments**

|     |
|-----|
| N/A |
|-----|

**TOTAL: 14**

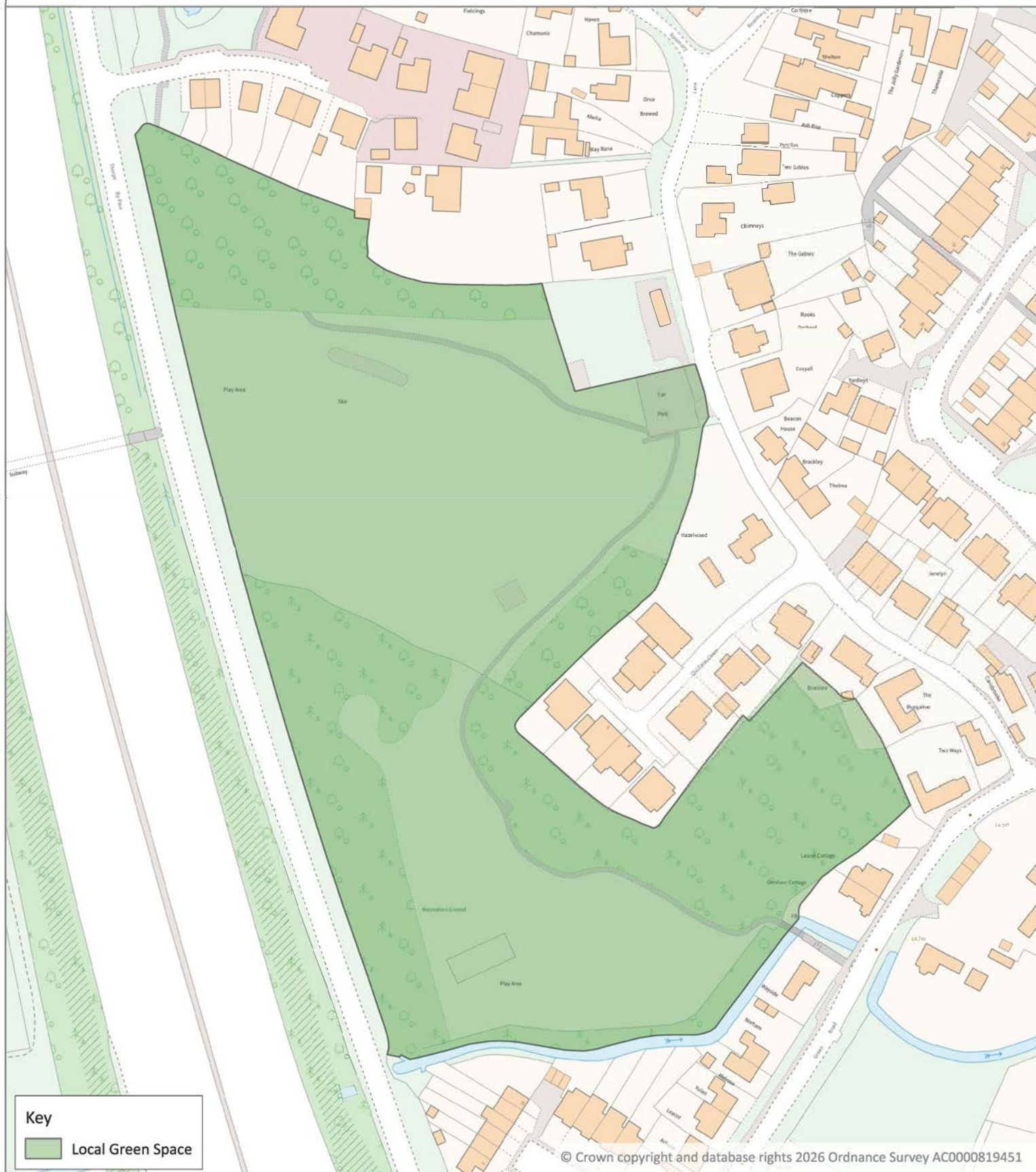


## LOCAL GREEN SPACES

### Frank Muir Memorial Field, Thorpe

Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Date: 01/09/2026



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Scale: 1:1,760.195927

0 30 60 m





All enquiries about this paper should be directed to:

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2026

