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Stephanie Broadley
Runnymede Borough Council

Dear Mr Stebbing and Ms Broadley

Your Ref: 01/DAS/EGNP

30 June 2023

Englefield Green Neighbourhood Development Plan Examination

Review of proposed NDHAs

I am writing in response to your letter of 12 May and in particular to Question 2 regarding Non-Designated Heritage Assets.

The review of NDHA's has now been completed.

We have rearranged the entries to indicate how they comply with Historic England Advice Note 7 (HEAN7) with additional research and notes where appropriate, and applied a stricter interpretation of the HEAN7 guidelines in response to the comments made to you, resulting in a reduction in entries.

The outcome is a reduction of 27½ entries consisting of 70 buildings and one pillar box.

Please find attached a one page "at a glance" document summarising, by road, the reductions in entries against those specified by RBC and those following review showing the reduction in the number of individual assets.

As for the main NDHA document, to include an extra column for the HEAN7 assessment, the document has been changed to landscape format which has increased the number of pages from 109 to 152. The index has been amended accordingly, the HEAN7 criteria included at page 5 and a new page 7 showing a summary of the outcome of the HEAN7 assessment.

As you will appreciate the NDHA list was submitted in good faith having followed the criteria used by the Windsor Neighbourhood Plan which was formally adopted by the Borough Council on 29 June 2021. This presumed that the same criteria could be applied to the Englefield Green Neighbourhood Plan.

We have reviewed all 25 of the specified entries referred to by RBC and provided comments and assessment as appropriate. We agree that 8½ entries totaling some 15 buildings should be removed and provided further comments for those which we consider should be retained.

We have also conducted a comprehensive review of all of the remaining NDHA entries and assessed those which we consider should now be “excluded on further review”. This amounts to a further 19 entries comprising 55 buildings and one pillar box.

We have checked and added/amended, and in some cases corrected, the text of the balance of proposed NDHA's which we wish to retain on the list.

As the NDHA figures include the 14 entries already on the Local List the actual number of proposed NDHA's has been reduced to 106 entries and 182 assets. It is perhaps worth emphasising that when compiling the original list of NDHA's we consulted with all property owners as a result of which five were withdrawn at that stage.

Given the very low number of properties on the existing Local List and in comparing our resulted suggestions with our immediate neighbours whose NDHA list, covering Windsor but notably excluding the historic core of Windsor, consists of circa 132 entries and circa 387 assets, we trust that the revised and reduced list warrants inclusion en bloc.

The reduced list consists only of assets deemed to be rare in the context of the entirety of the considerable number of buildings in Englefield Green and thus warrant designation of criterion C (see table below) and it is confirmed that the criteria have been fully taken into account.

A	Asset type
B	Age
C	Rarity
D	Architectural and Artistic Interest
E	Group Value
F	Archeological Interest
G	Historic Interest
H	Landmark Status

Please also find enclosed an updated HEAN7 document to correct one typo and to include the C criterion against all those entries which we consider should be retained.

Finally, the CVs of the two people who carried out all of this work are available on request.

Yours sincerely

Mike Kelly
Chair
Englefield Green Village Neighbourhood Forum