

Englefield Green Village Neighbourhood Plan

Regulation 18 Decision Statement

1. Background

1.1 The Englefield Green Village Neighbourhood Area was designated on 13 November 2019. The neighbourhood area was initially proposed to be the area within the boundaries of the Council's two electoral wards of Englefield Green East and Englefield Green West. However, following preliminary community consultation, the boundary of the proposed Neighbourhood Area was revised, by rationalising the area and excluding some areas that were not considered to be relevant for the purposes of the Neighbourhood Plan, and including certain other areas. The resulting designated Neighbourhood Area ('the Area') is shown in Figure 1 below.

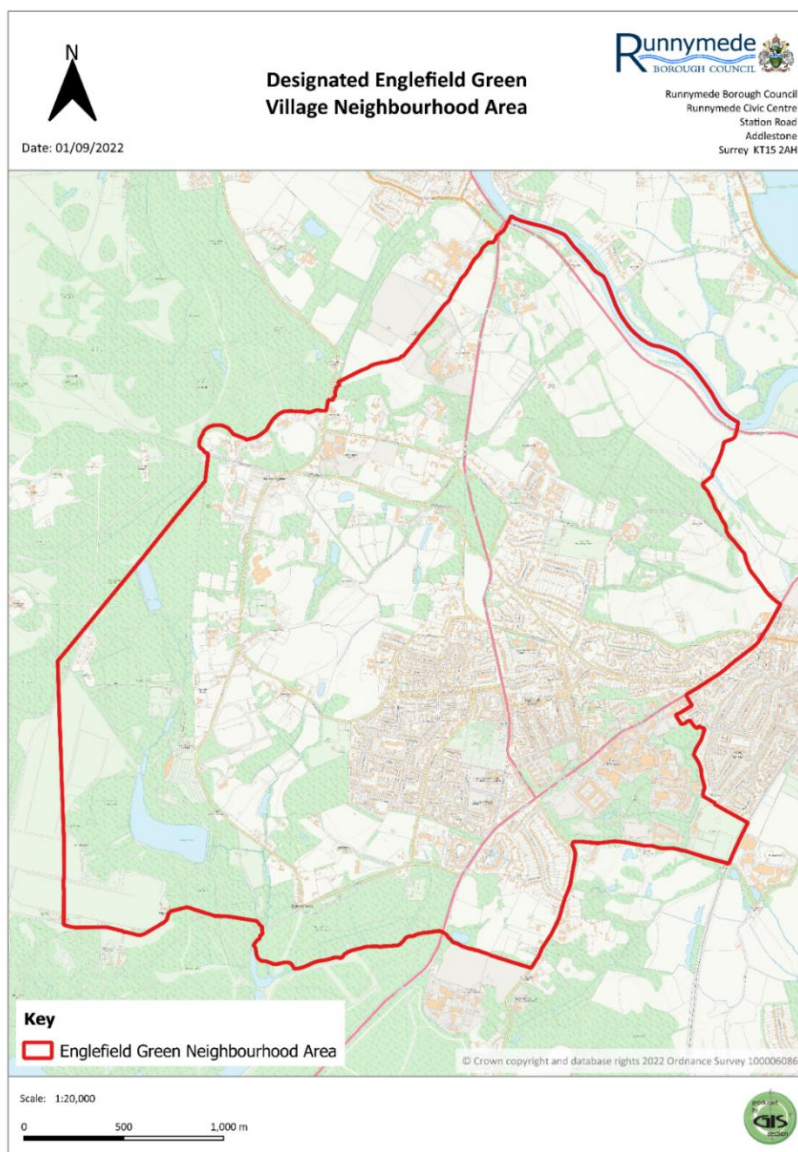


Figure 1: Designated Neighbourhood Area

- 1.2 A Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening was undertaken on a draft version of the Neighbourhood Plan ('the Plan'), and a screening determination was published on 17 February 2023.
- 1.3 Pre-submission public consultation ('Regulation 14 consultation') on the draft Plan was undertaken by the Englefield Green Village Neighbourhood Forum ('the Forum') from 12 September – 23 October 2022. The Plan was amended by the Forum following the consideration of comments received, before submission to the Council in February 2023.
- 1.4 The Council then carried out a legal compliance check and confirmed that the Plan and its accompanying supporting documents complied with all the relevant statutory requirements. The Council were subsequently able to carry out a consultation on the draft Plan from 28 February – 11 April 2023 (known as the 'Regulation 16 consultation').
- 1.5 Officers, in conjunction with the Forum, appointed an independent examiner to consider the submitted Plan and its supporting documents. The examiner appointed to undertake the examination of a Neighbourhood Plan must be independent of both Runnymede Borough Council and the Forum; cannot be the same examiner that undertakes a health check of the Neighbourhood Plan; and must not have any interest in any land that may be affected by the Neighbourhood Plan. The examiner appointed was Mr Derek Stebbing BA(Hons) DipEP MRTPI of Intelligent Plans and Examinations (IPE) Ltd.
- 1.6 On 13 April 2023, the Neighbourhood Plan, its accompanying supporting documents, all comments submitted during the public consultation on the submission version of the Plan, and the Legal Compliance Check were provided to the examiner with a request for him to carry out the examination on the Plan. The purpose of the examination was to determine if the Plan had met a series of 'Basic Conditions' and other legislative requirements, including whether the voting area for the referendum should be in the Neighbourhood Area or a wider area.
- 1.7 The examiner issued a procedural letter and questions on 12 May 2023 to the Forum and the Council – the letter confirmed that public hearings were not required, and instead would be dealt with through the consideration of written representations. The Examiner's Report was received on 4 September 2023, and has been published alongside this decision statement. The examiner describes in more detail the questions he posed during the course of the examination, and his recommended approach to resolve the issues, at paragraphs 2.8-2.11 of the report.
- 1.8 The report concludes that subject to a series of recommended modifications being made, the Englefield Green Village Neighbourhood Plan meets all the necessary legal requirements and Basic Conditions and should proceed to referendum. He also recommends that the referendum should be held within the Neighbourhood Area only.
- 1.9 As the modifications made to the Englefield Green Village Neighbourhood Plan do not change the essence of its planning policies, the SEA and HRA screening undertaken on a draft version of the Neighbourhood Plan, and the screening determination published in February 2023 remain valid.
- 1.10 Regulations 17A and 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) require the Council to decide whether to reject the Englefield Green Village Neighbourhood Plan or progress it to a referendum; what modifications (if any)

to make to it; what the referendum area should be; and what action to take in response to the examiner's recommendations. The decisions must be set out in a 'decision statement' (this document).

- 1.11 Now that the Examiner's Report has been received, the Council is required to consider its conclusions, and whether those conclusions should be acted upon and therefore that the Neighbourhood Plan should proceed to referendum. This includes considering whether the examiner's recommended modifications to the Plan should be made, and whether the Council agrees that the Plan meets the Basic Conditions. The Council must publish its decision in a decision statement.

2. The Council's Decision

- 2.1 After careful consideration of each of the modifications recommended by the examiner in his report, and the reasons for them, the Council agrees with all of the recommendations made by the examiner. A complete list of the examiner's recommendations, the actions taken by the Council in response to each recommendation and the reason for doing so are included in Appendix 1 of this statement.
- 2.2 The Council has also undertaken a Basic Conditions and Legal Compliance check of the 'Referendum' version of the Neighbourhood Plan (see Appendix 2) and agrees with the examiner that the Plan meets all the requirements.
- 2.3 The examiner also concludes that it is appropriate for the referendum area to be the Neighbourhood Area designated by Runnymede Borough Council in November 2019 (see paragraph 5.3 of his report). The Council concurs with the examiner and has decided to progress the modified Plan to a referendum of eligible voters within the Englefield Green Village Neighbourhood Area, as the Council agrees that this is the most appropriate area for the referendum.
- 2.4 This decision has been made by the Corporate Head of Planning, Economy and Built Environment under the powers delegated by the Council's constitution, dated 18 September 2023.

3. Documents

- 3.1 A 'Referendum' version of the Englefield Green Village Neighbourhood Plan has been prepared which includes the examiner's modifications. Additional non-material modifications to the Plan have also been prepared by officers and agreed with the Forum, and these additional modifications are also included in the 'Referendum' version of the Neighbourhood Plan.
- 3.2 These modifications have been made in accordance with guidance set out in national planning guidance¹ which states that minor (non-material) updates to a neighbourhood plan that would not materially affect the policies in the plan can be made by the Borough Council at any time, provided they have the consent of the Forum, and that these modifications can be made without the need for consultation or examination.
- 3.3 This Decision Statement (including Appendix 1 and 2), the Examiner's Report and the Referendum version of the Neighbourhood Plan can be viewed on the Council's website at: www.runnymede.gov.uk/planning-policy/neighbourhood-planning/4.

1 Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>

- 3.4 If you or someone you know does not have access to the internet, but would like to see a hard copy of the Decision Statement and/or Examiner's Report, you can write to request that a hard copy is posted to you by contacting the Planning Policy team at:

Planning Policy and Economic Development Business Unit
Runnymede Borough Council Civic Centre
Station Road
Addlestone
KT15 2AH

- 3.5 You can also request a hard copy by telephoning 01932 425273 or you can email the Planning Policy Team at planningpolicy@runnymede.gov.uk. These are also the contact details for any queries relating to this Decision Statement.

4. Next Steps

- 4.1 Runnymede Borough Council will be able to proceed to referendum with the Englefield Green Village Neighbourhood Plan. The regulations state that a referendum should take place within 56 working days of the day after the publication of this Decision Statement. And therefore, the Council will proceed to set a date for the referendum once this statement is published.
- 4.2 Once the Plan is allowed to proceed to referendum, national regulations state that the Plan can be given 'significant weight' in determining planning applications in the area.
- 4.3 If a Neighbourhood Plan is successful at referendum, the formal 'making' of the Plan is considered by the relevant Committee or Full Council at their next meeting following the referendum. The Neighbourhood Plan then becomes part of the development plan for the area.

Appendix 1: Examiner's recommended modifications to the Englefield Green Village Neighbourhood Plan and actions taken by the Council

Proposed modification number (PM)	Page no./ other reference (Submission Version of Plan)	Modification as recommended by Examiner	Action taken in response by the Council	Reason for Action
PM1	Pages 22, 60 and 61	<p><u>Policy ND1 – Development within the Settlement Boundary</u></p> <p>Delete the words “(i.e. outside the Green Belt boundary)” in the first paragraph of policy text and relace with “as defined on the Policies Map at Annex B”.</p> <p>Delete the second paragraph of policy text in full and replace with:</p> <p>“All proposals should satisfy the requirements of other relevant policies in this Plan, and not result in any significant adverse impacts on the amenities of the occupiers of neighbouring properties. Where such adverse impacts are identified, mitigation measures will be required as part of the development proposals in order to reduce those impacts to acceptable levels.”</p> <p>Add new third paragraph of policy text to read as follows:</p>	EGV NP modified as per recommendation.	For reasons set out in the Examiner's report at paragraphs 4.19 and 4.20.

		<p>“Proposals which contribute to achieving sustainable development, for example by reducing car usage and incorporating high standards of sustainable construction and energy-efficiency, will be supported.”</p> <p><u>Annex B – Maps</u></p> <p>Include a clear definition of the Settlement Boundary with accompanying notation on the Policies Map and on the Policies Inset Map 1.</p>		
PM2	Page 24	<p><u>Policy ND3 – Blays Lane/Wick Road Allocated Site</u></p> <p>Amend policy text to read as follows:</p> <p>“Proposals for the development of this site will be supported where they have regard to the design vision, concept and principles contained in the supporting Englefield Green Masterplan Document (dated December 2022) and the Englefield Green Design Codes (dated January 2023), and also taking account of the technical studies required by Policy SL5 in the adopted Runnymede Local Plan.”</p>	EGV NP modified as per recommendation.	For reasons set out in the Examiner’s report at paragraphs 4.22 and 4.23.
PM3	Pages 24 and 25	<p><u>Policy ND4 – Coopers Hill Site</u></p> <p>Amend title of policy and the sub-heading preceding paragraph 8.22 to read: “RHUL</p>	EGV NP modified as per recommendation.	For reasons set out in the Examiner’s

		<p>Kingswood Hall Site, Cooper’s Hill Lane” and amend Contents Page accordingly.</p> <p>Delete paragraphs 8.26-8.29 in full.</p> <p>Delete policy text in full and replace with:</p> <p>“Proposals for development or redevelopment of the previously developed land at this site will be considered in the context of national and local policies concerning development within the designated Green Belt, and with regard to other relevant Policies in this Plan.</p> <p>In view of the site’s sensitive location and the constraints affecting new development at the site, which are described more fully at paragraphs 8.22/8.23 above and in the supporting Englefield Green Masterplan Document (dated December 2022), development proposals will only be supported if they can clearly demonstrate the very special circumstances necessary to justify the development or redevelopment.”</p>		report at paragraphs 4.24 – 4.29.
PM4	Page 28	<p><u>Policy ND5 – High Quality Design</u></p> <p>Delete the word “must” in the first line of the second paragraph of policy text and</p>	<p>EGV NP modified as per recommendation.</p> <p>Additional minor modifications made to supporting text at paragraphs 8.35 and 8.37 (para nos. 8.32 and 8.34 in the</p>	For reasons set out in the Examiner’s report at paragraph

		<p>replace with “should, wherever possible,</p> <p>Add new third paragraph of policy text to read as follows:</p> <p>“The Englefield Green Design Codes document can be viewed at: Design-Codes-V3-Reg-16.pdf (egvplan.org.uk) “</p>	<p>amended version) to correct references to the Design Codes document (which was changed in response to Regulation 14 representations). The ‘Urban Area’ Design Code Zone became the ‘Built Up Area’ Design Code Zone. Consequential amendments made to Policies Inset Map 2 at Annex C.</p>	<p>4.30, and to ensure correct reference is made to the updated Design Code Zones.</p>
PM5	Page 29	<p><u>Policy ND6 – Provision of Energy Efficient Buildings</u></p> <p>Delete the word “must” in the third line of text in the first paragraph of the policy text and replace with “should”.</p> <p>Place third paragraph of policy text as new second paragraph of text.</p> <p>Place second paragraph of policy text as new third paragraph of text, and amend text to read as follows:</p> <p>“Relevant information should be submitted, where required in relation to the scale and type of development being proposed, in an Energy Statement and/or in a Design and Access Statement accompanying planning applications.”</p> <p>Place fourth paragraph of policy text as new third sentence to the first paragraph of text.</p>	<p>EGV NP modified as per recommendation.</p>	<p>For reasons set out in the Examiner’s report at paragraphs 4.31-4.32.</p>

		<p>Add new final paragraph of policy text to read as follows:</p> <p>“In addition to the planning requirements set out within this Policy, proposals will also need to comply with national Building Regulations standards.”</p>		
PM6	Pages 62 and 63	<p><u>Policy C2 – Special Views and Annex B (Maps)</u></p> <p><u>Policies Map View Points (Maps 1 and 2)</u></p> <p>Add notations to these maps to clearly identify the reference number of each viewpoint, as listed in the policy text.</p>	EGV NP modified as per recommendation.	For reasons set out in the Examiner’s report at paragraph 4.37.
PM7	Page 32	<p><u>Policy HE1 – Conservation Area and its Setting</u></p> <p>Insert the words “Englefield Green” before the words “Conservation Area” in the first line of policy text.</p> <p>Insert the words “as defined on the Policies Map at Annex B” after the words “Conservation Area” in the first line of policy text.</p> <p>Add new third paragraph of policy text to read as follows:</p> <p>“Development proposals should also take account of the policy guidance contained in the emerging Englefield Green Conservation Area Appraisal</p>	<p>EGV NP modified as per recommendation except for the reference to the Policies Map. After consultation, the Conservation Area boundary is likely to be updated and applicants should therefore be referred to the most up-to-date map. The following words have been inserted: “<u>as defined on the 2030 Local Plan Policies Map</u>” after the words “Conservation Area” in the first line of policy text.</p> <p>Additional minor modification made to supporting paragraph 10.4 – final sentence amended as follows: “It has been reviewed by RBC in 2021 and the resulting assessment has not yet been published <u>emerging Conservation Area Appraisal and Management Plan proposes further revisions to the boundary. The most up-to-date Conservation Area boundary is shown on the 2030 Local Plan Policies Map available here:</u> https://maps.runnymede.gov.uk/website/maps/index.html”.</p>	For reasons set out in the Examiner’s report at paragraphs 4.40-4.42, and to provide clarity about likely further revisions to the Conservation Area boundary.

		<p>and Management Plan, which was published for consultation in July 2023.”</p>	<p>Consequential amendment to paragraph 3.13, adding an additional sentence as follows: <u>“A review of the Englefield Green Conservation Area has been underway for the last two years, with the final boundary changes to the Conservation Area and accompanying Englefield Green Conservation Area Appraisal and Management Plan expected to be adopted in the near future (end of 2023). It is proposed that some changes are made to the Conservation Area boundary, including some additions and some deletions.”</u></p>	
PM8	<p>Pages 32 and 33 and Annex D (Pages 65-70)</p>	<p><u>Policy HE2 – Protecting and Enhancing Local Heritage Assets</u></p> <p>Replace existing paragraphs 10.7 and 10.8 with the following text:</p> <p>“10.7 Neighbourhood Plans may also identify important heritage assets which are not already protected by statutory listing. Local Plan Policy EE8 protects locally listed buildings and other non-designated heritage assets (NDHAs) from harmful development. The list of proposed non-designated heritage assets was compiled alongside the completion of the Design Codes and is set out in a supporting document to this Plan. The proposed buildings and features identified in this list, which may not be of sufficient architectural or historical merit to justify listing, are nonetheless an important part of the character of the Area.</p>	<p>EGV NP modified as per recommendation.</p>	<p>For reasons set out in the Examiner’s report at paragraphs 4.43-4.51.</p>

	<p>The full report, titled ‘A Survey of Non-Designated Heritage Assets in Englefield Green Forum Area’ is a technical background document to the Neighbourhood Plan and includes the process and criteria for qualification. The report is available here:</p> <p>https://egvplan.org.uk/wp-content/uploads/2023/01/NDHA-Sites-V2-Final-Reg-16.pdf</p> <p>This evidence will be subject to further review by RBC, in conjunction with its specialist historic building advisors, to identify additional NDHAs for the Neighbourhood Area. Policy HE2 will help to ensure that all the assets listed which are currently on the Local List plus those confirmed as additional NDHAs by RBC, subsequent to the adoption of the Neighbourhood Plan, are protected as far as possible and that any development which could affect the assets will be carefully considered.</p> <p>10.8 Once refined further and adopted by RBC, the list may be changed over time as other buildings and structures, assessed by RBC’s specialist advisors, are added to the list.</p> <p>Enhancements to the local features</p>		
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		<p>may be sought through funding bids to support their management.”</p> <p>Replace the existing policy text with the following text:</p> <p>“All development proposals affecting identified local heritage assets, including non-designated heritage assets² will be required to take into account the character, context and setting of the assets. Development should be designed taking account of local styles, materials and detail. The effect of an application on the significance of an identified local heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect a local heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset concerned.”</p> <p>Insert the following footnote at the foot of Page 33:</p>		
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		<p>13 Available on the Council's website at: www.runnymede.gov.uk/planning-policy/conservation-areas-listedbuildings/3</p> <p><u>Annex D</u></p> <p>Amend title to read:</p> <p>“Proposed Local Heritage Assets for Further Review”</p> <p>Amend sub-title to read:</p> <p>“Englefield Green – Proposed Non-designated Heritage Assets (NDHAs)”</p> <p>Amend and redraft the content of Annex D to reflect the updated listing of proposed NDHAs (dated 21 June 2023) provided in the Forum's response to Question No. 2 dated 30 June 2023, but delete the 14 existing assets contained on Runnymede Borough Council's Local List and site no. 58 (Sutherland Lodge) from that listing.</p>		
PM9	Pages 34 and 35	<p><u>Paragraphs 11.6/11.8/11.9 and Policy NE1 – Green and Blue Infrastructure</u></p> <p>Paragraph 11.6 – delete existing text in full, and replace with:</p> <p>“Proposals for new development in the Plan area should take account of this</p>	<p>EGV NP modified as per recommendation, but reference to the GBI Strategy SPD has been amended to GBI SPD to reflect its correct title as follows: “In order to build on RBC's GBI Strategy SPD.....”.</p> <p>Additional minor modification made to paragraph 11.7 to amend reference in the fifth bullet point from 20% to 10% biodiversity net gain, to reflect modifications to the policy</p>	For reasons set out in the Examiner's report at paragraph 4.56, to improve

	<p>SPD at the planning stage. This involves three steps: Step 1 – auditing the existing assets; Step 2 – considering GBI opportunities; Step 3 – incorporating GBI into the development proposals.”</p> <p>Paragraph 11.8 – delete 4th sentence of text in full.</p> <p>Paragraph 11.9 – amend 1st sentence of text to read:</p> <p>“In order to build on RBC’s GBI Strategy SPD, Surrey Wildlife Trust Ecology Services reviewed the available ecological information for Englefield Green Village to identify key areas for GBI and biodiversity enhancement within the Plan area.”</p> <p>Paragraph 11.9 – add new 5th sentence to read:</p> <p>“The Surrey Wildlife Trust study (insert web-site link to the document here) should be used to assist in identifying opportunities for potential GBI offsetting on sites within the Plan area.”</p> <p><u>Policy NE1</u></p> <p>Delete first paragraph of policy text, and replace with:</p>	<p>requirement in policy NE2: “How the green and blue infrastructure delivers at least 2010% biodiversity net gain (but see also below).”</p>	<p>clarity, and to ensure supporting text is consistent with policy.</p>
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PM10	Pages 37 and 38	<p><u>Paragraphs 11.14 and 11.15 and Policy NE2 – Biodiversity</u></p> <p>Paragraph 11.14 – amend second sentence of text to read:</p> <p>“In order to incorporate climate and biodiversity resilience, and to secure biodiversity enhancements in the Plan area, all proposed developments that are required to include Biodiversity Net Gain (BNG) as part of the proposals should deliver at least 10% BNG.”</p>	<p>EGV NP modified as per recommendation.</p> <p>An additional minor modification has been made to paragraph 11.16 to ensure the Plan makes reference to the latest version of the Biodiversity Metric (version 4.0, published in March 2023).</p>	<p>For reasons set out in the Examiner’s report at paragraphs 4.57 and 4.58 and to provide additional clarity.</p>

		<p>Paragraph 11.14 – amend third sentence of text to read:</p> <p>“In 2020, the Surrey Nature Partnership recommended that Surrey’s planning authorities should adopt a minimum 20% BNG requirement, but this presently exceeds national policy requirements.”</p> <p>Paragraph 11.15 – delete fifth sentence of text.</p> <p><u>Policy NE2</u></p> <p>Amend first paragraph of policy text to read:</p> <p>“All proposed developments within the Plan area that are required to include Biodiversity Net Gain (BNG) as part of the proposals should deliver at least 10% BNG, in line with national requirements.”</p> <p>Amend the first sentence of the second paragraph of policy text to read:</p> <p>“An appropriate buffer to protect statutory and non-statutory designated sites and habitats of principal importance should be included as part of development proposals, according to the specific circumstances identified through a full</p>		
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		ecological assessment of the site and its surroundings.”		
PM11	Page 39	<p><u>Policy NE3 – Trees, Hedgerows and Planting</u></p> <p>Delete the word “Neighbourhood” in the first paragraph of policy text and replace with “Plan”.</p> <p>Delete the second and third sentences of the second paragraph of policy text and replace with:</p> <p>“Development proposals should include a landscaping scheme, which identifies trees and hedgerows to be retained or removed as part of the development, with full details of replacement tree and hedgerow planting of appropriate species, preferably native species. Where necessary, planning applications should also include an arboricultural impact assessment.”</p>	<p>EGV NP modified as per recommendation, with consequential changes made to paragraph 11.19 to reflect deletion of the policy requirements to which the supporting text related:</p> <p>“Trees form an important asset both across the landscape and within the urban area. Given the time it takes for the asset to be realized, i.e. for the tree to grow, <u>the removal or loss of mature trees on development sites will be resisted. Where mature trees are lost, suitable replacement trees should be planted wherever possible.</u> and to mitigate risk of tree loss, trees should be planted at a ratio of 3:1, so for each one lost, 3 should be planted. Wherever possible for each new dwelling with sufficient garden space, in each new plot, 2 new trees should be provided and trees used in communal spaces for schemes of flats.”</p>	<p>For reasons set out in the Examiner’s report at paragraphs 4.59 and 4.60, and to reflect changes in the policy requirements.</p>
PM12	Page 40	<p><u>Policy CF1 – Community Facilities</u></p> <p>Amend second paragraph of policy text to read as follows:</p> <p>“If it can be clearly demonstrated that the continued use of any of the above-listed facilities is no longer viable with evidence that the facility is no longer needed or that alternative facilities can</p>	<p>EGV NP modified as per recommendation.</p>	<p>For reasons set out in the Examiner’s report at paragraph 4.63.</p>

		<p>be provided which are suitably located to serve the community, then other uses for the existing building or site will be considered.”</p> <p>Amend fourth paragraph of policy text to read as follows:</p> <p>“Proposals to improve the viability of an existing community facility, for example by the extension or partial redevelopment of buildings, structures and land, will be supported, provided that the design of the proposals and any increased use respects the village character, will not have a negative impact on the amenities of adjoining properties and where the requirements of other relevant policies in the Development Plan, including this Plan, are met.”</p>		
PM13	Page 46	<p><u>Policy CF2 – Local Green Spaces</u></p> <p>First paragraph of policy text – delete the words “shown on the Policies Map Inset 1” and replace with “as defined on the Inset Maps at Annex B”.</p> <p>Delete second paragraph of policy text in full and replace with:</p> <p>“Development proposals in the designated Local Green Spaces listed above will be managed in accordance with national policy for Green Belts.”</p>	EGV NP modified as per recommendation, along with consequential changes to the Inset Maps at Annex B of the Plan as per paragraph 4.67 of the Examiner’s report i.e. inclusion of the five larger-scale maps defining the Local Green Space boundaries clearly.	For reasons set out in the Examiner’s report at paragraphs 4.64-4.67.

PM14	Page 43	<p><u>Policy ES1 – Supporting Local Employment</u></p> <p>Add new 4th bullet point to the first paragraph of policy text, as follows:</p> <ul style="list-style-type: none"> • “the proposals make adequate provision for car parking and bicycle spaces for employees and visitors, and” <p>Existing 4th bullet point to become 5th bullet point.</p>	EGV NP modified as per recommendation.	For reasons set out in the Examiner’s report at paragraphs 4.70 and 4.71.
PM15	Page 46	<p><u>Policy ES2 – Local Centre and Commercial Facilities</u></p> <p>Delete the word “accepted” in the first line of text in the first bullet point criterion and replace with “supported”.</p> <p>Delete the words “Design Codes” in the second line of text in the third bullet point criterion and replace with “Design Codes, particularly Design Code CO.14.”</p>	EGV NP modified as per recommendation.	For reasons set out in the Examiner’s report at paragraph 4.73.
PM16	Page 49	<p><u>Policy I1 – Infrastructure for New Development</u></p> <p>Delete existing policy text in full and replace with:</p> <p>“In accordance with Policy SD5 in the adopted Runnymede Local Plan and the accompanying Infrastructure</p>	EGV NP modified as per recommendation.	For reasons set out in the Examiner’s report at paragraph 4.78.

		<p>Delivery & Prioritisation SPD, the infrastructure requirements of development proposals within the Plan area will be assessed in terms of the impacts arising from the proposed new development upon existing community, transportation and environmental infrastructure.</p> <p>In order to deliver any new or improved infrastructure that is necessary to mitigate the impacts of new development in the Plan area, developer contributions will be sought by the Borough Council through planning obligations linked to planning permissions and through the adopted Community Infrastructure Levy (CIL).</p> <p>Local priorities for infrastructure improvements within the Plan area are identified in this Plan.”</p>		
PM17	Page 51	<p><u>Policy TT1 – Car Parking</u></p> <p>Delete the words “Proposals for all new housing developments will” in the first line of policy text and replace with “Development proposals within the Plan area should”.</p>	<p>EGV NP modified as per recommendation.</p> <p>Additional minor modification made to paragraph 15.10 to clarify that the Council’s Parking Guidance SPD has now been adopted, to assist with the application of policy TT1.</p>	For reasons set out in the Examiner’s report at paragraph 4.81.
PM18	Page 52	<p><u>Policy TT2 – Storage for Bicycles and Mobility Aids</u></p>	<p>EGV NP modified as per recommendation.</p>	For reasons set out in the Examiner’s

		<p>Amend title of policy to read: “Parking for Bicycles and Storage for Powered Mobility Equipment” and amend Contents Page accordingly.</p> <p>Delete existing policy text in full, and replace with the following text:</p> <p>“Proposals for new development in the Plan area, including the change of use of existing properties, should make provision for the parking of bicycles in accordance with Runnymede Borough Council’s relevant parking standards.</p> <p>Appropriate storage facilities and charging points should also be provided within new developments for powered mobility equipment, such as e-scooters, mobility scooters and powered wheelchairs, to meet the needs of residents, employees and other users of the proposed development.”</p>		<p>report at paragraph 4.82.</p>
PM19	Page 54	<p><u>Policy TT3 – Provision for pedestrians, cyclists and horse riders</u></p> <p>Amend title of policy to read: “Provision for Pedestrians, Cyclists and Horse Riders” and amend Contents Page accordingly.</p> <p>Delete existing policy text in full, and replace with the following text:</p>	EGV NP modified as per recommendation.	<p>For reasons set out in the Examiner’s report at paragraph 4.83.</p>

		<p>“For proposed new developments within the Plan area that will require the submission of a Transport Assessment/Statement and/or a Travel Plan in order to assess the impacts of the development upon the highway and transport network in the surrounding area, any necessary mitigation measures should be identified to secure improvements for pedestrians, cyclists and horse riders. Such measures may include new or improved footpath and cycleway links, and improvements to bridleways.</p> <p>All such improvements should be designed in accordance with the policies and guidance of Surrey County Council as Highways Authority and should seek to reflect the character of the area and, where appropriate, the local heritage.”</p>		
PM20	Page 56	<p><u>Policy RHUL1 – RHUL development proposals</u></p> <p>Amend policy title to read: “Royal Holloway University of London (RHUL)” and amend Contents Page accordingly.</p> <p>Delete first paragraph of policy text in full, and replace with:</p>	EGV NP modified as per recommendation.	For reasons set out in the Examiner’s report at paragraphs 4.86 to 4.87.

		<p>“Proposals for new development by RHUL will be supported where such proposals conform with the outline planning permission granted in April 2015 for the development of the RHUL campus and the accompanying Masterplan prepared as part of those planning proposals.”</p> <p>Add new second paragraph of policy text to read as follows:</p> <p>“Proposals which will promote sustainable development, by encouraging walking and cycling, reduced car usage, energy-efficient buildings and biodiversity enhancements will be encouraged.”</p> <p>Delete the word ”must” in the second, third and fourth paragraphs of policy text, and replace with “should seek to”.</p> <p>Delete the words “Development must enhance or create” in the sixth paragraph of policy text and replace with “Proposals which will lead to”.</p> <p>Add the words “will be encouraged” at the end of the sixth paragraph of policy text.</p>		
PM21	Page 58	<u>Section 17 – Aspirations, Implementation and Monitoring</u>	EGV NP modified as per recommendation.	For reasons set out in the Examiner’s report at

		<p>Add new paragraph 17.11 to read as follows:</p> <p>“17.11 A full review of the Plan will also be necessary should the emerging new Runnymede Local Plan, covering the period beyond 2030, be adopted by RBC during the next five years.”</p>		<p>paragraph 4.88.</p>
N/A	N/A – Advisory Comment (paragraph	<p>When the Plan is being redrafted to take account of the recommended modifications of this report, it should be re-checked for any typographical errors and any other consequential changes, etc. Minor amendments to the text and numbering (sections, paragraphs etc.) can be made consequential to the recommended modifications, alongside any other minor non-material changes or updates, in agreement between the Forum and the Council.</p>	<p>EGV NP modified throughout document as per comment, including updates to the contents page, page and paragraph numbers, corrections to references where necessary, and minor grammatical and typographical corrections.</p> <p>Reference to the ‘Demographics Report’ has also been included at paragraph 5.7 as this was omitted in error previously.</p>	<p>Consequential and minor modifications have been made in accordance with paragraph 4.92 of the Examiner’s report to improve clarity, precision, and ease of reference.</p>

Appendix 2: Basic Conditions and Legal Compliance Checklist – Referendum Version (September 2023)

Neighbourhood Plan	Englefield Green Village Neighbourhood Plan (EGV NP)
The Qualifying Body	Englefield Green Village Neighbourhood Forum (EGV NF)
Date of Submission	22 nd February 2023
Date of Examiner’s Report	4 th September 2023

Basic Conditions Check

Basic Condition	Local Planning Authority Comments	Basic Condition Met?
The Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State and it is appropriate to make the Neighbourhood Plan.	<p>The Council considers that the Neighbourhood Plan is consistent with national policies and advice in that the core land use planning principles set out in the National Planning Policy Framework, supported by National Planning Practice Guidance, have been embodied in the Neighbourhood Plan.</p> <p>This conclusion is consistent with the examiner’s conclusions that the Neighbourhood Plan has had regard to national planning policies and guidance, in that it sets out a clear vision and suite of policies and proposals for the neighbourhood area. The examiner has recommended a series of modifications to provide clarity and precision to the policies to ensure that the Neighbourhood Plan fully accords with national policy and guidance. These modifications have addressed a number of comments that the Council and other consultees raised in their Regulation 16 consultation responses, suggesting how the Plan could be improved in order to meet the basic condition, including:</p> <ul style="list-style-type: none"> • Policy ND4 ‘Coopers Hill Site’ – it is now emphasised that proposals for the development or redevelopment of this site will be considered in the context of national and local policies concerning development within the designated Green Belt; • Policy ND6 ‘Provision of Energy Efficient Buildings’ has been amended to reflect national Building Regulations and policy wording is now more flexible; 	YES

	<ul style="list-style-type: none"> • Policy HE2 ‘Protecting and Enhancing Local Heritage Assets’ – the policy has been modified to allow for an independent review of the Forum’s proposed non-designated heritage assets, to take account of National Planning Practice Guidance on Non-designated heritage assets and the Council’s Local List criteria; • Policy NE1 ‘Green and Blue Infrastructure’ – the policy has been amended to provide clarity on identifying key areas for green and blue infrastructure and biodiversity enhancement within the Plan area to allow for effective implementation of the policy requirements; • Policy NE2 ‘Biodiversity’ – the minimum policy requirement for Biodiversity Net Gain has been reduced from 20% to 10% to align with national policy requirements; • Policy NE3 ‘Trees, Hedgerows and Planting’ – amended to better align with NPPF requirements on retention and loss of trees; • Policy CF2 ‘Local Green Spaces’ – modified to better account for national policy for Green Belts. <p>The Council and the Forum have agreed each of the recommended modifications and these are now included in the ‘Referendum’ version of the Neighbourhood Plan.</p>	
<p>The making of the Neighbourhood Plan contributes to the achievement of sustainable development.</p>	<p>Section 7 of the Neighbourhood Plan identifies a series of ‘Sustainable Development Principles’ and echoes the national policy requirement that the Plan must support and contribute to the achieving of sustainable development.</p> <p>The Council agrees with the Examiner’s conclusion that overall, subject to the modifications that he recommends to specific policies, the Plan’s policies will individually and collectively contribute to the achievement of sustainable patterns of development in the Neighbourhood Area (see paragraph 4.16).</p> <p>In particular, the following modifications have addressed a number of comments made by the Council and other consultees in relation to the achievement of this basic condition in their Regulation 16 consultation responses:</p>	<p>YES</p>

	<ul style="list-style-type: none"> • Policy ND1 'Development within the Settlement Boundary' now sets out how proposals which contribute to achieving sustainable development will be supported; • Policy ES1 'Supporting Local Employment' – the modified policy now seeks to ensure the sustainable development of new/expanded employment proposals by providing adequate parking provision; • Policy ES2 'Local Centre and Commercial Facilities' – development proposals which meet certain criteria will now be supported, rather than accepted; • Policy TT1 'Car Parking' and Policy TT2 'Parking for Bicycles and Storage for Powered Mobility Equipment' – amendments now support suitable levels of car and bicycle parking in all development proposals in the Neighbourhood Area; • Policy RHUL1 'Royal Holloway University of London (RHUL)' – the modified policy now affords more support for sustainable development proposals on the RHUL campus. 	
<p>The Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area.</p>	<p>The Council considers that the Neighbourhood Plan policies, as modified, are in general conformity with the strategic policies in the adopted 2030 Local Plan, the relevant document in the development plan for the area.</p> <p>In particular, the following modifications have addressed a number of comments made by the Council and other consultees in their Regulation 16 consultation responses in order to meet this basic condition:</p> <ul style="list-style-type: none"> • Policy ND3 'Blays Lane/Wick Road Allocated Site' – modified to refer to the key requirements set out in site allocation policy SL5 of the 2030 Local Plan, and the policy now specifies that proposals should have regard to the Masterplan and Design Codes rather than be in accordance with them; • Policy ND4 'Coopers Hill Site' – it is now emphasised that proposals for the development or redevelopment of this site will be considered in the context of national and local policies concerning development within the designated Green Belt, and policy requirements relating to the Masterplan have been removed as it is too premature for the Plan to 	<p>YES</p>

	<p>seek to establish a level of development for the site without detailed technical studies and impact assessments;</p> <ul style="list-style-type: none"> • Policy ND5 'High Quality Design' has been amended to better align with policy EE5 of the 2030 Local Plan on appropriate development in Conservation Areas; • Policy HE2 'Protecting and Enhancing Local Heritage Assets' – the policy has been modified to allow for an independent review of the Forum's proposed Non-designated heritage assets, to take account of National Planning Practice Guidance on Non-designated heritage assets and the Council's Local List criteria; • Policy NE1 'Green and Blue Infrastructure' – emphasis now included on how proposals should take account of the Council's Green and Blue Infrastructure SPD; • Policy CF1 'Community Facilities' – amended to better conform with requirements in 2030 Local Plan policy SD6; • Policy I1 'Infrastructure for New Development' – the policy has been modified to better align with the 2030 Local Plan strategic policy SD5 and the accompanying Infrastructure Delivery & Prioritisation SPD, which provide the policy framework and guidance for seeking developer contributions; • Policy TT2 'Storage for Bicycles and Mobility Aids' – the modified policy now better signposts the Council's relevant parking standards. <p>This conclusion is consistent with the examiner's overall conclusion that the Neighbourhood Plan meets the Basic Conditions including that of being in general conformity with the strategic policies in the development plan (see paragraphs 5.1-5.2 on page 38).</p>	
<p>The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.</p> <p>Prescribed conditions are met in relation to the Neighbourhood Plan, including that the making of the neighbourhood plan is not likely to have a significant effect on a</p>	<p>The Council considers that the Neighbourhood Plan does not breach and is compatible with EU Obligations.</p> <p>Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA): a SEA screening has been undertaken that determines that the Neighbourhood Plan is unlikely to result in significant environmental impacts and therefore does not require a SEA. A HRA screening has also been undertaken that indicates that the Neighbourhood Plan is not predicted to have</p>	<p>YES</p>

<p>European wildlife site or a European offshore marine site either alone or in combination with other plans or projects.</p>	<p>significant effects on any European site, either alone or in conjunction with other plans and projects. These conclusions are supported by the responses from the statutory bodies.</p> <p>As the modifications made to the Englefield Green Village Neighbourhood Plan following its examination do not change the essence of its planning policies, the SEA and HRA screening undertaken on a draft version of the Neighbourhood Plan and the screening determination published in February 2023 remain valid.</p> <p>This conclusion is consistent with the examiner's conclusion that a proportionate process has been undertaken in accordance with the various regulations and the Neighbourhood Plan is compatible with European obligations. (See paragraphs 4.1-4.4 on pages 17-18 of his report).</p> <p>Human Rights: an assessment has been undertaken to examine the impact of the Neighbourhood Plan policies on persons who have a 'protected characteristic' and the results of this assessment are included in the Basic Conditions Statement. The Council is supportive of the assessment which concludes that the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. No sectors of the community would be discriminated against, would generally have public benefits and encourage the social sustainability of the plan area.</p> <p>This conclusion is consistent with the examiner's conclusion that he is satisfied that the Plan does not breach Human Rights. (See paragraphs 3.17 on page 16 of his report).</p>	
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CONCLUSION: Runnymede Borough Council has confirmed that the referendum version of the Englefield Green Village Neighbourhood Plan meets the Basic Conditions.

Legal Compliance Check (as prepared at Regulation 17 stage in advance of the examination)

Note: The statutory criteria for Neighbourhood Plans are set out in the Town and Country Planning Act 1990 (the Act) (as amended), the Planning and Compulsory Purchase Act 2004 (P&CPA), and the Neighbourhood Planning (General) Regulations 2012 (as amended).

Requirements and relevant legislation and/or guidance	Local Planning Authority comments	Legally compliant?
<p>Neighbourhood Planning (General) Regulations 2012 (as amended) – Regulation 15 requirements:</p> <p><i>A qualifying body is required to submit: (a) A map or statement which identifies the area to which the proposed neighbourhood development plan relates</i></p>	<p>A map identifying the neighbourhood plan area has been submitted with the plan proposals (titled 'Appendix A: Proposed Englefield Green Village Neighbourhood Area' - which was subsequently designated on 13 November 2019).</p>	<p>YES</p>
<p><i>(b) A consultation statement;</i></p> <p>(the statement must contain details of (a) those consulted, (b) how they were consulted, (c) summarises the main issues and concerns raised and (d) how these have been considered, and where relevant addressed in the proposed Neighbourhood Plan – Regulation 15 (2) Neighbourhood Planning (General) Regulations 2012).</p>	<p>(a) A Consultation Statement accompanies the submission EGV NP. The Consultation Statement describes various consultation methods and includes details of statutory consultees and other residents, businesses and landowners that were consulted.</p> <p>These include:</p> <ul style="list-style-type: none"> • Runnymede Borough Council • Surrey County Council (SCC) Spatial Planning Team • Royal Borough of Windsor and Maidenhead Council • Spelthorne Borough Council • Surrey Heath Borough Council • Old Windsor Parish Council • The Coal Authority • Homes England (previously the Homes and Communities Agency) • Natural England • The Environment Agency • Historic England • Network Rail 	<p>YES</p>

	<ul style="list-style-type: none"> • National Highways (previously the Highways Agency / Highways England) • National Grid and Southern Electric • Surrey Heartlands CCG (now Surrey Heartlands ICB) • Southern Gas Networks • Thames Water • Affinity Water • Crown Estate and its agents • Royal Holloway University of London • National Trust • Surrey Wildlife Trust • Woodlands Trust • Virginia Water Neighbourhood Forum • Egham Residents' Association • Various other voluntary bodies operating in, or whose activities benefit, Englefield Village Green Neighbourhood Area • Various other bodies which represent the interests of different groups and persons in the Neighbourhood Area • Various local businesses. <p>It also indicates that all households in the designated area, all members of Englefield Green Village Residents' Association and Neighbourhood Forum, members of local social media sites, and local schools and churches were consulted.</p> <p>(b) how interested parties were consulted is set out, including via an initial inaugural meeting and subsequent committee meetings, questionnaires, open events and attendance at village fairs, through the establishment of the EGV NF website, social media posts, using</p>	
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	<p>publicity/event boards, flyers, emails, local newsletters/leaflets that were sent to all householders in the designated area, and publication of Forum meeting outcomes on the EGV NF website. The Statement describes how consultation with key stakeholders was conducted, including through meetings and/or correspondence with Council officers; households being considered for the proposed Non-Designated Heritage Assets list; schools with play fields being considered for proposed Local Green Space designation; the National Trust; and Royal Holloway University of London (including to reach its student population). During the earlier stages of plan preparation, the Covid-19 pandemic restricted face-to-face events and engagement, and the Consultation Statement sets out how the Forum sought to strengthen communications with stakeholders during this early time of plan preparation through electronic consultation methods. These restrictions did not affect the Forum's ability to later meet its statutory duties to publicise the draft EGV NP under Regulation 14.</p> <p>(c) The Tables of Responses to Regulation 14 consultation signposted in Appendix 4 acts to summarise the main issues and concerns raised as part of the formal consultation. Various other sections of the Statement summarise issues/concerns raised by other local stakeholders such as residents and businesses.</p> <p>(d) The Table in Appendix 4 sets out how the pre-submission consultation representations have been considered – and how they have been addressed, where relevant, in the submission EGV NP.</p>	
<p><i>(c) The proposed neighbourhood development plan;</i></p>	<p>The Local Planning Authority received the submission EGV NP on 22nd February 2023. It was accompanied by a map identifying the area to which the proposed</p>	<p>YES</p>

	neighbourhood plan relates; a Consultation Statement, a Basic Conditions Statement, and an SEA/HRA Screening Report (including determination and statement of reasons) as required by the Neighbourhood Planning (General) Regulations 2012 (as amended).	
<p><i>(d) A statement explaining how the proposed neighbourhood development plan meets the 'basic conditions', i.e. the requirements of paragraph 8 of Schedule 4B to the 1990 Act.</i></p> <p>The local planning authority has to be satisfied that a basic conditions statement has been submitted but it is not required at this stage to consider whether the draft plan or order meets the basic conditions. (PPG - Paragraph: 053 Reference ID: 41-053-20140306)</p>	<p>A Basic Conditions Statement accompanies the submission EGV NP.</p> <p>The statement demonstrates how EGV NF considers that each of the Basic Conditions have been met.</p>	YES
<p><i>e) Environmental Report / Determination Statement</i></p> <p>The Plan needs to be submitted with one of the following: i) an environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the environmental Assessment of Plans and Programmes Regulations 2004; or ii) where it has been determined under regulation 9(1) of those Regulations that the plan proposal is unlikely to have significant environmental effects (and therefore doesn't require an environmental assessment) a statement of reasons for the determination.</p> <p>In terms of consultation, the 'consultation bodies' (EA, NE and HE) must have been consulted at scoping stage (for 5 weeks). There is no requirement for public consultation on the screening determination statement. The statement will be made available for consultation need to be subject to public consultation for 6 weeks. The draft Environmental Report must be made available at the same time as the draft plan, as an integral part of the consultation process,</p>	<p>The Council conducted a screening assessment on a pre-submission draft of the EGV NP dated June 2022, and consulted with the consultation bodies on the draft screening determination and statement of reasons for the minimum five week period (from 24th June – 29th July 2022). Drawing on feedback from the statutory consultees, the Council subsequently determined that the EGV NP is unlikely to have significant environmental effects and thus does not require a Strategic Environmental Assessment (SEA). The Council also determined that the EGV NP will not give rise to significant effects on National Network sites either alone or in-combination with other plans and/or projects, so it was considered that a full appropriate assessment was not required.</p> <p>EGV NF have submitted the Council's SEA/HRA Screening Report alongside the plan proposals. The report contains a determination and statement of reasons for the determination under Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004.</p>	YES

and the relationship between the two documents clearly indicated. (See A Practical Guide to the SEA Directive, ODPM – 2005)		
The draft neighbourhood Plan should be checked to ensure it is not a 'repeat' proposal. If so, the LPA can decline to consider the plan (1990 Act Schedule 4B Paragraph 5 and Regulation 18).	The Submission Neighbourhood Plan is not a repeat proposal.	YES
The body submitting the neighbourhood plan is authorised to act (2004 P & CP Act as amended by Localism Act 2011 Section 38 A (2) and 1990 Act schedule 4B as it applies- 61F (2)).	The qualifying body is The Englefield Village Green Neighbourhood Forum (EVG NF). The Neighbourhood Forum and Area were designated on 13 November 2019, and the Forum is therefore considered 'authorised to act'.	YES
The plan proposal must comply with other relevant provisions made under Section 61F.	The Neighbourhood Area was designated on 13 November 2019 following a six week consultation period.	YES
<p>The pre-submission publication requirements need to have been satisfied. Before submission to the LPA the qualifying body should:</p> <ol style="list-style-type: none"> 1. publicise (but this does not have to be on a website) in a way that is likely to bring to the attention of people who live work or carry on business in the area details of: <ol style="list-style-type: none"> a. the proposals b. when and where they can be inspected c. how to make representations, and d. the deadline for making representations – not less than 6 weeks from first publicised. 2. consult any consultation body whose interests they consider may be affected by the proposals for a NDP (please see Appendix A below). 3. send a copy of the NDP to the LPA. 	<p>The Consultation Statement demonstrates that these requirements have been satisfied:</p> <p>The pre-submission EGV NP has complied with the Regulations - this is evidenced in the Consultation Statement which accompanies the submission of the EGV NP. It shows that the pre-submission version of the EGV NP was publicised via a variety of means. Examples of consultation publicity can be found in Appendix 3 of the Consultation Statement.</p> <p>The plan was available to view online at the EGV NF website at: https://egvplan.org.uk/, and in hard copy at various locations across the Neighbourhood Area. This was made clear in the publicity material. The publicity material also described how representations could be made, and the deadline for making representations. The consultation period was initially 12th September 2022 to 23rd October 2022, but the deadline was extended to 6th November 2022 after a delay to sending out emails/letters to some consultees, to ensure that those consultees had</p>	YES

<p>(Regulation 14 of the Neighbourhood Planning (General) Regulations 2012).</p>	<p>the requisite period of time to respond. The extended deadline was made clear in further emails and letters, an 'extended to' sticker on banners, revised flyers, and via local social media platforms, as detailed in the Consultation Statement.</p> <p>2. The Consultation Statement (pp36-37) describes who the Forum consulted in accordance with Regulation 14, and a separate spreadsheet was submitted to the Council providing a full list of consultees. This included the Consultation Bodies identified in Schedule 1 of the Neighbourhood Planning (General) Regulations 2012 (as amended), and other non-statutory consultees such as the National Trust and other interested landowners. These are also detailed in the second row of this checklist.</p> <p>3. A copy of the pre-submission EGV NP was provided to the Council at the start of the pre-submission consultation.</p>	
<p>The Conservation of Habitats and Species Regulations 2017 Regulations 105 and 106 : <i>A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 or to enable them to determine whether that assessment is required.</i></p>	<p>EGV NF requested an HRA screening assessment on 30th May 2022, and provided a draft version of the EGV NP dated June 2022, including all proposed planning policies. This included all the necessary information that the Council required for the purposes of conducting an HRA screening assessment and determining whether a full appropriate assessment was required. The final determination was issued on 17 February 2023, having consulted the statutory consultees in accordance with the Conservation of Habitats and Species Regulations.</p>	<p>YES</p>
<p>Meets the definition of a 'neighbourhood development plan':</p> <p>"A plan which sets out policies (however expressed) in relation to the development and use and of land in the whole or any part of a particular neighbourhood area specified in the plan"</p>	<p>The submission EGV NP meets the definition of 'neighbourhood development plan'.</p>	<p>YES</p>

(2004 P & CP Act as amended by Localism Act 2011 Section 38 A (2))		
Meets the scope of neighbourhood plan provisions, i.e. specifies the period for which it covers, does not include provision about development that is 'excluded development' (as set out in section 61K of the 1990 Act) and does not relate to more than one neighbourhood area. (2004 Act s 38B (1, 2) (4))	<p>The submission EGV NP specifies that it covers the period 2022-2030.</p> <p>The submission EGV NP does not contain policies relating to 'excluded development'3.</p> <p>The submission EGV NP only relates to the Englefield Green Village Neighbourhood Area.</p> <p>These points are reiterated in the Basic Conditions Statement submitted with the plan proposals.</p>	YES

Date of Assessment	23 February 2023
Name of Assessing Officer	Stephanie Broadley

Appendix A – Consultation Bodies

3 Meaning of “excluded development”

The following development is excluded development for the purposes of section 61J—

- (a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,
- (b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,
- (c) development that falls within Annex 1 to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),
- (d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),
- (e) prescribed development or development of a prescribed description, and
- (f) development in a prescribed area or an area of a prescribed description.

The Neighbourhood Planning (General) Regulations 2012 Schedule 1 Consultation bodies that the Parish Council or Neighbourhood Forum should consult (at pre-submission stage):

- In a London Borough, the Mayor of London
- A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority
- The Coal Authority
- The Homes and Communities Agency [now known as Homes England]
- Natural England
- The Environment Agency
- Historic England
- Network Rail Infrastructure Limited
- A strategic highways company any part of whose area is in or adjoins the neighbourhood area [National Highways for Runnymede Borough's strategic highways]
- The Marine Management Organisation
- Any person to whom the electronic communications code applies, or who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority
- The Integrated Care Board and National Health Service Commissioning Board where they exercise functions in any part of the neighbourhood area
- Licensee under the Electricity Act 1989, Licensee of the Gas Act 1986, sewerage undertaker and water undertaker
- Voluntary bodies some of all of whose activities benefit all or part of the neighbourhood area
- Bodies representing the interests of different racial, ethnic or national groups in the neighbourhood area
- Bodies representing the interests of different religious groups in the neighbourhood area
- Bodies representing the interests of persons carrying on business in the neighbourhood area; and
- Bodies representing the interests of disabled people in the neighbourhood area.