



ENGLEFIELD GREEN VILLAGE NEIGHBOURHOOD PLAN

VIEWS

August 2022

Reg 16 (of the Neighbourhood Plan Regulations 2012)
Consultation Document

Introduction

What you see when standing in a particular location is an important part of your appreciation or otherwise of an Area.

It is important that views from public land towards any proposed new development is taken into account when assessing a proposal's appropriateness for a location, and whether it fits in with the street scene and the development objectives of the Area as expressed in the Design Codes and other Neighbourhood Plan documentation.

Views are divided into two types, referred to in this document as 'Normal Views' and 'Special Views'

Normal Views

These are all views from Public land other than Special Views. They include, but are not limited to, views of a street scene, views down a country road or footpath, or views towards monuments or other architecturally or historically important structures.

Any proposed Development must be designed in such a way that it makes a positive contribution to the Normal Views that it affects.

Any proposed public Highways installations along country roads must minimise, as a priority second only to road safety, their effect on the appearance of the country road.

Special Views

Certain views in our Area contribute considerably to our appreciation of our Area, and the introduction of a new development within that view is likely to adversely affect it. The degree to which it is affected is dependent on a number of factors including location, position, design and purpose, but the overall planning assumption within these views must be that development is inappropriate and should not be permitted except under exceptional circumstances. An example is given below;

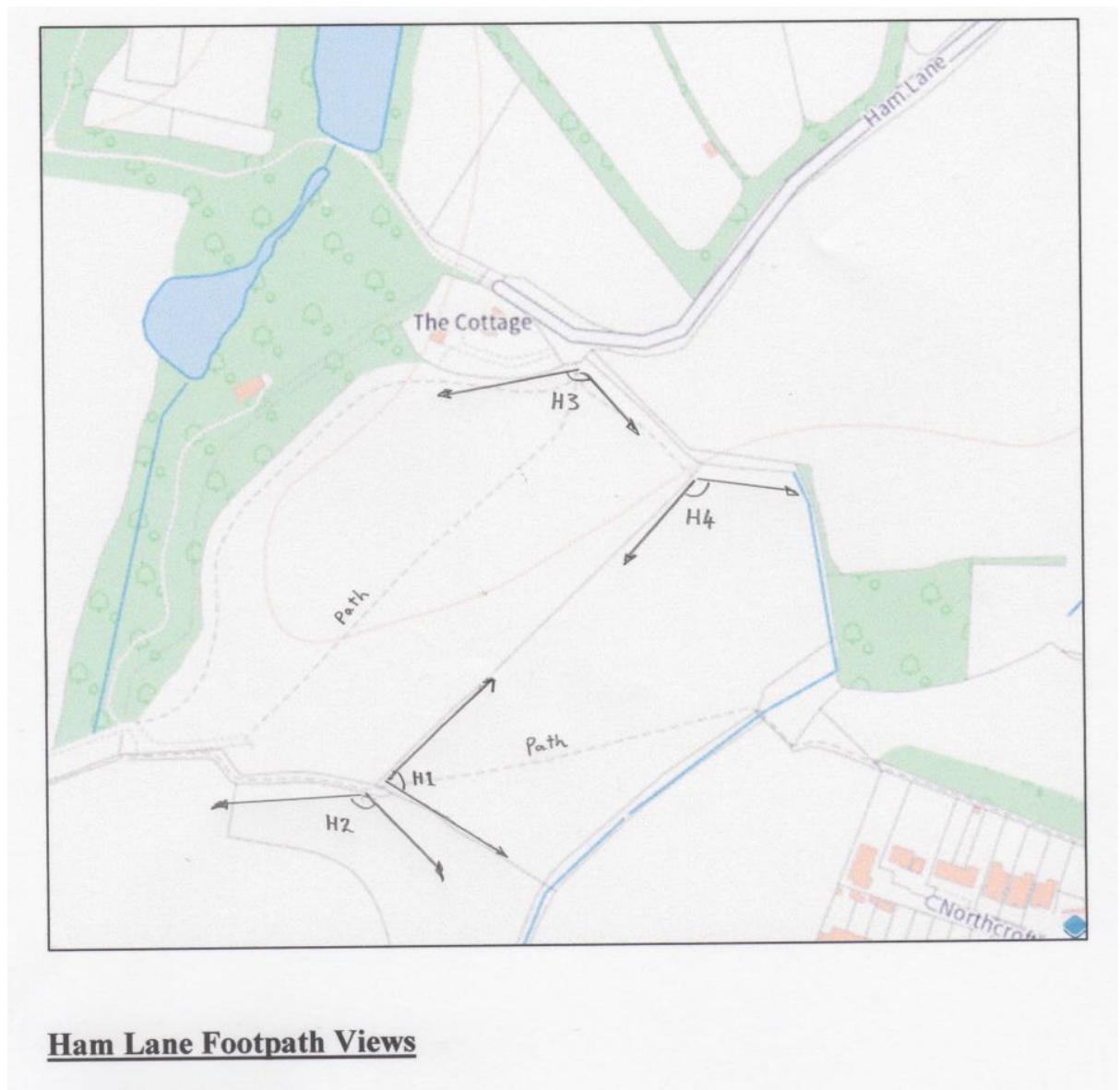
The Air Force Memorial is prominent in an otherwise wooded hillside overlooking the Runnymede Meadows. Its purpose and its links to our democratic heritage in the meadows below overrides other factors and gives a net positive contribution to the view of the hill from the Meadows and vice-versa. If a building in that location did not have similar purpose nor had such links it is likely that it would be considered inappropriate.

The attached maps and photographs indicates the location of Special Views in our Area as follows;

- 1) The views from the footpath starting at the end of Ham Lane and ending in both Prospect Lane and Northcroft Road. (Views H1 to H4)
- 2) Views across the Englefield Green Village Green. (Views G1 to G6)
- 3) The views towards and from the Air Force Memorial (Views AF1 to AF3)
- 4) The view from the middle of Priest Hill towards the North and Northeast. (View P1)
- 5) The views from points along the A308 across the Runnymede Meadows towards the hills (Views R1 to R2).
- 6) The views from points across the top of the Runnymede Meadows slopes towards the Thames. (Views R3 to R4)

The views are marked on the attached maps, with accompanying photographs of the existing view.

The photos are for illustrative and orientation purposes only, and should not be used as a substitute for a site visit.



Ham Lane Footpath View H1



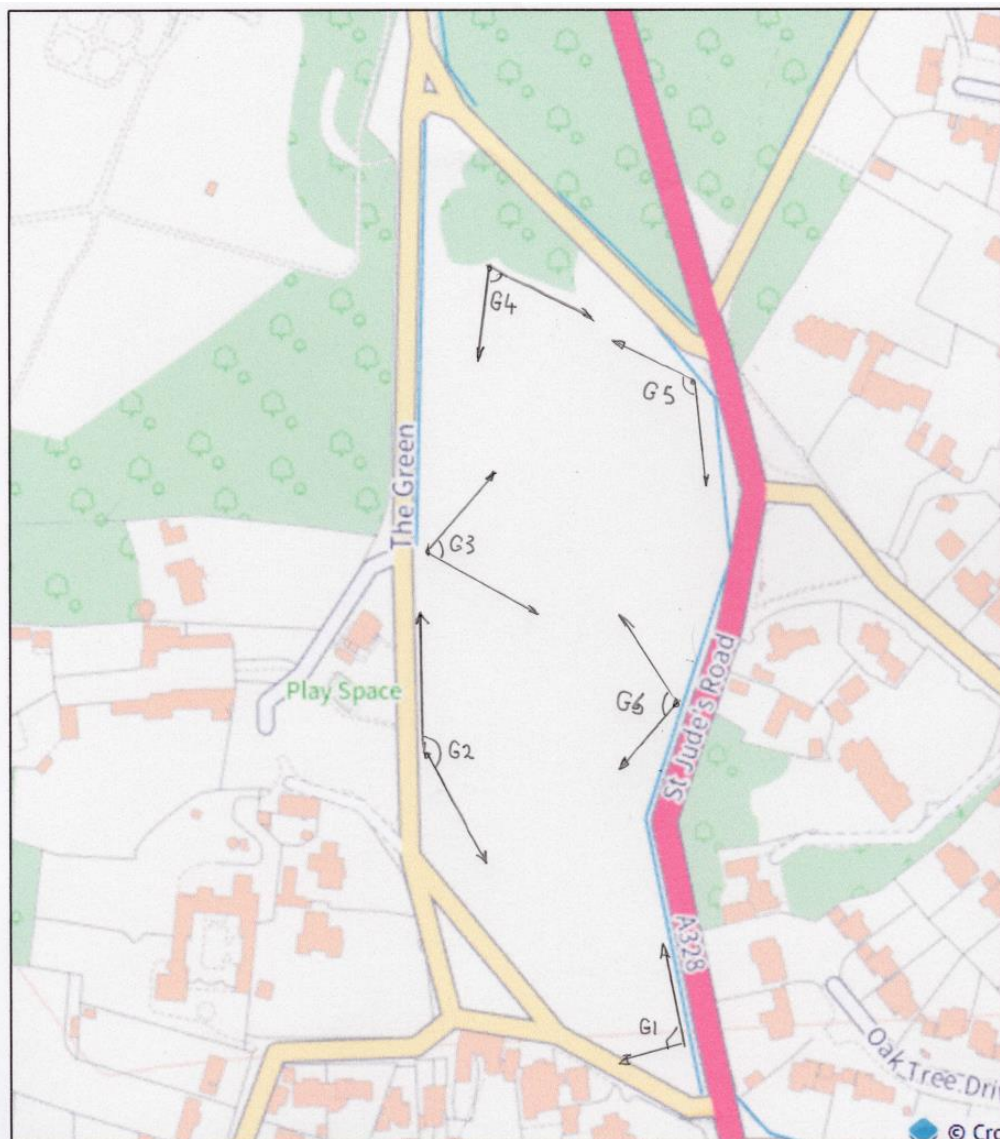
Ham Lane Footpath View H2



Ham Lane Footpath View H3



Ham Lane Footpath View H4



The Green Views



Green View G1



Green View G2



Green View G3



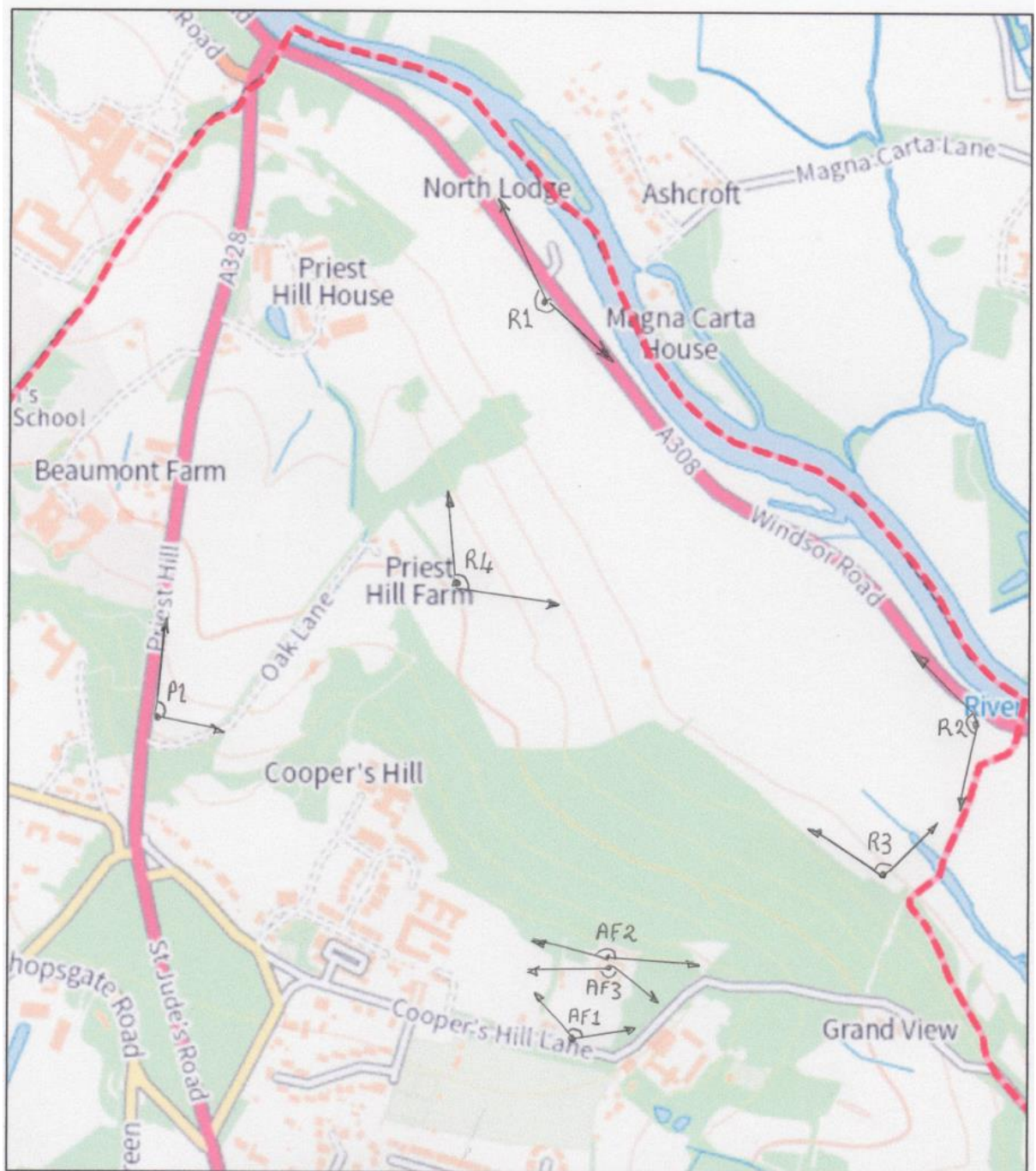
Green View G4



Green View G5



Green View G6



Priest Hill, A308, Air Force Memorial and Runnymede Meadows Views



Air Force Memorial AF1



Air Force Memorial AF2



Air Force Memorial AF3



Priest Hill View P1



Runnymede Meadows View R1



Runnymede Meadows View R2



Runnymede Meadows View R3



Runnymede Meadows View R4