

ALBURY PARISH NEIGHBOURHOOD PLAN

2018 - 2035

Pre-Submission Plan_v5



PUBLISHED BY

Albury Parish Council for Pre-Submission consultation
under the Neighbourhood Planning (General) Regulations
2012 (as amended).

APRIL 2024

GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. INTRODUCTION & BACKGROUND

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

2. THE NEIGHBOURHOOD AREA

This section details many of the features of the designated area.

3. PLANNING POLICY CONTEXT

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Guildford Borough Council.

4. COMMUNITY VIEWS ON PLANNING ISSUES

This section explains the community involvement that has taken place.

5. VISION, OBJECTIVES & LAND USE POLICIES

This key section firstly provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed in Table 1. There are also Policy Maps at the back of the plan.

6. IMPLEMENTATION

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Parish Council will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

1. FOREWORD	
2. LIST OF POLICIES	
3. INTRODUCTION & BACKGROUND	1
4. THE NEIGHBOURHOOD AREA	5
5. PLANNING POLICY CONTEXT	8
6. COMMUNITY VIEWS ON PLANNING ISSUES	10
7. VISION, OBJECTIVES & LAND USE POLICIES	11
8. IMPLEMENTATION	52
9. RECOMMENDATIONS	54
10. POLICY	55
11. APPENDICIES	59

FOREWARD BY SANDRA DENNIS CHAIR OF ALBURY PARISH NEIGHBOURHOOD PLAN STEERING GROUP

The Steering Group set out to identify how our Neighbourhood Plan could deliver a vision of Albury Parish in 15 years with policies designed to support this vision:

“Albury Parish has grown successfully as a sustainable community whilst protecting the openness and permanence of the Green Belt. The Parish has retained its special historic and landscape qualities. New affordable housing, rural economic growth and community facilities meet local needs and have been well designed to address climate change. The character of settlements, landscape, habitats, species, and views throughout the Parish have been preserved. The Conservation Area and tourist facilities have been enhanced.

Advances in broadband and sustainable energy have made a positive contribution to the growth of rural businesses and enabled more residents to work locally or from home leading to a more sustainable footprint.

Traffic management and parking has improved both safety, pollution and quality of life for residents and visitors, without detriment to the area’s special qualities. Whilst change in the wider area has been significant, it has provided opportunities for improved connectivity to services beyond the Parish”.

Albury Parish is set entirely in the Green Belt, Surrey Hills National Landscape (formerly AONB) and Area of Great Landscape Value and was not “inset” from the Green Belt in the Guildford Borough Local Plan 2019. This offers some protection for natural landscape, and biodiversity but, places constraints on rural economic growth and the need for affordable housing. Our Housing Needs Surveys 2018 and 2024 indicated a housing stock profile skewed to larger properties with the cost of market housing in the parish a significant barrier to young people, families and those on lower incomes. Both surveys identified the need for affordable rental/shared ownership properties¹. If this goes unmet an unbalanced community with an ageing demographic profile poses a threat to our much-valued community facilities, which is prevalent in similar areas of south-east England. New housing needs are being addressed in Guildford Borough though affordable housing remains in short supply.

Visitors are directed to Albury Parish to enjoy its rural landscape for recreation. Whilst this offers welcome support for rural business it creates problems for the parish which faces a growing influx of tourists, cyclists, commuters and traffic, posing threats to the landscape, habitats and species, with rural roads congested and unsafe. Land use exploitation exacerbates this.

This Neighbourhood Plan cannot provide direction outside the remit of planning policy, even where issues are identified by the community as of importance. However, we recommend they are addressed separately by the Parish Council.

¹ *Albury Parish Housing Needs Survey 2024 Appendix ???

I would like to thank all parishioners who engaged with the development of our Neighbourhood Plan, The Albury Estate and landowners, and in particular the members of our NP Steering Group who devoted so much of their own time to help deliver this project.

DRAFT

LIST OF POLICIES

POLICY ANP1: ALBURY PARISH DESIGN GUIDANCE AND CODES	13
POLICY ANP2: ALBURY VILLAGE CONSERVATION AREA	14
POLICY ANP3: AFFORDABLE HOMES TO MEET LOCAL NEEDS	15
POLICY ANP4: INFILL RESIDENTIAL DEVELOPMENT	18
POLICY ANP5: HERITAGE	19
POLICY ANP6: LOCAL SERVICES AND COMMUNITY FACILITIES	21
POLICY ANP7: COMMERCIAL AND LAND-BASED ACTIVITIES AND USES	24
POLICY ANP8: RURAL ENTERPRISE LOCATIONS	26
POLICY ANP9: THE VISITOR ECONOMY	30
POLICY ANP10: TOURIST ACCOMMODATION POLICY	32
POLICY ANP11: LOCAL GREEN SPACES	33
POLICY ANP12: ENCOURAGING ACTIVE AND SAFE TRAVEL	34
POLICY ANP13: BIODIVERSITY	39
POLICY ANP14: IMPORTANT VIEWS	42
POLICY ANP15: ZERO CARBON BUILDING DESIGN	44
POLICY ANP16: DARK SKIES	49

1. INTRODUCTION & BACKGROUND

1.1. Albury Parish Council (APC) is preparing a Neighbourhood Plan for the area designated by the local planning authority, Guildford Borough Council (GBC) on 22nd February 2017. The area coincides with the parish boundary (see Plan A on page 4). The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2034. The Plan will form part of the development plan for the parish, alongside the Guildford Borough Local Plan: strategy and sites 2015 – 2034 adopted on the 25th April 2019. The Borough Council adopted part 2 of its Local Plan, Development Management Policies, on 22 March 2023.

1.3. Neighbourhood Plans provide local communities with the chance to manage the quality of development in their areas. Once approved at a referendum, the Plan becomes part of the Council's statutory development plan and will carry significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the relevant basic conditions (see Figure 2 overleaf).

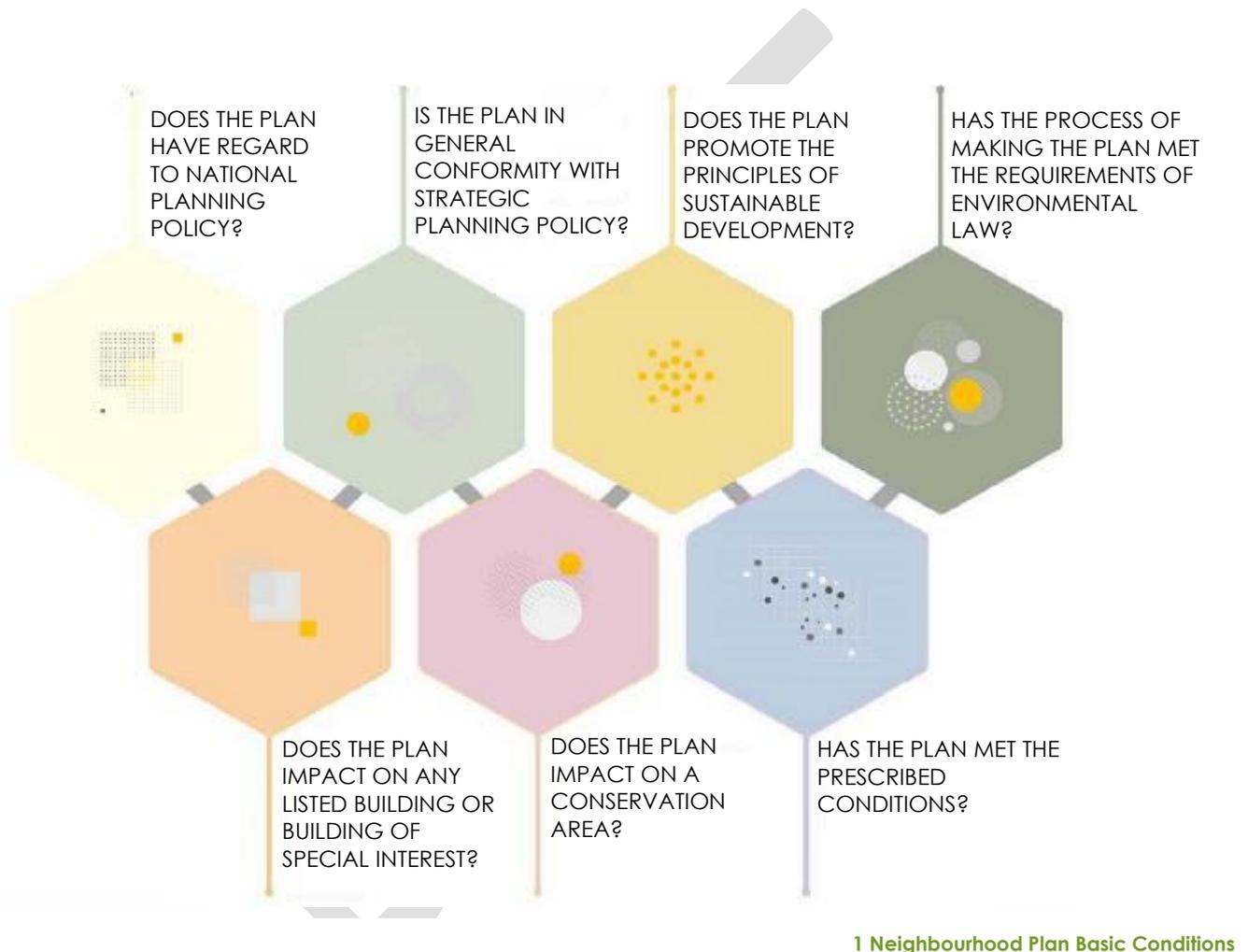
1.4. In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community and stakeholders in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority (over 50%) of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the neighbourhood area.

THE LEVELLING UP AND REGENERATION BILL

1.5. The Government published the Levelling-up and Regeneration Bill in May 2022 which will provide a new framework for the planning system. Neighbourhood planning continues to form an important part of the planning system and the Bill sets out what details can be included within a Neighbourhood Plan, reiterates the weight given to Neighbourhood Plans in the decision-making process and also proposes a more simplified version of the neighbourhood plan process.

'NET ZERO STRATEGY AND ENVIRONMENT ACT 2021

1.6. The Government's Net Zero Strategy: Build Back Greener - October 2021 confirms a commitment to review the NPPF to make sure it contributes to climate change mitigation and adaptation as fully as possible. The Environment Act introduces a range of measures to protect and improve the environment and address species decline, including introducing biodiversity net gain. It supports the creation of a Nature Recovery Network, including Local Nature Recovery Strategies and measures to increase investment in and action for nature, and Conservation Covenants.



THE PRE-SUBMISSION PLAN

1.7. This is the opportunity for the Parish Council to formally consult on the proposed vision, objectives and policies of the Draft Neighbourhood Plan (the Pre-Submission Plan). The Parish Council has reviewed the relevant national and local planning policies and assessed how they affect this area. It has also gathered its own evidence and its reports are published separately in the evidence base.

STRATEGIC ENVIRONMENTAL ASSESSMENT & HABITATS REGULATIONS ASSESSMENT

1.8. A Strategic Environmental Assessment (SEA) assesses the environmental implications of a proposed policy or plan. It allows for the cumulative effects of development and policies to be assessed and addresses any identified issues at an early stage alongside economic and social considerations. A screening request has been submitted to GBC for this purpose in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended).

1.9. The proximity of the neighbourhood area to a range of internationally protected habitats including the Thames Basin Heaths Special Protection Area (SPA) and Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC) may also require that a screening assessment be undertaken under the Habitats Regulations. This is to ensure that the Plan will avoid significant adverse effects on the integrity of those European nature conservation sites.

THE NEXT STEPS

1.10. Once the consultation is complete, the Parish Council will review the comments made, assess where amendments are required, and prepare a final version of the Plan. This will be submitted to Guildford Borough Council for a further consultation and to arrange for its examination by an independent examiner and subsequent referendum, if the examiner is satisfied that the draft plan meets the basic conditions.

THIS CONSULTATION

1.11. If you have comments to make on this plan, please do so by 30th JUNE 2024 at the latest in the following ways:

- At the Neighbourhood Plan website: <https://alburyparishneighbourhoodplan.org>
- Via email to comments@alburyparishneighbourhoodplan.org

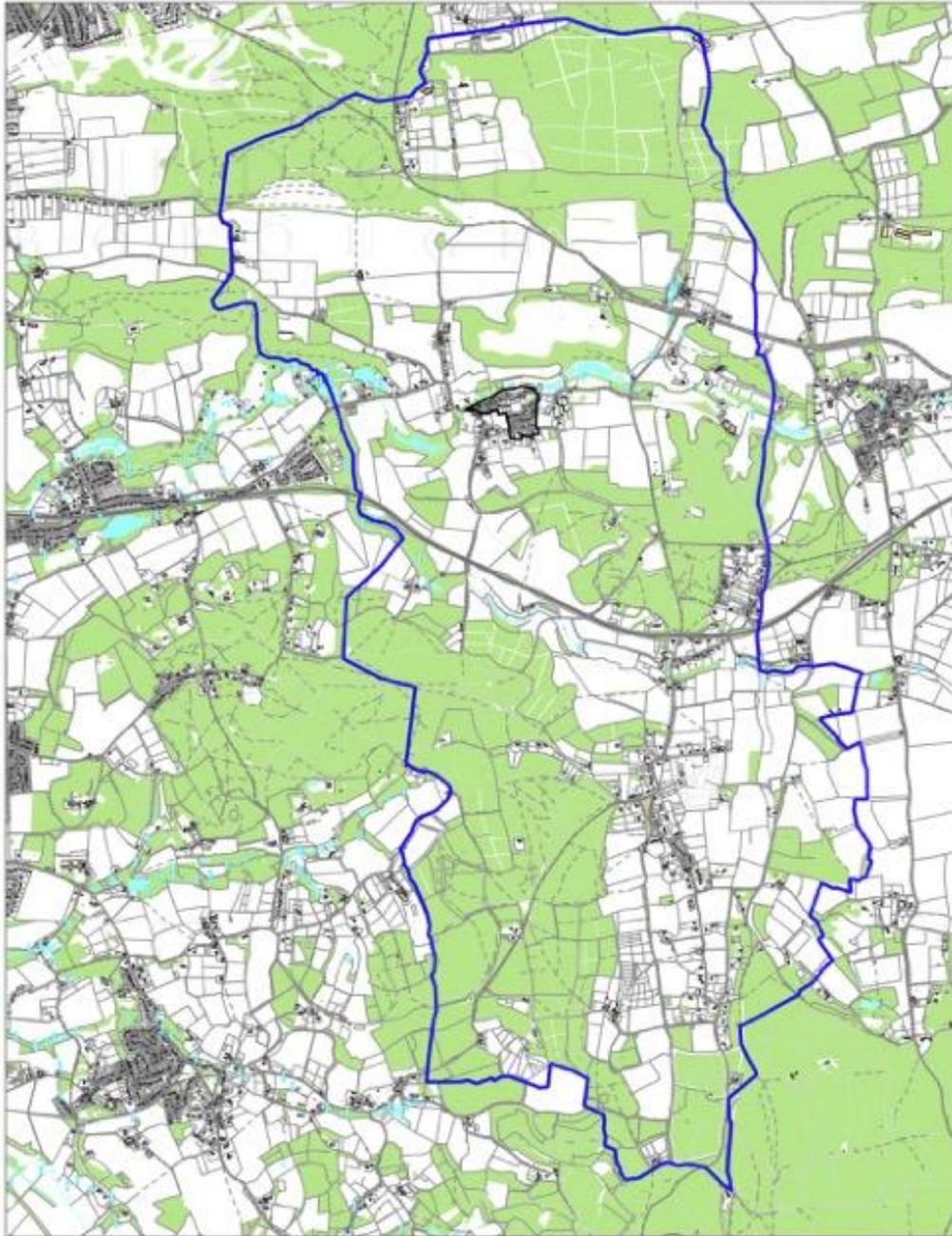
You will be asked to confirm your name and address so we can be sure that only parishioners' views are included. Your information will not be shared and will be destroyed once checked. Any comments will be anonymised.

Or in writing to:

Albury Neighbourhood Plan Comments,
Albury Village Hall
The Street
Albury
GU5 9AD
Surrey

Further information on the Plan and its evidence base can be found on the project website: <https://alburyparishneighbourhoodplan.org>

Albury Parish Neighbourhood Area and Settlement boundary



Legend

-  Neighbourhood Area
-  Settlement boundary

Publication Date: 2018-04-05



Scale at A4:
1:33,579

© Crown Copyright 2018. Guildford Borough Council.
Licence No. 100019625.



GUILD FORD
BOROUGH

Plan A: Designated Neighbourhood Area Map A

2. THE NEIGHBOURHOOD AREA

2.1 The Parish of Albury lies in the County of Surrey to the south-east of Guildford within the Metropolitan Green Belt. It stretches from Newlands Corner in the north to Farley Green in the south, and along the A248 from Chilworth in the west to Shere in the east, with the rural hamlets of Brook, Little London and Farley Green in between. Open green spaces and stunning views bring many visitors to Newlands Corner, Albury Heath, Farley Heath, Silent Pool and the Hurtwood. The Tillingbourne river flows through the middle from east to west.

2.2 Albury is a deep rural parish, situated in the Surrey Hills National Landscape (formerly Area of Outstanding Natural Beauty AONB) and also within an Area of Great Landscape Value. It contains two Sites of Special Scientific Interest (SSSI); Blackheath SSSI and Colyer's Hangar SSSI and The Warren in Albury village, Albury Heath and Kiln Rough are Sites of Nature Conservation Interest (SNCI). The parish is covered by extensive areas of woodland, much of which is Ancient Woodland.

2.3 Unlike other local villages, Albury village was not inset from the Green Belt in the Guildford Local Plan 2019 and was not allocated housing targets. There are 2 conservation areas: one around Albury village and the other forming part of St Martha's in the west of the parish. The only GBC designated settlement boundary is in Albury village, though not all of the village falls within it. Until the early 20th century, the parish was largely owned by the Albury Estate which meant that non-Estate related building was very limited. Albury Estate still owns the majority of land in the parish.

2.4 The parish has five main settlement areas: Albury Village, Farley Green, Albury Heath (including Little London & Brook), Sherbourne, & Newlands Corner and North Downs. The first three account for 81% of the 465 residential properties in the parish.

2.5 Local employment opportunities have prevented Albury from becoming a mere dormitory serving London, Guildford and other towns, though some residents still commute via the stations at Gomshall, Chilworth and Clandon (which has direct links to London). The Albury Estate has always been an important employer and the change has been mainly in moving from direct employment (now approximately half that in the 1970s) to the use of contractors/self-employed workers.

2.6 The nature of the retail enterprises in the parish has changed considerably. In the village, most shops had closed by the 1970s, though a new village shop has opened in a building which used to sell fishing tackle and had previously been a garage and petrol station. The Post Office was saved by Albury Estate, which bought the shop in 2001. New business ventures have appeared: a new vineyard has been planted and a gin distillery and Indian food shop/seller opened on the A25 at Silent Pool. The site also has planning permission for a Farm shop. A substantial number of small businesses have been created, increasing during the 1980s to approximately 25 along the A248 in Weston Farm & Yard,

Home Farm and Albury Park, plus Water Lane and Newlands Corner, many reside in Estate buildings.

2.7 There is a, now closed, landfill site on the A25 opposite Silent Pool. This sits, unfortunately, upon a prehistoric site at Weston Wood. It has magnificent vistas and there is a public viewing platform.

2.8 There are no longer any schools in the parish & there is limited public transport. The Guildford to Dorking bus route goes via Albury village stopping 10 times each way every weekday at 60-90 minute intervals. There is also a bus service between Guildford and Cranleigh which stops at Newlands Corner 5 times each way every weekday every 2 hours.

2.9 **SG to Complete then delete this table...**

NOTE: TEXT DESCRIBING NEIGHBOURHOOD AREA TO BE PREPARED BY THE STEERING GROUP. POINTERS SET OUT BELOW IF NEEDED.

2.1 Discuss the Neighbourhood Area, focusing on the main village, the location of that village and proximity to Albury Heath, Brook, Farley Green, Little London (& Newlands Corner) and nearby towns. Discuss location of area in terms of regions and the access to shopping facilities and services.

2.2 Discuss the villages in terms of size, population and number of dwellings. Include information about population of the parish, including the surrounding hamlets with approximate figures. Discuss demographics of the area in terms of age and income.

2.3 Discuss the parish's boundaries, with note to mention any boundaries with specific characteristics such as flood plains/ rivers.

2.4 Discuss background information about the area itself from far back, giving a brief insight into the growth of development in the area over the last century and whether the original developments were sustainable/ well planned developments.

2.5 Discuss more recent developments or notes of interest that have affected the area in some way. For example significant developments, new conservation areas or newly designated areas of outstanding natural beauty.

2.6 If applicable, discuss in further detail areas within the Parish that are affected by conservation orders, to what extent and what this means, with the dates these conservations came into force.

2.7 Discuss listed buildings, identify the amount of them that lie within the parish/ Neighbourhood boundary and whether they are Grade I, Grade II or Grade II*.

2.8 Discuss landscape where suitable with regard to rural areas mentioning the 'agricultural revolution' of the late 18th and early 19th centuries through parliamentary acts allowed enclosures of fields by creating ditched, hedges, fences and walls.

2.9 Discuss the area for areas at risk of flood, areas still used for extracting resources from the ground, and wildlife/nature reserves, natural or manmade that could affect the viability of any future development project.

2.10 Any large scale transport infrastructure through the area which has impacted the Neighbourhood both positively or negatively.



3. PLANNING POLICY CONTEXT

3.1 Guildford Borough Council is the local planning authority for the area.

NATIONAL PLANNING POLICY

3.2 The National Planning Policy Framework (NPPF) 2012 published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the latest NPPF version published in December 2023 are considered especially relevant:

- Neighbourhood Planning
- Promoting healthy safe communities
- Open space and recreation
- Well-designed places
- Planning for Climate Change
- Conserving and enhancing the natural environment
- Habitats and Biodiversity
- Conserving and enhancing the historic environment
- Sustainable development
- Sustainable transport
- Communications
- Protecting Green Belt land

3.3 The supporting text to each policy highlights where one or more of these paragraphs has been used to inform the policy. The separate Basic Conditions Statement published alongside the submission version of the Plan will also explain in detail how each policy has taken them into account.

STRATEGIC PLANNING POLICY

3.4 The Neighbourhood Plan must be in 'general conformity' with the strategic policies of the development plan which primarily comprises the Guildford Borough Local Plan: Strategy and Sites 2015 – 2034 and the Waste and Minerals Plans of Surrey County Council and saved Policy NRM6 of the South-East Plan.

THE GUILDFORD BOROUGH LOCAL PLAN: STRATEGY AND SITES 2015 – 2034 (GBLPSS)

3.5 The Guildford Borough Local Plan: Strategy and Sites 2015 – 2034 was adopted on 25th April 2019 and seeks to address development needs and provide the framework for infrastructure, development and employment in the borough.

3.6 The Guildford Borough Local Plan Development Management Policies 2023 sets out guidance for housing, the economy, protecting the environment, design and infrastructure. The Albury Parish Neighbourhood Plan once adopted will form part of this statutory development plan.

3.7 The Surrey Hills Management Plan is of material consideration and its mission statement is reflected throughout the policies in this Neighbourhood Plan. Its vision statement states:

“The purpose of the Area of Outstanding Natural Beauty designation (now referred to as National Landscapes) is to conserve the natural beauty of the landscape. The vision for the Surrey Hills recognises that the landscape will change but it needs to ensure that it changes in a way that conserves and enhances its special qualities. In doing so, it also needs to maintain the social and economic viability of the Surrey Hills in a sustainable manner.

“The Surrey Hills National Landscape is recognised as a national asset in which its natural and cultural resources are managed in an attractive landscape mosaic of farmland, woodland, heaths, downs and commons. It provides opportunities for business enterprise and for all to enjoy and appreciate its natural beauty for their health and wellbeing.”

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 The community has been engaged with the development of the Neighbourhood Plan for a number several years. In 2015 The "Community Choices" initiative included a questionnaire sent out to all parishioners to identify priorities for the community. This resulted in the Community Choices Report 2016. As a result of this project Albury Parish Council decided to develop a Neighbourhood Plan. After a 6-week period of public consultation the parish was designated a Neighbourhood Plan area on 22nd February 2017.

4.2 In 2018 volunteers were recruited to join the Neighbourhood Plan Steering Group from a number of events. The Steering Group formed in January 2019 with 12 members from across the parish. The Steering Group set about identifying key areas from the Community Choices project that were priorities for the community and prepared evidence based reports to support these which were developed into policies. Updates were provided to the community via regular leaflets (Albury Parish Matters) and the Annual Parish meetings. Housing Needs Surveys were sent out to all homes in the parish in 2018 and 2024 to determine affordable housing need. The Steering Group assessed the viability of pursuing Neighbourhood Development Orders but opted instead for a more informal approach after public consultation events.

4.3 By 2023 the evidence reports, a draft Neighbourhood Plan and the first Housing Needs Survey (2018) had been prepared. A Design Guide was commissioned from AECOM.

4.4 Landowners were identified in the Guildford LAA (Land Availability Assessment) reports and adverts were placed in the parish magazine inviting them to put forward potential sites suitable for affordable housing. These sites began formal assessment by AECOM in 2023 and their "Site options and Assessment Report" was published April 2024. (Appendix B)

4.5 Throughout late April and May 2024, community events were held inviting the parishioners to view and comment on the draft Neighbourhood Plan and sites identified as "potential" for affordable housing and rural enterprise. This informal process of consultation ended in June 2024 and the Steering Group incorporated these views into the final draft of the Albury Parish Neighbourhood Plan which was submitted under regulation 14 in (????). The outcome of this (period???? week) consultation was further incorporated into this version of our Neighbourhood Plan.

THIS PAGE TO BE UPDATED AFTER THE OUTCOME OF THE PARISH CONSULTATION EVENTS ARE KNOWN

5. VISION, OBJECTIVES & LAND USE POLICIES

VISION

“Albury Parish will grow successfully as a sustainable community whilst protecting the openness and permanence of the Green Belt and retain its special historic and landscape qualities.

New affordable housing, rural economic growth and community facilities will meet local needs and be designed to address

climate change. The character of settlements, landscape, habitats,

species, and views will be preserved, tourist assets and the Conservation Area enhanced.

Advances in broadband and sustainable energy will help rural business growth and working from home and improve carbon footprint.

Traffic management and parking will deliver, less pollution, better safety and quality of life for residents and visitors, without detriment to the area’s special qualities.

Whilst change in the wider area will be significant, this will provide opportunities for improved connectivity beyond the Parish.”

OBJECTIVES

To build a long-term and climate resilient sustainable community.

To sustain and improve local services, businesses, amenities and the visitor experience.

To protect and enhance the natural environment, green spaces and biodiversity.

To honour the character of the parish, its settlements, Conservation Area and its historic landscape setting.

To meet identified affordable housing needs.

To reduce the impact of traffic and improve connectivity to neighbouring villages, towns and services.

INTRODUCTION TO THE LAND USE POLICIES

5.1 The following policies relate to the development and use of land in the designated Neighbourhood Area of Albury Parish. They focus on specific planning matters that are of greatest interest to the local community.

5.2 There are many parts of the parish that are not affected by these policies, and there are many other policy matters that have been left to the adopted Guildford Local Plan to cover. This has avoided unnecessary repetition of policies between this Neighbourhood Plan and the adopted Local Plan, though they have a mutual, helpful inter-dependence.

5.3 Each policy is numbered and titled, and it is shown in bold italics. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.



Albury Village Hall: Credit Stu Bevan

POLICY ANP1: ALBURY PARISH DESIGN GUIDANCE AND CODES

ANP1.1 Development proposals in Albury Parish should demonstrate how they have full regard to the unique characteristics and features of the locality and essential design considerations and general design principles as set out in the Albury Design Guidance and Codes attached as Appendix A.

ANP1.2 Policies ANP4 and 5 establish the importance of high-quality design of new development in the Conservation Area, its setting and throughout the parish to maintain and enhance local character. It directs applicants bringing forward proposals to the design guidance contained in the Albury Design Guidance and Codes attached at (Appendix A). The content of the Code forms part of the policy but has been attached as an Appendix purely for practical presentational reasons.

ANP1.3 The Albury Design Guidance and Codes adds further detail to the Guildford Residential Design Guide SPD (2004) and Residential Extensions and Alterations SPD (2018) and establishes the essential design considerations within Albury village and settlements. These design considerations set out key features that make each village/settlement locally distinctive to ensure new development reflects the rich and varied architectural heritage of the parish to complement policies D1 (Place Shaping) and D3 (Historic Environment) of the Guildford Local Plan (GLP) and policies D4 (High Quality Design) and D8 (Residential Infill) in particular of the Development Management Policies Plan.

ANP1.4 All new development including extensions to existing buildings) should be of high quality and sustainable design and construction and should respond positively to the parish's built environment, local character, important local views and natural environment/landscape setting through design, scale, mass, form, architectural features and materials.

ANP1.5 New development that is sympathetic to its local character, notably being the consistent use of local materials, layout, architectural features and the grain of the historic core and the open, countryside setting of the settlements as identified in the Albury Design Guidance and Codes, will be supported.

POLICY ANP2: ALBURY VILLAGE CONSERVATION AREA

ANP2.1 Development proposals should preserve and enhance the historic environment, particularly the special architectural and historic significance of the designated Albury Conservation Area and its setting. Features identified as positive characteristics of the Conservation Area and its immediate setting are defined in the Albury Design Guidance and Codes attached as Appendix A, to which all proposals must have full regard.

ANP2.2 The parish contains a large number of Listed buildings associated with its rural, industrial, religious and aristocratic history including: 2 Scheduled Monuments, 2 Grade 1 and 42 Grade 2 Listed structures and buildings – many of these are in Albury village and Sherbourne. Include conservation area. Map D. A full list of listed buildings in the Albury village Conservation Area can be found in the Heritage and Design Evidence Report (Appendix E).

ANP2.3 There are 2 Conservation Areas in the parish one is adjacent to St Martha's parish but the most significant is that which contains Albury village which is known for its unique Pugin designed chimneys which feature on many of the buildings.

ANP2.4 The Albury village Conservation Area has not had a formal Conservation Appraisal by Guildford Borough Council and the Albury Design Guidance and Codes sets out to address this and preserve the unique character of the village Conservation Area until a formal CAA is undertaken. (See Appendix A)

ANP2.5 The scope of the Albury village Conservation Area does not currently encompass the area identified as Sherbourne which includes: The old Church of St Peter and St Paul, (Grade I Listed), Albury Park (Grade I Listed) Albury Mansion (Grade II Listed), the Bath House and Terrace to Albury House Grade (II Listed), Grange Cottages (Grade II Listed), the Catholic Apostolic Chapel (Grade II Listed), Cook's Place (Grade II Listed) and Home Farm (Grade II Listed). It is recommended that any review of the Albury Parish Conservation Area is extended to include these buildings which form a significant part of Albury history and built design.

POLICY ANP3: AFFORDABLE HOMES TO MEET LOCAL NEEDS

ANP3.1 **THIS SECTION WILL BE RE-WRITTEN TO INCORPORATE THE OUTCOME OF PARISH CONSULTATION EVENTS 2024.** The Neighbourhood Plan supports the delivery of up to a total of 17 affordable homes on the sites identified in the Policy Map H, as set out in the Housing Needs Survey 2024 (Appendix K) and as consistent with GLP Policy P2 'Green Belt and the National Planning Policy Framework'.

- I. **Affordable rental (8):** 4 one/two bed bungalows, 2 one/two bed flats, 1 two bed house, 1 three bed house.
- II. **Shared Ownership (4):** 1 two bed flat at 17% share, 1 two bed house @ 32% share, 1 two bed house at 34% share and one 3 bed house at 23% share.

ANP3.2 Proposals for residential development will be required to provide affordable housing having regard to the 'Designated Rural Area' status of the parish, in line with Policy H2 of the Guildford Borough Local Plan (or any replacement) and the National Planning Policy Framework and according to policies in the Neighbourhood Plan and Albury Design Guidance and Codes (Appendix A).

ANP3.3 The provision of any affordable housing, including sites allocated through Part (A) above and additional rural exceptions sites as defined in the GBC Local Plan....., will only be supported if:

- i. The scheme comprises an appropriate tenure mix (broadly consistent with that defined in the Albury Parish Housing Needs Survey 2024 or most recent version thereof), unless there is clear evidence of need that would support an alternative tenure mix. A small proportion of market homes will only be acceptable where robustly demonstrated that the scheme would not otherwise be financially viable. With 25% of affordable homes to be "starter homes" in line with recommended policy 2.
- ii. The site is identified in Policy Map C or adjoins the settlement boundary or built-up area of Albury village, or is on previously developed land, such as forming part of surplus farm buildings.
- iii. The scheme meets the size of housing as identified in the most recent parish Housing Needs Survey (e.g. number of bedrooms).
- iv. Any housing built as part of the identified scheme is not extended such that it would no longer qualify as affordable housing.
- v. The scheme design protects the amenity of neighbours.
- vi. An appropriate means of highways and pedestrian access can be secured.
- vii. The housing provided remains affordable housing in perpetuity.
- viii. The affordable housing, will be offered in the first instance, for rent or for sale, to residents of Albury Parish only for a period of not less than 12 months.

- ix. The scheme is sited and designed in a manner that minimises the impact on the openness of the Green Belt, including through a robust planting and landscaping scheme that is retained.
- x. The scheme adheres to policies as set out in this Neighbourhood Plan and the Albury Parish Design Guidance and Codes. (Appendix A).

ANP3.4 House prices have outgrown incomes in the area for many years. This means our young people in particular are moving away which can be detrimental to both themselves, to family networks and the sustainability of our community as local services such as schools, public transport, shops and pubs become less viable. The 2024 parish Housing Needs Survey identified that the cheapest property on the market for sale in Albury, a one bed flat had recently sold for £460, 000 which would require an annual income of £118,286 for a mortgage of 3.5 times salary. The average income for local salaries was £26-36k per annum.

ANP3.5 The Albury Parish Housing Needs Surveys 2024 established the need for 8 affordable rental properties, 4 affordable shared ownership properties and 5 open market properties. Details of specific building type can be found in the Albury Parish Housing Needs Assessment 2024 (Appendix K). **SG Include further information here from the parish engagement.**

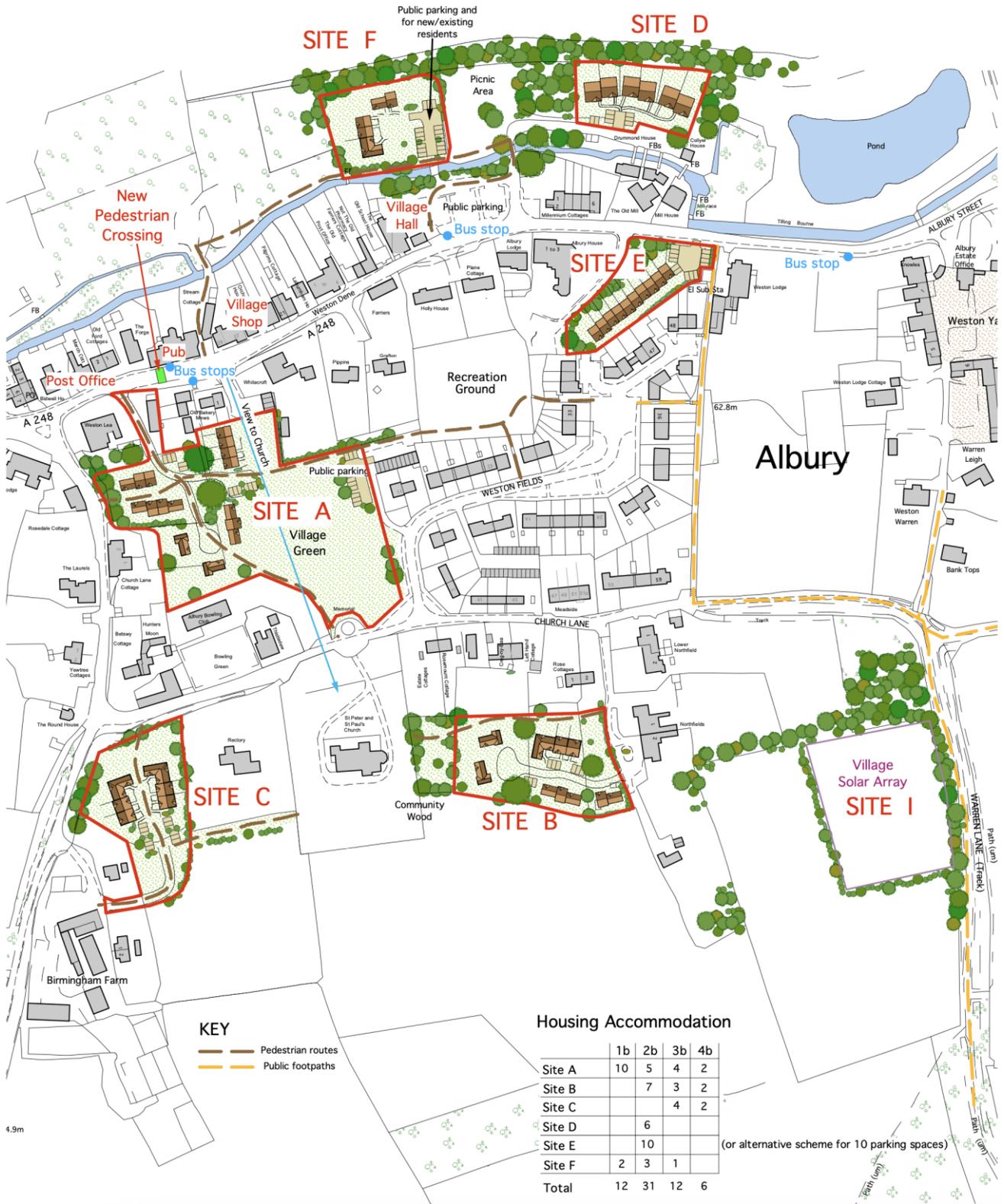
ANP3.6 AECOM produced the Albury Affordable Housing site assessment in 2024 which is an analysis of the suitability of potential sites put forward by landowners as a result of "call for sites" and from the Guildford Borough Land Availability Assessment. Their report and recommendations is included at (Appendix B).

ANP3.7 Albury Parish is a 'Designated Rural Area' described under section 157(1) of the Housing Act 1985.

ANP3.8 In line with Policy H2 of the Guildford Borough Local Plan, the threshold where we will seek an affordable housing contribution of at least 40% of the homes on these sites will be on sites providing more than 5 dwellings. For developments of between 6 and 10 dwellings inclusive (gross), a financial contribution in lieu of on-site provision of affordable housing will be sought which is of broadly equivalent value relative to on-site provision.

ANP3.9 Given the parish is entirely within the Green Belt, and as the Guildford Local Plan does not allocate a housing target for the parish, it is unlikely that the parish's housing need could be met through market housing and so the policy provides general support for rural exception developments where satisfying the criteria set in the policy above.

ANP3.10 In order to continue to provide an accurate assessment of affordable housing need, the Parish Council should undertake a Housing Needs Survey for the Parish every 5 years commencing 2029.



MAP H – Albury Village affordable housing sites

POLICY ANP4: INFILL RESIDENTIAL DEVELOPMENT

ANP4.1 Development proposals for the construction of new dwellings on land within the built-up area of Albury village and the settlements, as shown on the Policy Map E, will be considered as 'limited infilling' in the Green Belt if:

- i. the site forms a small gap in an otherwise continuous built-up frontage and is effectively enclosed on at least three of its sides by buildings of the same height as the proposed buildings;
- ii. the development does not obscure an important local view into the countryside as defined within the Albury Design Code and Guidelines; and,
- iii. the development is of high quality and designed to reflect local character, including in relation to height, scale, mass, design and materials. Its design respects established plot density and gaps between dwellings and has regard to the policies of this Neighbourhood Plan and the Albury Design Guidance and Codes (Appendix A) as a whole and there is no loss of significant trees, adverse impact on biodiversity or neighbouring amenity. Adequate provision of safe access, parking and amenity space must be provided on site.

ANP4.2 There is no expectation in the Guildford Local Plan 2019 that Albury Parish will deliver new homes to meet the Borough's housing needs nor any strategic policy provisions for the ANP to meet any housing requirement through the conventional method of site allocations in a neighbourhood plan as the parish is washed by Green Belt. However, unallocated windfall residential development can be considered appropriate if it meets the exceptions set out in NPPF, principally limited infilling consistent with §149(e), §149(f) and 149(g).

ANP4.3 In order to relate these provisions for limited infilling in villages to the form and character of parish villages, the policy confines the definition of 'limited' to the frontages through the villages as defined in the Albury Design Guidance and Codes (Appendix A), as opposed to backland development. It also confines the definition to apply only to land that is enclosed by surrounding development to such an extent that its development would appear in character with the built-up area, rather than becoming an extension to it.

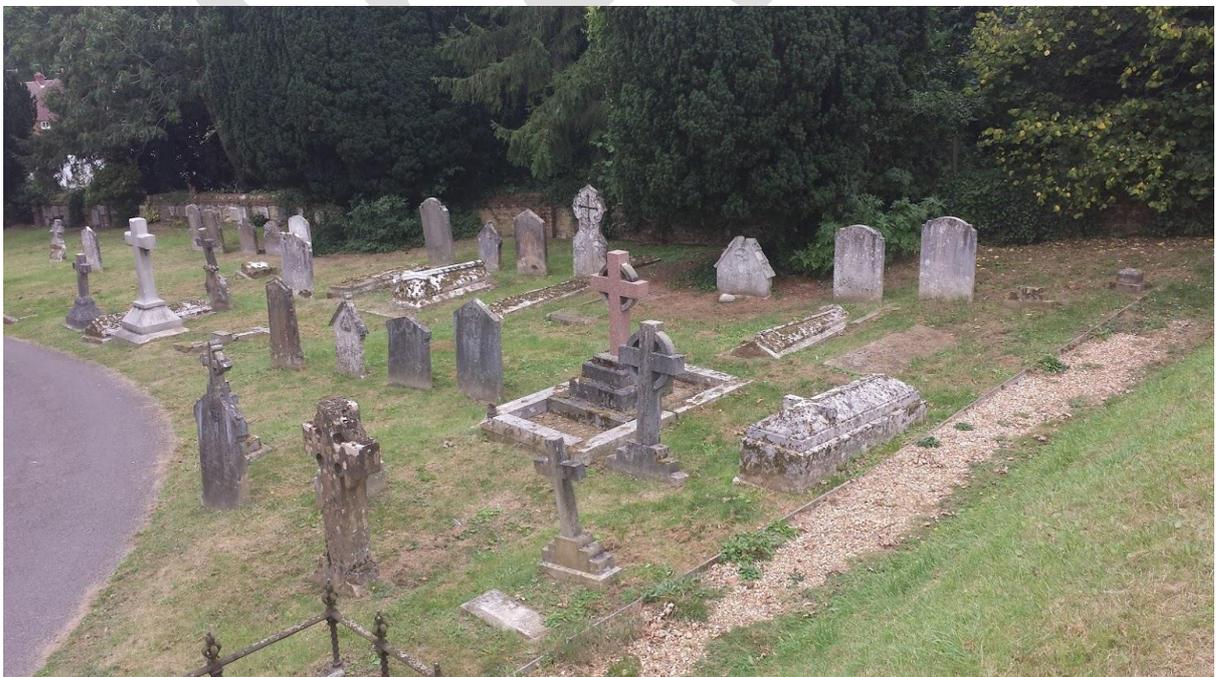
ANP4.4 This approach meets the requirements of GLP Policy P2 which supports limited infilling and Policy D1 (4) which acknowledge the importance of village character and local distinctiveness.

POLICY ANP5: HERITAGE

ANP5.1 The Parish Council is requested to invest in the collation and digitization of the history of the parish and its buildings to provide better accessibility for parishioners and visitors.

ANP5.2 The Parish Council is requested to look at ways to improve identification and accessibility of historic buildings and sites in the parish e.g. historic walks via notable historic buildings, and a “blue plaque” scheme for notable buildings and assets.

ANP5.3 Guildford Borough Council maintain a list of buildings of special local architectural or historic interest, these are non-designated heritage assets. This is known as the ‘Local List’, and currently includes over 200 buildings and structures including telephone boxes, post boxes and walls throughout the Borough². There are currently no buildings that are Locally Listed on the Guildford Borough Council register of Locally Listed Buildings. It is recommended that the Parish Council considers Local Listing for “Resurrection Corner” in the graveyard of the parish church of St Peter and St Paul which is the burial place of several of the Albury Apostles and The Barn Church at Farley Green which is the only public building in Farley Green, gifted and an original barn converted into a church and is a regular venue for public gatherings against the SCC selection criteria <https://www.surreycc.gov.uk/land-planning-and-development/heritage-and-planning/listproject/selectioncriteria>. Although the church has Statutory Listing the graveyard does not.



Insert picture of the Barn Church Farley Green

² Guildford Borough Historic Environment Information - Appendix A Local List (2016) [Link](#)

Include map of where Locally Listed site is located in the parish and reference Appendix K Heritage Report.

ANP5.4 The scope of the Albury village Conservation Area does not currently encompass the area identified as Sherbourne which includes: The old Church of St Peter and St Paul, (Grade I Listed), Albury Park (Grade I Listed), Albury Mansion (Grade II Listed), the Bath House and Terrace to Albury House Grade (II Listed), Grange Cottages (Grade II Listed), the Catholic Apostolic Chapel (Grade II Listed), Cook's Place (Grade II Listed) and Home Farm (Grade II Listed). It is recommended that any review of the Albury Parish Conservation Area is extended to include these buildings which form a significant part of Albury history and built design.

DRAFT

POLICY ANP6: LOCAL SERVICES AND COMMUNITY FACILITIES

ANP6.1 The Neighbourhood Plan identifies the following community facilities, as shown on the Policy Map B:

- i. Albury Village Hall
- ii. Memorial Library
- iii. Albury Bowls Club and Green
- iv. The Church of St Peter and St Paul, Albury VILLAGE
- v. Albury Parish Allotments
- vi. Recreation Ground
- vii. Riverside Meadow
- viii. The Old Saxon Church of St Peter and St Paul, Albury Park
- ix. St Michael's Church (The Barn Church), Farley Green
- x. Albury Sports Club Pavilion and Sports Ground

ANP6.2 Proposals that would enhance existing community facilities will be supported provided that improved/updated/new buildings or structures are designed and sited in such a way that their impact on the open nature, rural character and visual amenity of the Green Belt and Albury Heath SNCI, Conservation Area and setting of heritage assets is minimised, would not have a harmful effect on the amenity of surrounding residents and is in accordance with the NPPF, Guildford Borough Local Plan policies, Neighbourhood Plan policies and the Albury Design Codes and Guidance.

ANP6.3 Proposals to change the use of or part of a community, open space, sport or recreation facility including the multi-use (or for ancillary uses) of existing facilities that are surplus to requirements will only be supported where it can be clearly evidenced that any loss will not undermine the overall viability and importance of the community facility concerned.

ANP6.4 A description of each facility and its community value is provided in the Community Facilities Report (Appendix D) and is shown on the policies map B. Collectively, these facilities are cherished by the community and offer a valuable and vital resource to support community life, and therefore warrant the protection of policies.

ANP6.5 The policy supplements GLP Policy E5, Policy ID4 and ID7 which seek to retain accessible local shops, post office, meeting places, sports venues, open space, cultural buildings, public houses and places of worship and ensure that the long-term potential value of land in community use is not lost without good reason. Given the deep rural nature of the parish, the loss of any of these facilities would be significantly detrimental. Even though a specific type of community use may no longer be viable, the opportunity to retain the premises or land in this use or to develop a new community use is central to the policy.

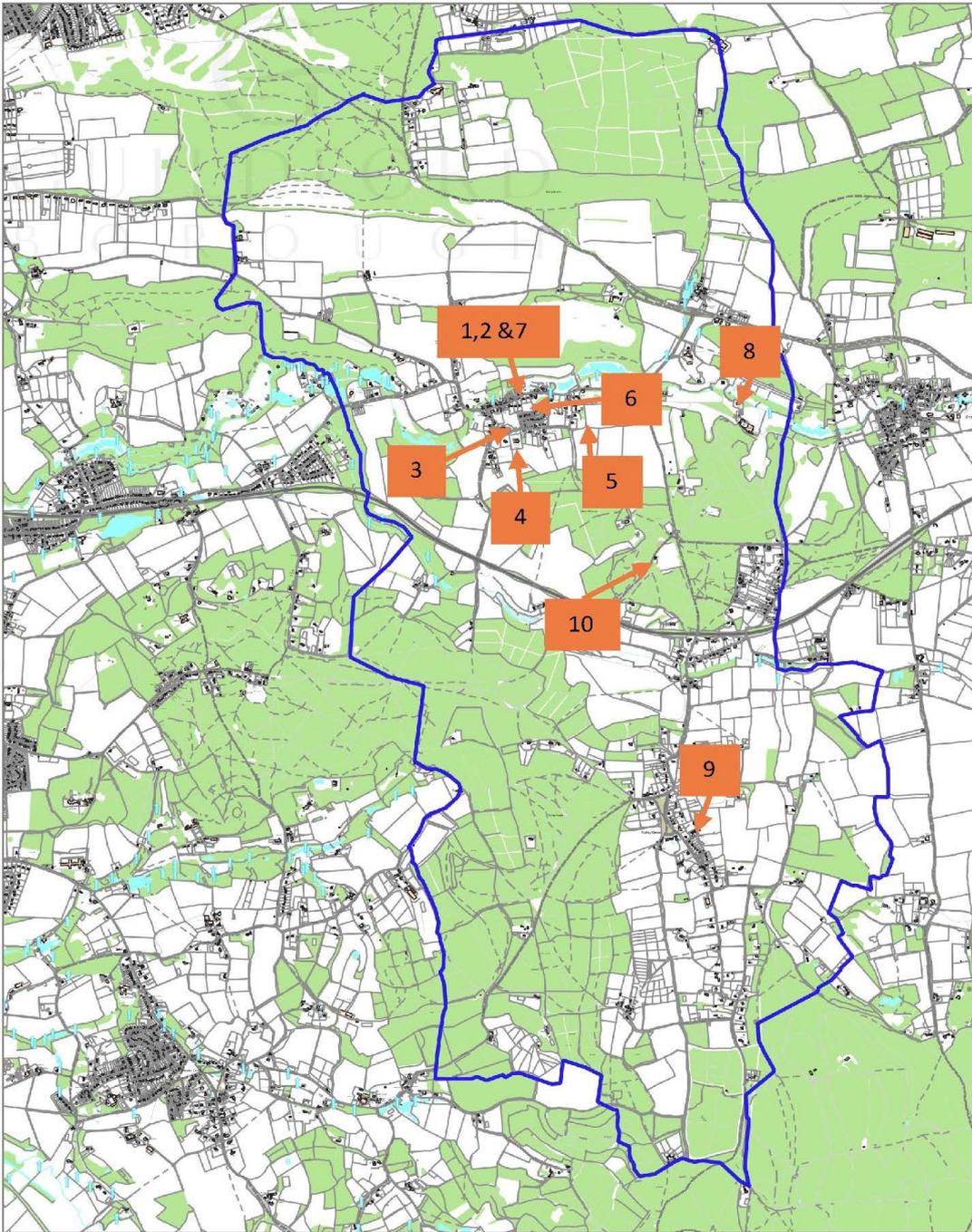
ANP6.6 In addition to existing development plan policies which protect these facilities and encourages new facilities, the policy also allows for a partial change of use of a facility, if this is intended to help secure their longer-term viability and resilience by putting to use space that is no longer needed, but which can make a financial contribution to sustaining the facility. However, such changes must be shown not to undermine the community functions of the facility.

ANP6.7 The Use Class Order of September 2020 now deems such uses as either Class E, Class F2 ('Local Community Uses') or in the case of the Church, F1 ('Learning and non-residential Institutions'). Pubs (although not included in this policy) are now deemed 'sui generis' (i.e. not included in any class of uses).

ANP6.8 The Community Choices Report 2016 illustrated requirement for a nursery, and coffee shop in Albury village. The Rural Enterprise Report 2018 further supports this. Support should be given to incorporate them within existing Community Facilities where possible. Farm shop, Farmers Market?

The map below needs a key.

Albury Parish Neighbourhood Area



Legend

— Neighbourhood Area

Publication Date: 2018-04-05



Scale at A4:
1:33,579

© Crown Copyright 2018. Guildford Borough Council.
Licence No. 100019625.



GUILDFORD
BOROUGH

COMMUNITY FACILITIES LOCATIONS MAP B

POLICY ANP7: COMMERCIAL AND LAND-BASED ACTIVITIES AND USES

ANP7.1 The Parish incorporates a number of commercial businesses derived from land development uses. These include but are not limited to: SUEZ landfill site (now closed), Albury Fisheries lakes, IGAS site, Edgeley Park Caravan site, Eco lodge tourism, Woodhill sandpit, Albury vineyard.

ANP7.2 Development proposals for commercial and land-based activities and uses will only be permitted where they comply with all of the policies set out in the Albury Parish Neighbourhood Plan and Albury Design Guidance and Codes (appendix A) and where the following criteria are met:

- i. Where the use or activity, including operational hours and transport movements, is appropriately managed to avoid an adverse impact on residential neighbours. Any necessary controls on the permitted activity or use must be secured through conditions and/or legal agreements prior to planning permission being granted.
- ii. Where it is demonstrated, through a Design and Access Statement, that any new development is of a high-quality design and scale that is compatible with the character and appearance of the surrounding area and conserves and enhances the natural beauty of the Surrey Hills National Landscape
- iii. Where it is demonstrated that the proposal complies with national and local Green Belt policy and the Surrey Hills National Landscape (formerly AONB).
- iv. Where it is robustly demonstrated that the proposal would avoid unacceptable levels of noise, light pollution, air quality or odour. Where mitigation is required to effectively manage and avoid any harmful impact, this should be secured through conditions and/or legal agreements prior to planning permission being granted.
- v. Where it is robustly demonstrated through a Transport Assessment that the proposal would avoid an unacceptable impact on the local highway network or to highway safety.
- vi. Where it is demonstrated that the proposal would avoid an adverse impact on wildlife and habitats, in line with Policy ANP9 and Albury Design Guidance and Codes.

ANP7.3 Land use for commerce or tourism is generally less regulated regarding its impact on the Surrey Hills National Landscape and Green Belt than residential use. As such this has created situations where land use is incongruous within the setting of the Surrey Hills National Landscape (formerly AONB). For example:

- i. The SUEZ landfill site on the A25 had a significant detrimental visual impact on the parish from its position on the North Downs overlooking Albury village and Albury Heath, the land remains inaccessible to the public due to pollutants. Excessive HGV movements were problematic on rural roads.
- ii. In 2023 a planning application was refused at the IGas site at New Road because it would harm the Green Belt, cause an unacceptable risk to lichen

habitats, and did not meet the exceptional circumstances for development in the Surrey Hills National Landscape (formerly AONB). The hydrogen it would produce was exceeded by the by-product carbon and other pollutants which would have posed a threat to the environment.

- iii. Edgeley Park is a commercial static caravan site occupying circa. 26 acres and contains approx. 250 mobile homes which is incongruous in ratio and density given there are only 464 residential properties in the parish. It is densely occupied compared to residential homes in the parish and is visible from distant views in the Green Belt. Further, its rules for occupancy lend themselves to abuse with evidence of permanent residency. The movement of new and old lodges is unregulated and regularly blocks rural roads.
- iv. The planning application for a landfill site at Woodhill Sandpit at Farley Green would involve excessive HGV numbers on rural roads delivering and leaving the site on roads that are unsuitable for passing traffic. The site would be visually incongruous from the Green Belt and have a detrimental effect on the ecology and habitats of Farley Heath.

ANP7.4 The Surrey Hills National Landscape is valued by those that live in the parish and contributes to residents "quality of life". It also attracts visitors to the borough and brings economic investment to the area, thus demonstrating that the AONB has more than just a physical value. The current Surrey Hills Management Plan acknowledges these wider values and interprets the National Landscape as a "living landscape" which constantly changes across seasons and in response to the many social and economic forces placed upon it. Potential impacts on the landscape will be particularly important in determining proposals for land use.

POLICY ANP8: RURAL ENTERPRISE LOCATIONS

ANP8.1 The Parish Council supports the retention, creation and development of local businesses and to allow for flexibility to cater for the changing needs of the local economy, for employment development and comply with The Guildford Borough Local Plan 2019, the National Planning Policy Framework and the Albury Design Guidelines.

ANP8.2 Development in the locations as identified on the Policy Map J will be supported, subject to complying with other development plan policies. **COMPLETE AFTER PUBLIC CONSULTATION**

ANP8.3 In these locations, the Parish Council will support small scale rural office space or other small-scale rural enterprise, development to provide well-designed business premises, provided they accord with Green Belt policies, safeguard the amenity of surrounding neighbours provide adequate visitor parking and traffic management and servicing and delivery arrangements and comply with Neighbourhood Plan policies and the Albury Design Guidance and Codes (Appendix A).

ANP8.4 Proposals that will result in the loss of employment floor-space will be resisted, unless it can be demonstrated that either there will be an increase in jobs as a result of the proposals enabling a higher employment density to be achieved, or the use is no longer viable.

ANP8.5 In line with Policies E5 (5) and E3 (12) of the Guildford Local Plan, proposals that would result in the loss of shops and services that provide for everyday needs (within Use Class A1) will be acceptable only if evidence is provided of active and comprehensive marketing of the site for its current use for a minimum of 12 months prior to the submission of any planning application, and that the Parish Council will be notified in writing at the start of this process.

ANP8.6 The Parish Council will support farm diversification and re-use of existing agricultural buildings for employment purposes provided that they comply with the Guildford Local Plan, the National Planning Policy Framework and all policies as set out in this Neighbourhood Plan and the Albury Design Guidance and Codes (Appendix A).

ANP8.7 As a small parish that is heavily constrained by Green Belt, rural businesses face particular challenges to continued economic growth and prosperity as current provision and opportunities for future expansion are very limited.

ANP8.8 Where provision is found, it is often in the form of converted rural buildings. With continued growth of this type of premises considered inevitable to meet the needs of what is essentially a local market consisting of rural businesses which operate in the area. The NPPF §84 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable development. As such, the Parish Council will continue to support sustainable re-use of redundant agricultural buildings or

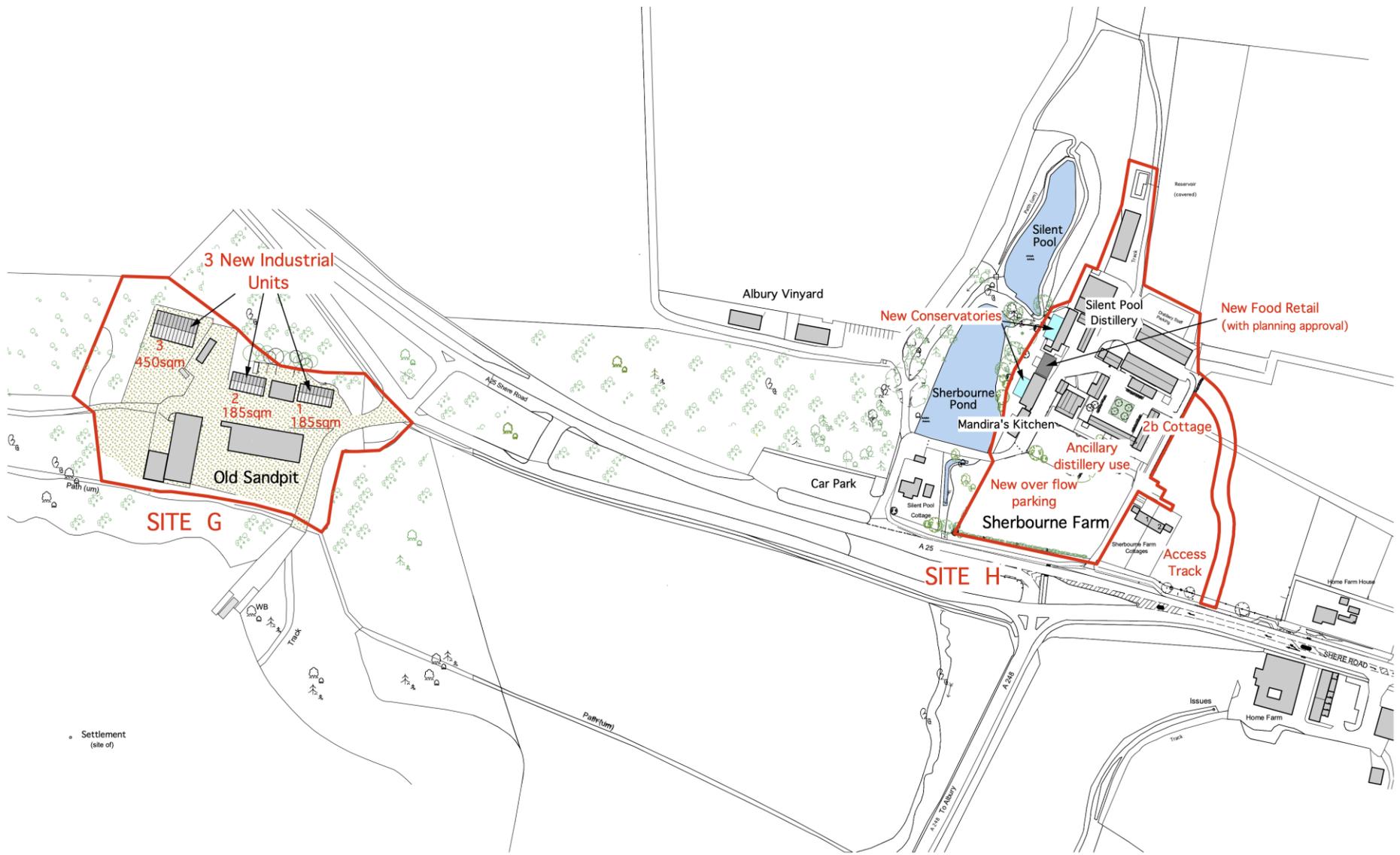
redevelopment of existing buildings to provide small scale (unit size of 500sqm or less) and well-designed new buildings to meet future commercial and office based needs in these locations, provided they accord with Green Belt policy and do not result in unsafe access or visitor parking arrangements.

ANP8.9 Several sites in Albury parish, including Sherbourne Farm, Home Farm, Weston Farm, and Birmingham Lane Farm that are presently actively engaged in rural diversification by converting otherwise unproductive or redundant farm buildings for small scale office and/or light commercial use and flexible start-up accommodation. Other such sites have the potential for similar uses as market conditions and opportunities may dictate, and there is a growing propensity of professionals and trades working from home.

ANP8.10 The Parish Council considers it essential to the continued and growing health and vitality of Albury parish that existing businesses continue to be supported, and that new and appropriate enterprises are encouraged. The purpose of this policy is to encourage opportunities to maintain and encourage organic growth in local employment and other economic opportunities.

ANP8.11 The Parish Council supports the retention of a public house and shops/post office in Albury village as essential local shops and facilities in the parish.





Policy Map J – Rural Enterprise Locations

POLICY ANP9: THE VISITOR ECONOMY

ANP9.1 Development proposals for new and/or enhanced tourist facilities which deliver a high-quality visitor experience and increase the contribution that tourism, arts and cultural heritage make to quality of life, social and cultural well-being will be supported provided that they:

- i. Comply with policies as set out in the Neighbourhood Plan and Albury Design Code and Guidance.
- ii. There is sufficient car parking space, and the development can be safely accommodated by the local highway network.
- iii. There are visitor facilities to accommodate the development.
- iv. No significant adverse impact on neighbouring amenity arises from the development.
- v. There is no harm to heritage assets, scenic views, the environment or to local biodiversity as set out in relevant national, local and neighbourhood plan policies; and
- vi. The proposal is of a scale appropriate and sympathetic to its location in a nationally protected landscape.

ANP9.2 The loss of tourist facilities will be resisted including car parks and visitor facilities.

ANP9.3 Visitor related development, by its nature, is often located in sensitive areas and its benefits need to be carefully balanced against the need to protect the countryside and heritage assets from overcrowding and degradation. The policy seeks to ensure that the unique natural landscapes and heritage, which appeal as a leisure and tourism destination, are preserved. In the event of any new built development, where identified needs are not met by existing facilities, it must respect and complement the natural attractions of the landscape and reflect the character of the surrounding area.

ANP9.4 The attraction of Albury Parish lies in its location in the Surrey Hills AONB. Recent developments at Silent Pool combining vineyard, gin distillery and several quality food businesses has drawn attention to what can be achieved and provides additional opportunity for development – as a craft/food area. As ever there are limiting factors such as car parking which has become problematic in recent times.

ANP9.5 Development of the links between Albury, Newlands Corner, Silent Pool, former landfill viewing platform, Saxon/Apostolic churches and the Tillingbourne stream offers a real development opportunity to create the “Albury Triangle” linking up existing and integrating new facilities and utilising signage, new and existing.

ANP9.6 A listing of the Parish tourism assets is contained in the Tourism Evidence Report Appendix H.



Figure 1 - The Drummond - Albury



Figure 2 - Newlands Corner



Figure 3 - Fishing Ponds - Albury



Figure 4 - Edgeley Park

POLICY ANP10: TOURIST ACCOMMODATION POLICY

ANP10.1 The provision of new tourist accommodation, or where existing leases are extended, will be assessed against the relevant policies of the Guildford Borough Local Plan.

ANP10.2 Development proposals on existing holiday park sites, including proposals to vary conditions on existing permissions, will not be permitted where it would allow the occupation of caravans, lodges, chalets, eco lodges or accommodation for tourists on a permanent basis rather than for recreational use.

ANP10.3 To ensure compliance with part (B) above, development proposals for new holiday park accommodation will be subject to holiday occupancy conditions including maximum occupancy of 11 months per calendar year. Permissions will only be granted for holiday occupancy provided all the following criteria are met:

- i. It can be demonstrated how the prevention of accommodation for permanent residential use will be managed, monitored and enforced which should be agreed between Guildford Borough Council and the site/property owner or operator and secured through conditions and/or a legal agreement prior to planning permission being granted: and
- ii. Proposals must demonstrate how they will have regard to the Albury Design Code through a Design and Accesss Statement and will not be permitted where they fail to preserve the openness of the Green Belt or conserve and enhance the natural beauty of the Surrey Hills National Landscape (formerly AONB).
- iii. The proposed or existing density of the overall holiday park site does not exceed the settlement density per hectare of the nearest residential settlement area in the parish specifically Farley Green, Little London, Brook, Albury village.

ANP10.4 A listing of the Parish tourism assets is contained in the Tourism Evidence Report Appendix H.

POLICY ANP11: LOCAL GREEN SPACES

This section to be completed once feedback has been received from community engagement regarding which sites are preferred.

DRAFT

POLICY ANP12: ENCOURAGING ACTIVE AND SAFE TRAVEL

ANP12.1 New development will be required, where feasible, to deliver publicly accessible footpaths and/or cycleways within the site. Wherever possible, and subject to the agreement of the local highways authority, these should be linked to existing footpaths and cycleways near to the site to enhance safe linkages across the parish and sensitively designed to minimise the impact of vehicles on the street scene.

ANP12.2 To encourage and enable an increase in walking and cycling, all development proposals, where reasonable to do so, will be expected to make a financial contribution to a package of local sustainable transport measures.

ANP12.3 The provision of EV charging points and off-road car parking for any new residential development shall be not less than the expected standard in the SCC Vehicular, Electric Vehicle and Cycle Parking Guidance or GBC's Parking Standards for New Development SPD (or any successor guidance).

ANP12.4 All development proposals, residential or other must provide sufficient parking and where practical EV charging points and should not rely on parking on roads and must comply with current GBC parking standards for new development.

ANP12.5 New car park facilities in Albury village and Sherbourne Farm will be supported. Do we want to include Newlands Corner?

ANP12.6 The Travel and Transport Evidence Report (Annex I) sets out the problems currently facing the parish with regards to increased traffic volumes, speeding, and lack of parking particularly at community and tourist facilities, pubs and cafes. Any new development that does not take into consideration these issues will exacerbate them and be detrimental to the landscape, ecology, biodiversity, travel and residents access to the parish. There is already an identified need for more parking in Albury village and Sherbourne Farm (Silent Pool site), and new provision will be supported.

ANP12.7 Issues such as "traffic calming" measures cannot be fully addressed by Neighbourhood Plan policies; these have been covered in a "Recommendations" report in the Neighbourhood Plan which should be addressed by the Parish Council.

ANP12.8 The policy seeks to encourage safe, accessible and convenient means of walking and cycling in the parish. It refines GLP Policy ID3 by providing local emphasis to its provisions and to reflect Net Zero Transport policy.

ANP12.9 Many roads in the parish have no footpaths, and those that do are often unsuitable for those who require the use of mobility aids, such as wheelchairs or scooters; or for parents with babies in prams or buggies and many crossing points are hazardous and unpleasant.

ANP12.10 Long distance walking routes cross the parish including, the North Downs Way, a designated national trail following the historic route of the Pilgrims Way from Newlands Corner to Chantry Wood, and the Tillingbourne Valley, and a footpath linking the source of the River with the River Wey.

ANP12.11 There is only one signed advisory cycle route through the parish, the National Cycle Network route 22. NCN22 connects Shere to Shamley Green passing through Little London, Brook and Farley Green. There is no connecting link from the NCN22 to Albury village around Albury Park via New Road, nor an onward advisory cycle route to serve Chilworth Station.

ANP12.12 The Guildford to Redhill railway line runs through the middle of the parish but there are no longer any stations within its boundaries. The closest stations are Chilworth (2 miles to the west) and Gomshall (2.5 miles to the east). These stations are, unfortunately, only served by 1 train in either direction every 2 hours. There are also stations at Clondon (6 miles) and Effingham Junction (10 miles) which sit on the line to London – these are popular with commuters but require the use of vehicles to access the stations.

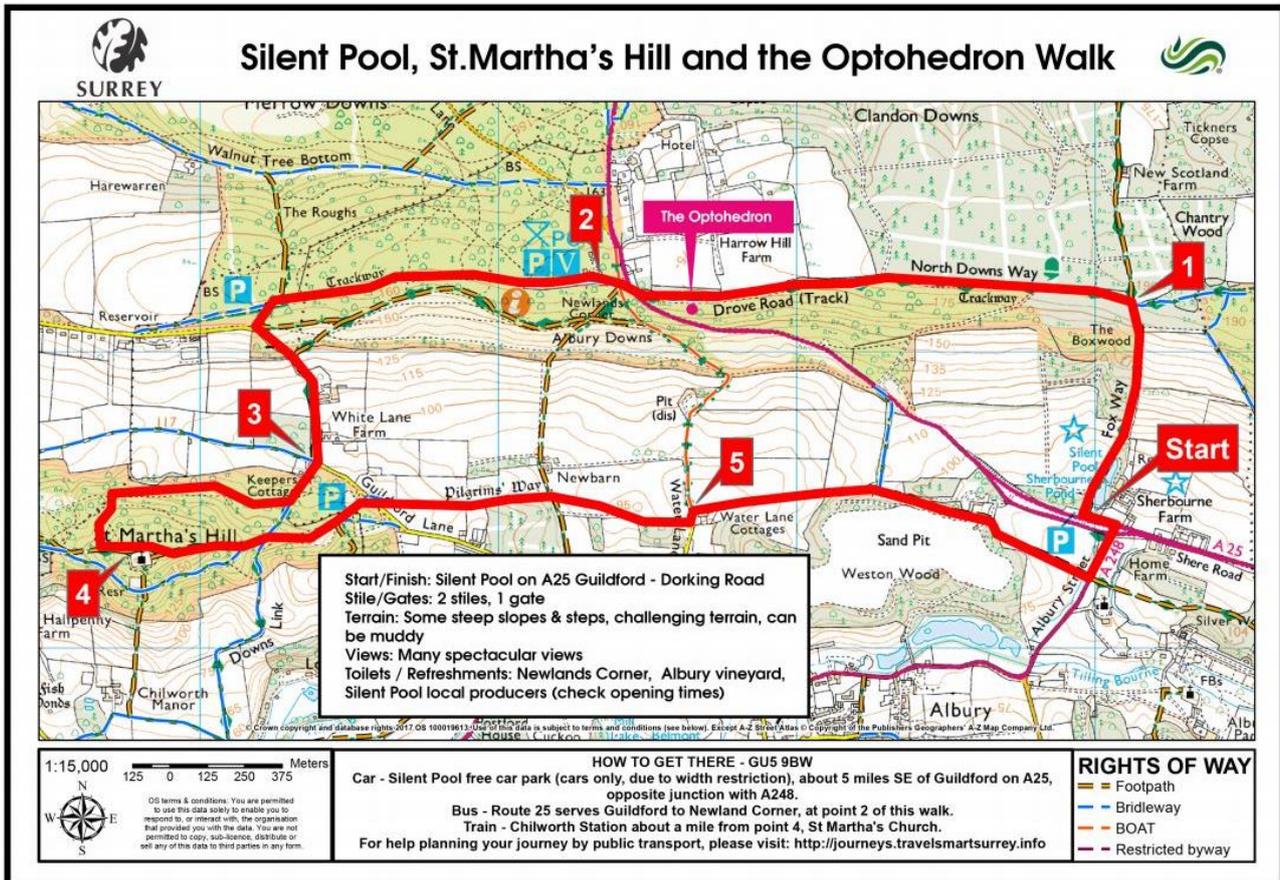
ANP12.13 There are a few bus services that service the parish. The No 32 to Guildford is a half hourly service at peak times reducing to a bus every 1 to 2 hours at weekends. This and other routes are unsuitable to service doctor's surgeries, nor do they operate at times to suitable for school travel.

ANP12.14 The local road network comprises largely unimproved rural B-class roads and unclassified country lanes as well as part of the A25 from the junction at A248, up the hill to Newlands Corner and on to the Guildford Manor Hotel and Spa. The other A road in the Parish is the A248 which begins at the junction with the A25 and proceeds through the centre of Albury Village. This road is referred to as the 'Guildford southern by-pass'. There is concern about the increasing volume of traffic using the A248 and in other areas of the Parish. Given the limited employment opportunities within Albury Parish, most people commute to work outside the neighbourhood area.

ANP12.15 Guildford Lane is the road link between Guildford and Albury. The passing places are difficult to maintain and there is regular flooding on the bend at White Lane Farm. The blind corner and the build-up of silt on the approach to White Lane farm from Albury, makes this a dangerous part of the road.

ANP12.16 The Active Travel Map shows the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network and/or improve the attractiveness of rural routes, through tree planting for example. At the very least, the policy requires that proposals that will undermine the existing Network will be refused permission. The extension of, and improvements to, the existing footpaths and cycle routes are identified as opportunities to improve the Network and these should be illustrated on a

Policies Map which will be inserted at the back of the this plan. SG to request GBC prepare a single parish map based on the GBC Rights of way map overleaf which illustrates the Bus Routes, NCN22 and the groups proposed walking and cycling opportunity routes and include the Estate Circular Walk on the same map. The single 'Active Travel Map' should be recreated as portrait rather than landscape (to reflect the shape of the parish) to fit the Plan. See Oneill Homer example overleaf





Albury Active Travel Network - C

DRAFT



POLICY ANP13: BIODIVERSITY

ANP13.1 Development Proposals must preserve and enhance the parish's biodiversity, particularly protected species and nationally and locally designated sites, priority habitat, ancient woodland and other local sites (as identified on Policy Map F) through the following measures:

- i. Retaining existing wildlife features and habitat, including hedgerows and trees of arboricultural value. Where it is robustly demonstrated that trees of arboricultural value cannot be retained, they should be replaced on-site at a ratio of at least 2:1.
- ii. Incorporating new native planting and landscaping that creates new habitats, nesting (e.g. for birds and bats) and foraging opportunities.
- iii. Achieving a Biodiversity Net Gain (BNG) of 20% (unless 'exempt' development as set out in the Environment Act 2021) measured by the statutory biodiversity metric against the pre-development biodiversity value of the site. In line with the BNG Mitigation Hierarchy, this should be provided on-site in the first instance with the use of off-site BNG units or statutory credits only be accepted where it is robustly demonstrated that there are practical reasons why BNG cannot be achieved on site. A 'Biodiversity Net Gain Plan' must be submitted with applications for development on sites over 0.1ha and will be secured by condition.
- iv. Local Green Spaces have been identified on Policy Map G. These sites have been identified as being of special community value. **We need a report to explain why each site is of value and a map and a separate policy. JG**

ANP13.2 The Parish contains a wide variety of green and blue infrastructure that provides an environmental support system for the community and wildlife. The Neighbourhood Plan designates this as a Network for the purpose of promoting nature recovery³ and for mitigating climate change. The Network includes Blackheath SSSI, Colyer's Hanger SSSI, the River Tillingbourne corridor, ancient woodland, chalk grassland and pasture and other land of biodiversity and open space of community value, including amenity green space. The Neighbourhood Plan designates **?????? SG to name locations** as shown on the Policy Map F, as a Biodiversity Net Gain offsetting sites. Proposals for development that will adversely affect the ecological value or function of the land for that purpose will be resisted.

ANP13.3 Proposals that will lead to the loss of land lying within the Network and that will undermine its integrity or affect its ecological value and/or functionality will be resisted unless suitable alternative provision can be provided. Development proposals that will lead to the extension of the Network will be supported, provided they are consistent with all other relevant policies of the development plan.

³ Surrey Hills Nature Recovery Strategy <https://surreyhills.org/this-national-landscape/management/surrey-hills-board/>

ANP13.4 The biodiversity gain hierarchy means the following actions in the following order of priority:

- i. avoiding adverse effects of the development on onsite habitat with a habitat distinctiveness score, applied in the biodiversity metric, equal to or higher than six;
- ii. so far as those adverse effects cannot be avoided, mitigating those effects;
- iii. so far as those adverse effects cannot be mitigated, habitat enhancement of onsite habitat;
- iv. so far as there cannot be that enhancement, creation of onsite habitat;
- v. so far as there cannot be that creation, the availability of registered offsite biodiversity gain;

vi) so far as that offsite habitat enhancement cannot be secured, purchasing biodiversity credits.

ANP13.5 However, Nature is in decline. Much of England's wildlife is deteriorating, and many ecosystems are degraded (JNCC 2019 6th National Report to UN Convention on Biological Diversity). The UK has a number of international and legislative commitments to take urgent and effective action to halt the loss of nature and or biodiversity. The Surrey nature Partnership confirm that 30% of ecosystem services in Surrey are also in decline⁴. The Environment Act (2021) and the Government's 25 Year Environment Plan set the ambition of embedding nature recovery and 'environmental net gain' principle within the planning system.

ANP13.6 The policy defines the presence of Green and Blue Infrastructure assets in the parish. By doing so it has regard to NPPF paragraph 179(a) and provides local definition to GLP Policies EM4 and EM5 on Biodiversity and Green Infrastructure. Its purpose is linked with the vision and principles outlined in the Nature Wealth Report published by the Hampshire Nature Partnership in April 2022 by defining a network of green infrastructure assets in the neighbourhood plan area as a means of providing environmental support for the community and wildlife by promoting habitat creation and linkage.

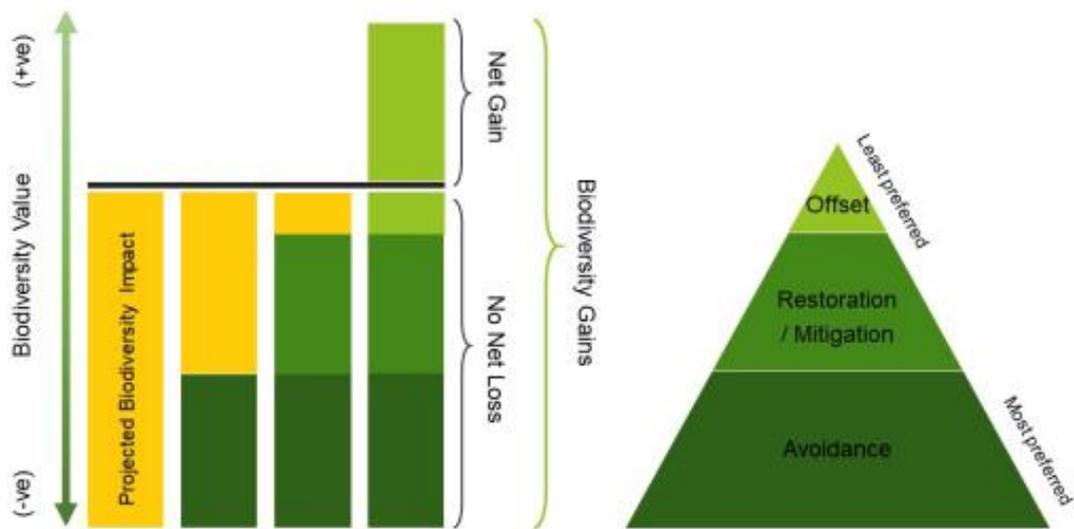
ANP13.7 The Natural Environment and Rural Communities Act 2006 places a biodiversity duty on all public authorities, (including local authorities) to have regard to the purpose of conserving biodiversity. Section 40 states that "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." This duty aims to raise the profile of biodiversity across the public sector and ensure that biodiversity conservation is at the heart of policymaking and service delivery for local planning authorities.

⁴ Natural Capital Approach in Surrey – 'It's a Fact' <https://surreynaturepartnership.org/projects/> - accessed 30 January 2023

ANP13.8 The Environment Act (Nov 2021) established the requirement for mandatory biodiversity net gain (BNG) became a legal requirement from November 2023. The Act includes the following key components:

- i. Minimum 20% gain required calculated using an approved Biodiversity Metric and approval of a net gain plan;
- ii. Habitat secured for at least 30 years via obligations/ conservation covenant;
- iii. While Habitat can be delivered on-site, off-site or via statutory biodiversity credits, the mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss (see mitigation hierarchy below);
- iv. Does not change existing legal environmental and wildlife protections.

Mitigation hierarchy of Biodiversity value



POLICY ANP14: IMPORTANT VIEWS

ANP14.1 The Neighbourhood Plan identifies fourteen Important Views as indicated in the Albury Parish Design Guidance and Codes maps (Appendix A). Development proposals within Albury Parish that are located within or immediately adjoining an Important View will only be supported where it is demonstrated that the openness and key features of the view, such as buildings (including distant), key features and areas of landscape and the juxtaposition of the village edge and surrounding countryside will be maintained.

ANP14.2 Development proposals which would have a significant adverse visual impact on an identified Important View will not be supported.

ANP14.3 A townscape visual impact assessment will be required for new development applications which affect Important Views.

ANP14.4 This policy and the maps in the Albury Design Guidance and Codes (Appendix A) identify a series of views from public vantage points within the parish that are considered 'iconic' and especially important by local people in defining the relationship between the parish, its settlements and the surrounding countryside. The policy is consistent with NPPF §174 and the Surrey Hills AONB Management Plan 2020 - 2025⁵ in so far as it contributes to and enhances the natural and local environment.

ANP13.9 The 18 Key Views are identified on the maps by settlement area in the Albury Design Guidance and Codes (Appendix A) were included as part of the parish consultations and were identified as having special merit and include:

- i. Albury Parish Church of St Peter and St Paul towards St Martha's Hill and Newlands Corner, (2 views)
- ii. The old church "Saxon Church" of Saint Peter and St Paul from the entrance road to Albury Park,
- iii. Viewing platform at former SUEZ landfill site towards Albury Parish church of St Peter and St, Paul,
- iv. From The Street Albury village through Old Bakey Mews and Malcolm's Field towards the Parish church of St Peter and St Paul,
- v. The Warren Albury (at field gates) in 2 directions towards St Martha's Hill and Ranmore Common, (2 views)
- vi. The entrance to Farley Green from the north (Brook Hill) and the south (Fairly Green Road), (2 views)
- vii. Guildford Lane towards Newlands Downs (from St Martha's car park),
- viii. Newlands Corner west of the A25 from the car park down towards Albury village,
- ix. Newlands Corner east of the A25 from the North Downs Way viewpoint towards Albury village,

⁵ Surrey Hills Management Plan <https://surreyhills.org/this-national-landscape/management/surrey-hills-board/>

- x. The top of New Road hill towards the North Downs and Newlands Corner,
- xi. Park Road at the South Lodge bend down the footpath towards Shere and the North Downs, Sandhurst Copse and Sheepwalk west to Charterhouse, south to the South Downs, and north to St Martha's Hill, (2 views)
- xii. The Catholic Apostolic Chapel from Sherbourne,
- xiii. Weston Pond towards Albury village,
- xiv. From the Totem pole on Albury Heath towards the South Downs.

Report and pictures to support from Tim to be inserted



POLICY ANP15: ZERO CARBON BUILDING DESIGN

ANP15.1 All development (other than householder development) must be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Heating systems should be installed to enable decarbonisation. In a situation where connection to the gas grid is the only option, the heating system should be sized to accommodate operation under a low temperature heat pump.

ANP15.2 Wherever feasible, all new residential and non-residential buildings should be certified to a Passivhaus or equivalent standard. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character of the area.

ANP15.3 All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted and will include a planning condition to require the provision of a Post Occupancy Evaluation Report to the Local Planning Authority within a specified period, unless exempted by Clause B. Where the Report identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.

ANP15.4 All planning applications for major development are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.

ANP15.5 An Energy Statement will be submitted to demonstrate compliance with the policy (except for householder applications). The statement will demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the energy hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap. Applicants should apply the principles set out in the Cotswold Net Zero Toolkit for guidance on matters to be addressed at pre-planning and initial design stage.

ANP15.6 All development will be required to adhere to latest zero carbon design policy, national and local and the Albury Parish Design Guidance and Codes (Appendix A).

ANP15.7 Climate change is recognised as being the single biggest threat to society. Britain is committed to stringent carbon reduction measures through the 2008 Climate Change Act and this feeds through to national planning policy which encourages a proactive approach to mitigating and adapting to climate change. Guildford Borough

Council declared a climate emergency in July 2019 and has published a Climate Action Plan which sets out a commitment towards making the Council's activities net-zero by 2030. The Guildford Borough Local Plan also includes policies which support zero carbon development.

ANP15.8 It is important that local communities take the lead in tackling climate change at the local level. This can be done through Neighbourhood Plans which have a key role to play in increasing the parish's resilience to climate change. The vision and objectives place climate change and sustainability issues at the heart of this plan which feeds through to the policies. The policy below sets out a range of requirements to ensure that new development addresses and mitigates the impact of climate change and supports the transition to a low carbon economy.

ANP15.9 Further information in support of the policy is set out in Appendix E. The policy is intended to provide sufficient information for applicants that reflects current best practice design guidance. It complements GLP Policy D2 and the measure and analysis outlined in the GBC Climate Change, Sustainable Design, Construction and Energy SPD which shares the same overall objective but predates more recent climate change and energy policy development at national, local authority and neighbourhood planning level.

ANP15.10 Applicants are also directed to the Net-Zero Toolkit⁶ created by Cotswold District Council and two partner councils, WODC and Forest of Dean District Council. The toolkit is available as a resource for private and public sector organisations to use and adopt. Applicants are also directed the LETI Climate Emergency Design Guide⁷.

ANP15.11 The policy is in five parts, the combination of which is intended to deliver a step change in the energy performance of all new and extended buildings in the town by encouraging and incentivising the use of the Passivhaus or equivalent method of building design. Along with the initial design stage assessment, it is anticipated that designers will demonstrate compliance using a design for performance methodology such as the Passivhaus Planning Package or CIBSE TM54 Operational Energy 'energy forecast' prepared by a suitably qualified consultant. Achieving highly energy efficient buildings through a process of design for performance will make a significant contribution to mitigating climate change in the parish.

ANP15.12 Clause A of the policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready' by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost. Not including a requirement for the decarbonisation of heating systems as proposed by Cause A would require new homeowners connected to the gas grid in the early part of the plan period to fund and install expensive retrofit measures to achieve net zero carbon.

⁶ [Cotswold Net Zero toolkit](#) . Refer to page 16 for guidance on matters to be addressed at pre-planning and initial design stage. The toolkit is made available by the Local Govt. Association under a 'Creative Common Licence'

⁷ LETI Climate Emergency Design Guide <https://www.leti.uk/cedg>

ANP15.13 Its Clause B incentivises all schemes, no matter what their intended use or size other than householder extensions, to use the Passivhaus Planning Package (PHPP) or equivalent design methodology for all buildings. It is acknowledged however that it may not be feasible to do so on some sites or schemes for practical reasons e.g. orientation, topography, shading or cost reasons which should be explained in the Energy Statement.

ANP15.14 In respect of scheme viability, any extra-over cost of delivering 'zero carbon ready' buildings (now less than 5%) will diminish to zero well within the period of this Plan, as per both Government Regulatory Impact Assessments and research by the Passivhaus Trust. The principal focus of this policy is to ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has very high property value to income ratios. Scheme viability will not therefore be acceptable as a reason for not applying an appropriate design for performance methodology. The compliance outputs of SBEM or other Building Regulations compliance tools are not suitable for energy forecasting purposes.

ANP15.15 The policy acknowledges that there may sometimes be a trade-off between its objectives and local design policy. Although meeting these objectives ought not to compromise a scheme fitting in with the character of a local area, on occasions this may be the case. It therefore allows for some degree of flexibility in meeting the Albury Design Guidance and design guidance issued by GBC and the Surrey Hills AONB, especially in terms of prevalent building orientation and density.

ANP15.16 Proposals seeking to apply the PHPP must also be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a 'pre-construction compliance check' to be completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.

ANP15.17 Critical to the incentive in Clause B is the operation of Clause C. Where a developer cannot or chooses not to use the Passivhaus or equivalent design for performance methodology. It requires that buildings in the consented scheme are subject to a Post-Occupancy Evaluation (POE) including actual metered energy use, and to submit the report to the local planning authority. This provision is implemented by a planning condition being attached to the planning permission, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment are carried out by the developer. Passivhaus certified schemes will not fail in this way, hence they are exempted from this policy requirement and will not require a POE report. In the absence of supplementary guidance from either NFDC or the NFNPA on POE, guidance has been included in Appendix E.

ANP15.18 In the absence of guidance covering whole life carbon assessment, Clause D requires major development proposals (i.e. those the NPPF defines as such, currently being 10 or more homes) to be accompanied by a Whole Life Carbon Emissions Assessment, the RICS methodology is preferred⁸. The assessment will enable the design team to understand and respond to the lifetime consequences of their design decisions and to design for adaptability, longevity and disassembly; contributing to resource efficiency (Clause A) and

⁸ <https://www.rics.org/uk/upholding-professional-standards/sector-standards/building-surveying/whole-life-carbon-assessment-for-the-built-environment/>

contributing to the 'circular economy'⁹. This requirement will be added to the Local Validation Checklists for outline and full planning applications applying to proposals in the Albury Neighbourhood Plan area until such a time that there is a district-wide requirement.

ANP15.19 Clause E requires an Energy Statement to be submitted to cover the following:

- i. an assessment of the proposal to minimise regulated and unregulated emissions, the embodied emissions and the emissions associated with maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal a calculation of the energy use intensity and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development that are not covered by the Future Homes Standard or Building Regulations
- ii. the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services
- iii. the proposal to further reduce carbon emissions through the use of zero or low-emission decentralised energy where feasible
- iv. the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate
- v. the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short-term energy storage
- vi. an analysis of the expected cost to occupants associated with the proposed energy strategy

ANP15.20 Every new build or redevelopment project in Albury provides an opportunity to make a contribution towards meeting our national climate change targets for 2050. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings to avoid the risk of a significant retrofitting financial liability.

ANP15.21 Traditional and historic buildings - The Sustainable Traditional Building Alliance and Historic England have published guidance which is useful for owners in the parish of traditional buildings (usually built before 1919 (likely to have solid walls (i.e. not cavity walls) or solid timber) who wish to improve the energy efficiency and environmental performance of their building. Where applicable to their circumstances, residents are encouraged to look this up. The guide adopts a whole building approach to identifying the best solutions for retrofitting a traditional building and improve its energy and environmental performance¹⁰.

⁹ https://www.london.gov.uk/sites/default/files/design_for_a_circular_economy_web.pdf

¹⁰ [Planning responsible retrofit of traditional buildings](#)



PASSIVHAUS SCHEME, BURNHAM OVERY STAITHE, NORFOLK. (HASTOE HOMES)

DRAFT

POLICY ANP16: DARK SKIES

ANP16.1 All development proposals should be designed to minimise the occurrence of light pollution.

ANP16.2 Excluding householder planning applications, where planning permission is required for exterior lighting installations, planning permission will only be granted where it is demonstrated that:

- i. The external lighting is necessary for safety purposes or the essential functioning of a business.
- ii. That the external lighting is directed to where it is needed and that light spillage and pollution is minimised, particularly outside of the site boundary, to landscape features and trees, and ecological assets.
- iii. The lighting scheme avoids detracting from the unlit environment and does not exceed Institute for Lighting Professionals obtrusive light limitation guidance for E1 Environment zone.
- iv. The impact on wildlife is minimised, including through appropriate design and mitigation in line with best practice guidance.
- v. Where necessary, mitigation measures are incorporated into the scheme to include proximity sensors, timers, angling and shielding of lights etc.

ANP16.3 Proposals for all development will be expected to demonstrate how it is intended to minimise light pollution. Information on these measures must be submitted with applications, and an appropriate lighting scheme will be secured by planning condition.

ANP16.4 Many parts of Albury Parish have never had street lighting installed which means there is a low level of disturbance to both people living in the parish from streetlights and also to nature. This also makes the parish a good location for star gazing. At present the majority of residents are against installation of street lighting so new housing developments, modifications to the roads, such as traffic calming and other developments in the future should either maintain the "no street lights" policy or use lighting that is designed not to cause light pollution.

ANP16.5 The Surrey Hills National Landscape policy (formerly AONB) champions natural darkness and promote initiatives to reduce light pollution and measures to protect and enhance the dark night sky¹¹. Artificial light can have a significant detrimental impact on the environment, ecology (particularly nocturnal species) and human health unless appropriately designed and managed. While the GLP is silent on light pollution Planning Practice Guidance confirms states¹²:

"Artificial light is not always necessary. It has the potential to become what is termed 'light pollution' or 'obtrusive light', and not all modern lighting is suitable in all locations. It can be

¹¹ Surrey Hills AONB Dark Skies Initiative (<https://surreyhills.org/dark-skies/> - accessed 30 Jan 2023)

¹² NPPG Paragraph: 001 Reference ID: 31-001-20191101

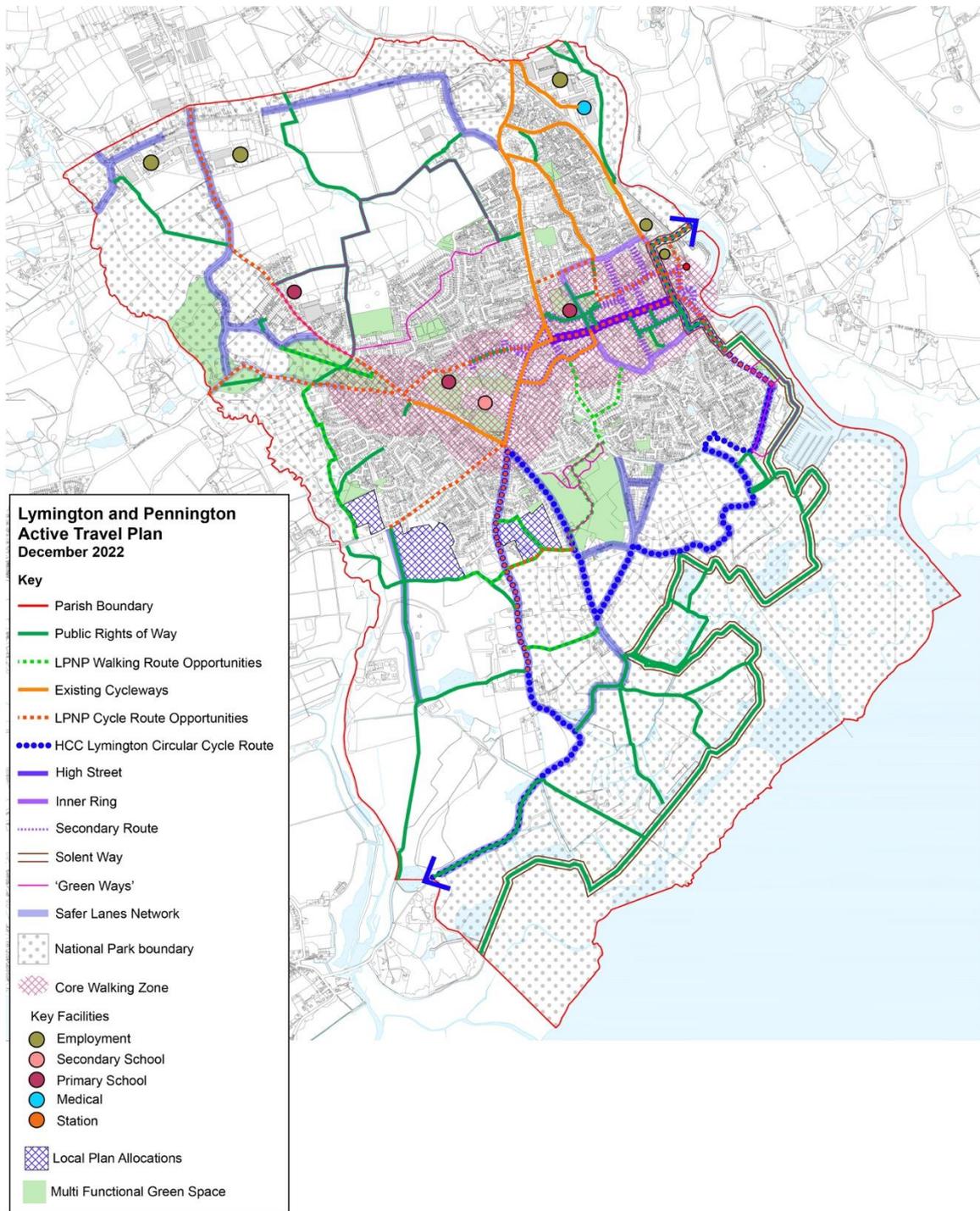
a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside or the night sky, especially in areas with intrinsically dark landscapes. Intrinsically dark landscapes are those entirely, or largely, uninterrupted by artificial light."

ANP16.6 For all proposed developments, factors that will be considered when deciding the appropriateness of artificial lighting, include the location, the hours of operation, the quantity of lights proposed, brightness and control, and direction of the beam.

ANP16.7 The Institute of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' provides guidance for obtrusive lighting in different Environmental Zones. Being located within the Surrey Hills Area of Outstanding Natural Beauty, Albury Parish is considered to be E1 (Natural – Intrinsically Dark). This guidance includes obtrusive lighting limitations for exterior lighting installations and will be used to determine whether proposals for exterior light installations are likely to have a harmful impact on the parish environment.

ANP16.8 The Bat Conservation Trust, in partnership with the Institution for Lighting Professionals (ILP), has published guidance on considering of lighting schemes on bats ('Bats and Artificial Lighting in the UK' Guidance Note GN 08 23) which should be considered through planning applications.





Example of an Active Travel Map from mapping information supplied by the NP group and HCC Rights of Way data This map will be replaced with an active travel map for the parish from GBC

6 IMPLEMENTATION

6.1 The Neighbourhood Plan policies will be implemented through the determination of planning applications for development in Albury Parish by Guildford Borough Council.

DEVELOPMENT MANAGEMENT

6.2 The planning authority will use a combination of the Local Plan and Neighbourhood Plan policies to inform and determine its planning application decisions but Neighbourhood Plan policies will take precedence in most cases. The Parish Council is a statutory consultee on planning applications made in the parish and it will be made aware of any future planning applications or alterations to those applications by Guildford Borough Council. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 The Parish Council will aim to meet with development management officers of GBC once the Plan has been made, and on occasions thereafter, to ensure there is a full and accurate understanding of all parties on how the policies should be applied. They may also review relevant cases so that policies may be modified in future reviews of the Plan.

LOCAL INFRASTRUCTURE IMPROVEMENTS

6.4 Where opportunities arise through S106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Parish Council will review the evidence base and community consultations for the Neighbourhood Plan to inform its view in liaising with the Borough Council.

6.5 The Parish Council expects to be able to make contributions to some of the other projects by using Community Infrastructure Levy (CIL) funding allocated by the local planning authority to the Parish Council:

- X Complete after parish consultation event
- X

6.6 A minimum of 25% of the levy collected from development in the parish will be passed to the Parish Council for investment in the parish. This provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parish.

OTHER NON-PLANNING MATTERS

6.7 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. These include:

Traffic Calming and Speed Restrictions

1. The approach to the A25/A248 junction,
2. Silent Pool car park and central reservation
3. A25 on the hill between Newlands Corner and Silent Pool.
4. Little London
5. The Street in Albury Village
6. Guildford Lane

Complete this section post public consultation events

DRAFT

7 RECOMMENDATIONS TO THE PARISH COUNCIL

- i. In order to address current affordable housing needs, the Parish Council is requested to undertake a Housing Needs Survey every 5 years commencing in 2029.
- ii. Traffic calming (complete and community consultation)
- iii. Undertake the recommendations under ANP5 Heritage
- iv. The Community Choices Report 2016 illustrated requirement for a nursery, and coffee shop in Albury village. The Rural Enterprise Report 2018 further supports this. Support should be given to incorporate them within existing Community Facilities where possible. Farm shop, Farmers Market?
- v. Albury Triangle walk?
- vi. Complete this section after public consultation events
- vii. To support the development of sites G and H and I in the AECOM site assessment report (this section to be updated in line with public consultations)
- viii. Tourism projects (see list in Tourism Report)

DRAFT

8. POLICY MAPS & PLANS

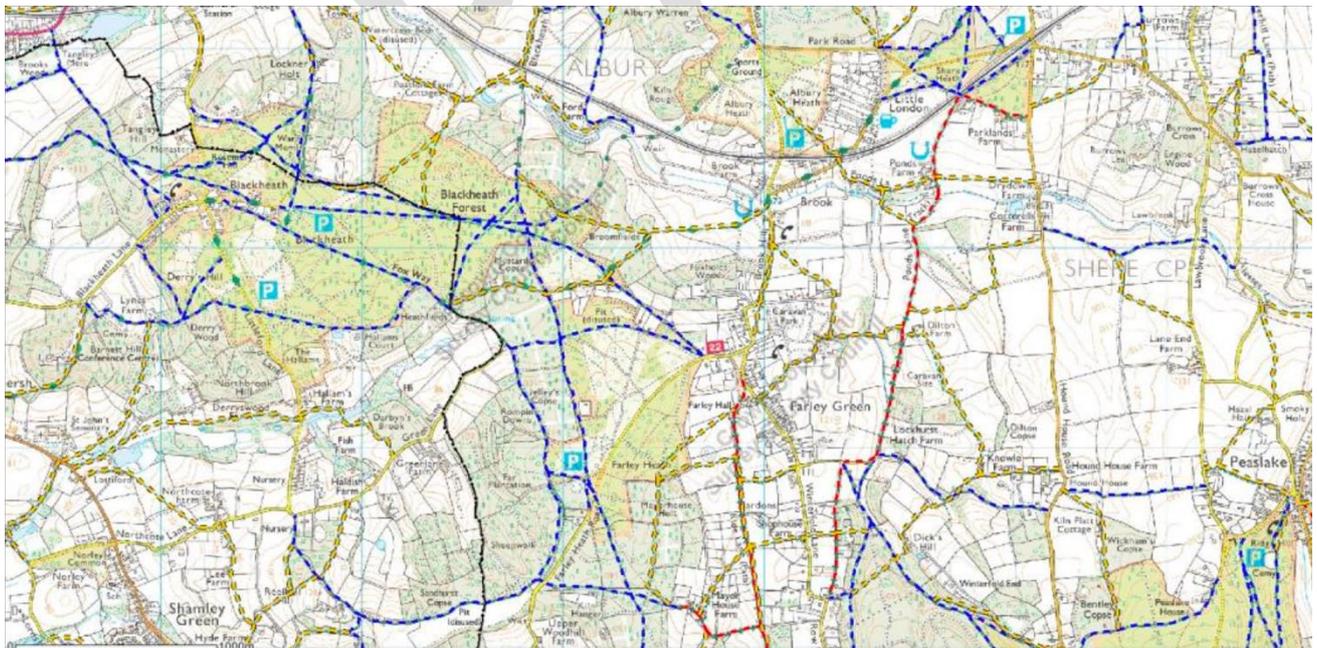
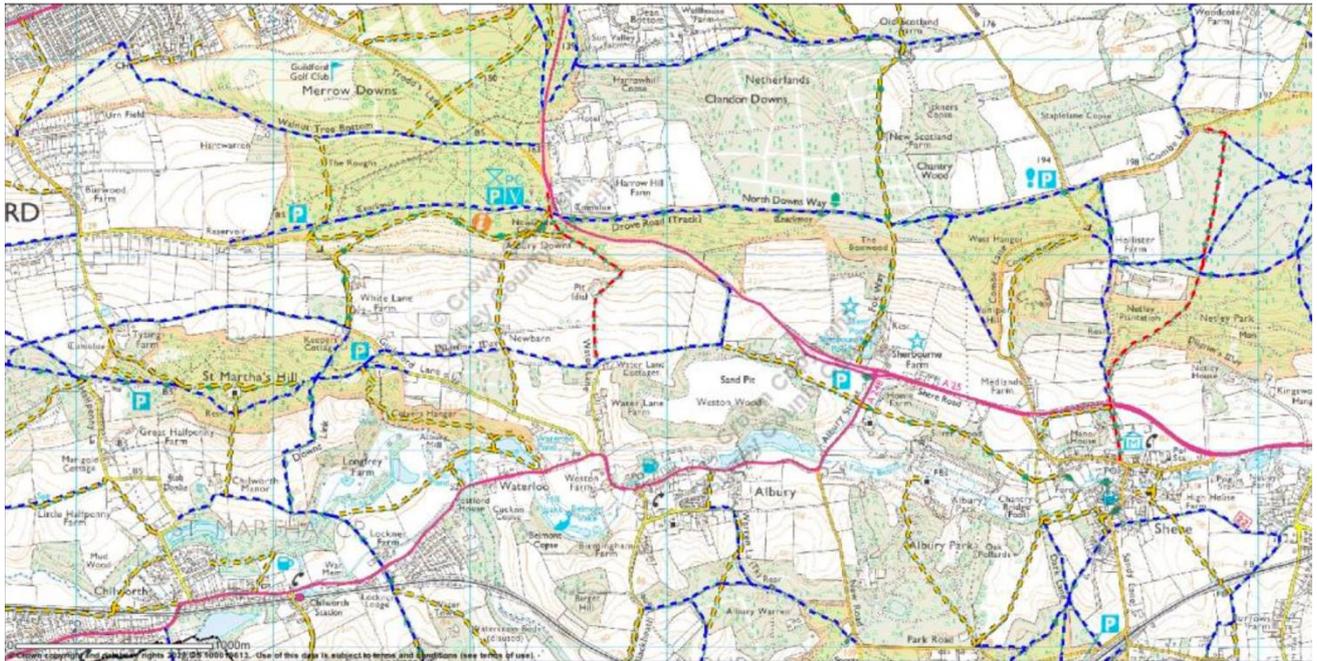
1.	Designated Neighbourhood Area (A)	page 4
2.	Affordable Homes Sites (H)	page 17
3.	Community Facilities Locations (B)	page 23
4.	Rural Enterprise Sites (J)	page 29
5.	Albury Active Travel Network (C)	page 37
6.	Example of Active Travel Map	page 51
7.	Footpaths, Bridleways and Byways	page 56
8.	Albury Flood Map	page 57
9.	Albury Light Pollution Map	page 58
10.	Locations of Business "Hubs"	page 130
11.	Locations of Neighbourhood & Conservation Areas	page 153
12.	Locations of Developments adjacent to the Parish	page 162

MAP 6 – FOOTPATHS BRIDLEWAYS BYWAYS

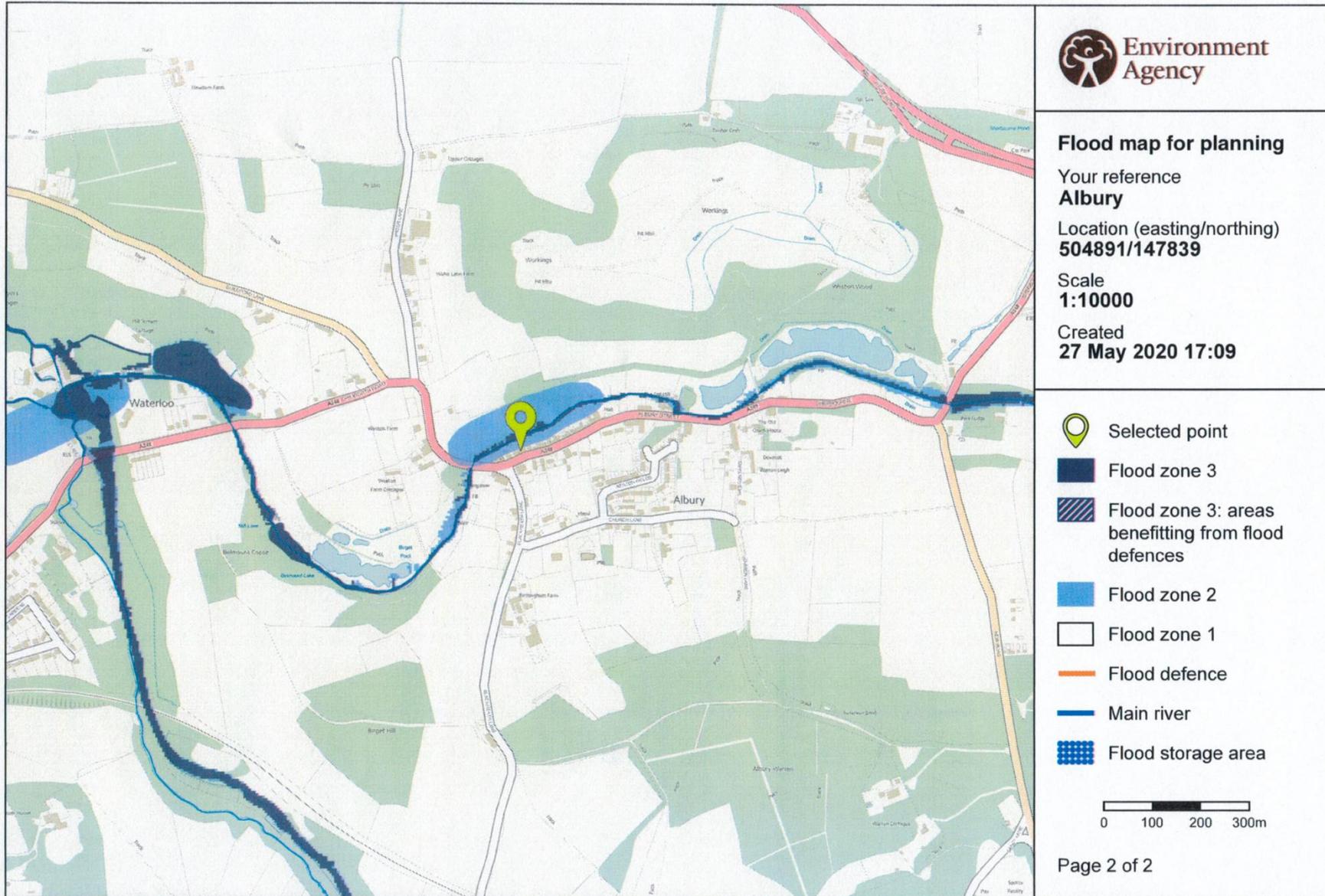
Yellow = Footpaths

Blue = Bridleways

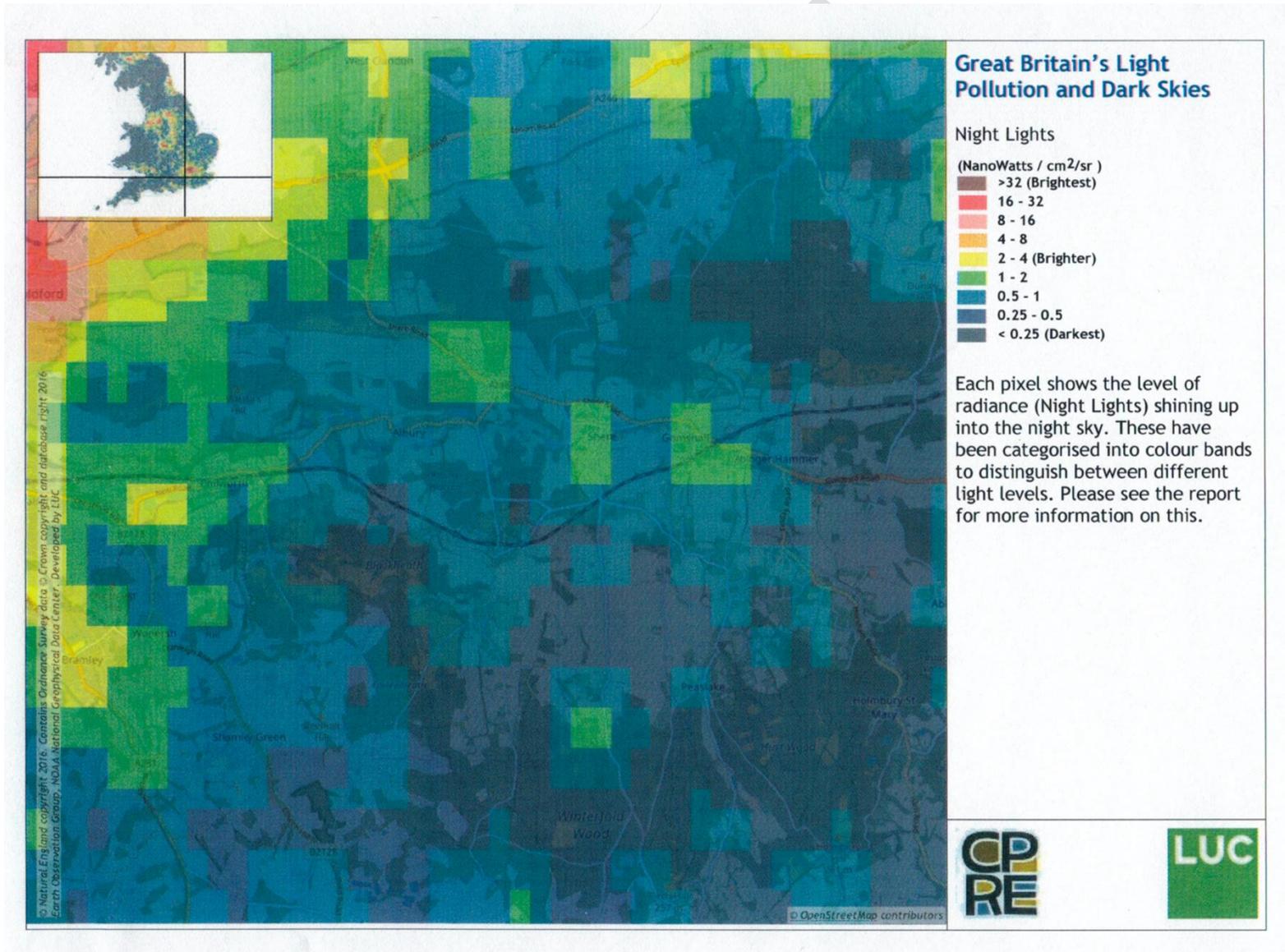
Red = Byways



MAP 7 - FLOOD MAP



MAP 8 - LIGHT POLLUTION



9. APPENDICIES

APPENDIX A – ALBURY PARISH DESIGN GUIDELINES AND CODES (AECOM)

APPENDIX B - ALBURY PARISH AFFORDABLE HOUSING SITES (AECOM)

APPENDIX C – SURREY HILLS AONB ENVIRONMENTAL DESIGN GUIDANCE

APPENDIX D – COMMUNITY FACILITIES ASSESSMENT REPORT

APPENDIX E – DESIGN AND HERITAGE ASSESSMENT REPORT

APPENDIX F – GREEN INFRASTRUCTURE ASSESSMENT REPORT

APPENDIX G – RURAL ENTERPRISE ASSESSMENT REPORT

APPENDIX H – TOURISM ASSESMENT REPORT

APPENDIX I – TRAVEL AND TRANSPORT ASSESSMENT REPORT

APPENDIX J – LAND USES ASSESSMENT REPORT

APPENDIX K – HOUSING NEEDS SURVEYS 2018 AND 2024

APPENDIX M – PROTECTED VIEWS REPORT

APPENDIX N – ZERO CARBON BUILDINGS BACKGROUND NOTE AND POST OCCUPANCY EVALUATION GUIDANCE

APPENDIX O – COMMUNITY CHOICES REPORT 2016

APPENDIX P - LEGISLATION AND DESIGNATIONS

APPENDIX A - ALBURY PARISH DESIGN GUIDELINES AND CODES (AECOM)

Please see the document at this link <https://alburyparishneighbourhoodplan.org/wp-content/uploads/2024/04/Albury-Design-Code-Final.pdf>

There will also be links to it from the home page of the main site.

APPENDIX B - ALBURY PARISH AFFORDABLE HOUSING SITES (AECOM)

Please see the document at this link <https://alburyparishneighbourhoodplan.org/wp-content/uploads/2024/04/Albury-Site-Options-and-Assessment-Final-Report.pdf>

There will also be links to it from the home page of the main site.

APPENDIX C – SURREY HILLS AONB ENVIRONMENTAL DESIGN GUIDANCE

TBD

APPENDIX D – COMMUNITY FACILITIES

The parish of Albury is well served with a number of community facilities including an active collection of Churches, sporting and recreational facilities covering football, cricket, crown green bowls and a recreation ground with children's playground. And finally, the Village Hall and Memorial Library provide meeting space for a number of active local clubs. The full list of facilities covered in this report is as follows:

1. Village Hall
2. Memorial Library
3. Albury Bowls Club
4. The Church of St Peter and St Paul's – Albury
5. Allotments
6. Recreation Ground
7. Riverside Meadow
8. The Old Church of St Peter and St Paul, Albury – Albury Park
9. St Michael's Church (The Barn Church) – Farley Green
10. Albury Sports Club (The Pavilion)

For the sake of clarity, we should acknowledge that there a number of additional facilities with the Parish, such as the village shop, post office, pub's and cafes at Newlands Corner that are not covered by this report as those are covered under the rural enterprise report, though we accept they are in themselves community assets.

Within the parish there is no direct access to critical medical facilities including doctor's surgeries, dentists or hospitals – all of these facilities lie outside the parish and need to be accessed via various forms of public transport which are poor.

It's worth noting that there are no school or nursery facilities located within the Parish. Local children travel to the surrounding villages or to Guildford for educational needs.

The Surrey County Council, '*Surrey School Organisation Plan (2018-2027)*' lists 38 primary phase schools and seven secondary schools, six with post-16 provision in the borough of Guildford. Guildford College and Godalming College also provides sixth form provision to the local and surrounding area.

Guildford is made up of 9 individual primary planning areas with each primary phase school being allocated to one of these planning areas. The parish of Albury falls into the Tillingbourne Valley planning area which includes the following Infant and Junior schools:

Infant Schools

- Shere CoE Infant School
- Chilworth CoE Infant School

Junior Schools

- Tillingbourne Junior School
- St Peter's Catholic School
- Holy Trinity Pewley Down School

For secondary schools Guildford Borough is split into three secondary planning areas (Farnham & Ash, Guildford Town and Leatherhead) although these are not described as 'hard borders' for catchment area planning when allocating secondary school places – hence Glebelands is included on the list below.

Secondary Schools

- Guildford County School
- George Abbot School
- St Peter's Catholic Comprehensive School
- Glebelands Cranleigh

At present, based on current birth rates and housing development plans Surrey County Council have no plans to increase the number of school places within the schools above. The '*Surrey School Organisation Plan (2018-2027)*' states the education requirements can be met within the existing education infrastructure.

It should be noted however, that locations around the parish will see large increases in population as a consequence of new developments planned under the GBC and Waverley Local Plans. These changes will create increased competition for school places, that could impact school catchment areas and have serious implications for Albury school children.

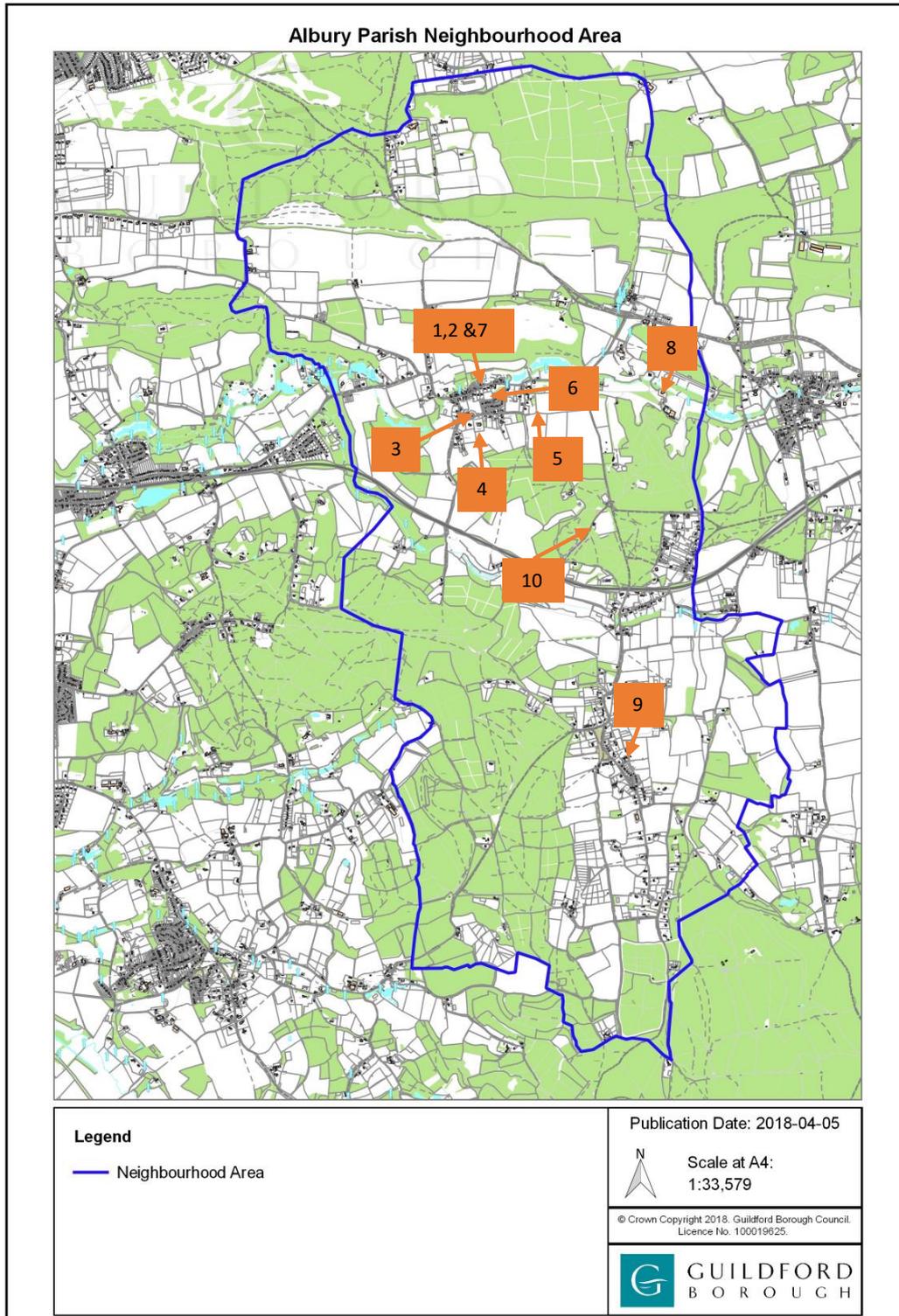
Nursery Schools

The desire for a nursery facility was identified the 2016 Parish Plan. Demand for such a facility would need to be tested with local residents, and a suitable building identified within in the parish to accommodate the requirements of this type of business. Options could include the Bowls club or new Sports Club on the Heath.

Local children access private nursey and pre-school facilities in Shere. A nursery school was identified in the 2016 Parish Plan as a requirement in the parish.

Children attending schools are required to commute outside the parish though there is inadequate public transport to accommodate this, the public bus service does not run a school friendly timetable. Children are dependent on school buses and private transport.

Map of Community Facilities locations



Albury Village Hall and Memorial Library

Map location - Number 1 & 2



The Village Hall building is an 'embankment' type construction with offices above and another small office space at the lower ground level. It is owned by the Albury Estate and leased to the Parish Council. Originally much larger, conversion of much of the space in the past to offices has left it as one single ground-floor area of 130 sqm. with space for up to 120 people.

There is a small kitchen at one end and there are toilets either side of the entrance from the Car Park. In addition, a small stage can be set-up at one end; tables and chairs and a piano are also provided. The village hall is connected to ultra-fast fibre-based broadband provided by Broadband for Surrey Hills

The Memorial Library is adjacent to the Village Hall. It is a separate, small, building of approximately 400 sqm with a small kitchen and disabled toilet facilities. Seating around a conference table is limited to about 12 people. The Memorial Library is also one of the locations for the community defibrillators located within the parish.

There is a large car park adjacent to both buildings, which is frequently at full capacity. Ten local residents have hired spaces within the car park plus spaces are taken by the two local businesses located within the hall. The result is that one-third of the car park is not available for users of the Village Hall



Interior



Entrance

Forward Plans

Although there is no immediate plan for any expansion of these facilities, there has been discussion this topic in the past. The previous Community Led Parish Plan suggested the lower ground office space could be converted to a Café, with outside seating overlooking the river. The addition of a Cafe, with a map of local walks and an area for bicycles, would encourage more trade from the many walkers and cyclists passing through the village.

Usage

Both facilities are managed by Albury Parish Council. They can be rented out by the general public and are used on a regular basis by a number of social/activity groups – The Village Hall also acts as the Polling Station at election time. About one third of the usage is by local Albury groups and the rest by outsiders who charge for their services. It is not suitable for events such as Amateur Dramatics or a Nursery, although it has been used on rare occasions for Wedding receptions; these activities tend to create parking 'issues'. Parking is limited – Bay 1 is for Village Hall use, Bay 3 is reserved for residents who pay a small nominal fee but can be used during the day if available.

This facility is valued by the community and should be retained, though more parking is necessary.

Typical usage is as follows:

<u>Village Hall</u>	<u>Frequency</u>
Surrey Women's Institute	Bi- weekly
Jam Free Women's Institute	Monthly
Pilates class	Weekly
Professional Quilting	Monthly
Child/Adult Parties	Ad-hoc

<u>Village Hall</u>	<u>Frequency</u>
History Society	Monthly
Ladies Choir	Weekly
Art Class	Weekly

<u>Memorial Library</u>	
Art Class	Twice-Weekly
APC meetings	Bi-Monthly

Albury Bowls Club

Map location - Number 3



Description of facilities

A private Car Park with an entrance onto Church Lane provides access to the Bowls Clubhouse, which is a single-story building of approximately 110 sqm. The facilities within the building include indoor bowling mats for practice during the winter season, together with a bar area (including toilets). There is a large outside Bowling Green, situated between the Clubhouse and Church lane.

The Club is involved in approximately 90 competitive matches throughout the year covering , both indoor and outdoor bowls. During the summer season matches are played (on a Home and Away basis) in a number of County Competitions. During the winter, the Clubhouse is used to play 'indoor Short Mat' bowls with 2 club nights (Tuesday and Wednesday) necessary due to the popularity. The Club participates in a number of County competitions with matches played in the Clubhouse of an evening. Due to the sensitivity of

the playing areas of the Short Mats, once laid for the winter, they are moved very infrequently (just for Social evenings).

Usage

The building is currently used exclusively by the Bowling Club. The car park is used by St Peter and St Paul church as an overflow carpark for weddings and funerals by arrangement with the vicar.

Conversations with the club chair confirmed the current membership is around 20 people and has remained at this level for a few years now. At present, all of the members live outside the parish. The club has tried on many occasions to attract new members from within the parish but without success and this is something the club would like to reverse.

e. A review online of the general health of crown green bowls has confirmed that clubs across the country are all suffering from declining numbers, reduced funding and council support being withdrawn. So the situation at Albury is in line with the national picture.

Forward Plans

In 2015 the Albury Community Led Parish Plan suggested that it might be possible to make minor modifications to the Clubhouse that would make it suitable for combined use, both as a Bowls Club and as a daytime Child's Nursery (with an outside play area in Malcom's Field). This proposal, however, did not achieve the necessary support from the Club's members at that time. It should also be noted that the viability of mixed use for a nursery is complex as both parties require equipment to be left out for use.

The bowls club has one of only 2 car parks in Albury village, and by informal arrangement it is used by the parish church for weddings and funerals, otherwise it is largely under-utilised. The village is short of parking. There is currently no safe parking for families using the Recreation ground in Westonfields, (the village hall car park requires them to cross the busy A248). We should consider whether the bowls club car park could be opened up to the parish for parking. It would also be invaluable if access could be secured to the shops/pub on the Street via Malcolm's Field.

Village Green

The 2016 Parish Plan identified support for a village green in Albury village with support from 72% of respondents. Malcolm's Field was identified as a location and an approach to the Estate for a lease should be investigated. This would have the benefit of linking the shops/pub on the Street with Westonfields, and the Recreation Ground and parking (bowls club). The village green would also allow for additional football pitches for Albury Football club for children's matches-these are regularly played outside the parish and could be a venue for a Farmers Market, supporting local producers.

Bowling Green in play



The Church of St Peter and St Paul's – Albury

Map location - Number 4



Description of facilities

St Peter and St Paul's Church is the main place of worship for the parish. The church is a unique and remarkable example of Victorian parish architecture built of traditional red brick with seating for approx. 120 -150 people. The Parish Church of St Peter and St Paul has stood halfway up the hill overlooking Albury village for more than a hundred and eighty years following its consecration in 1842 when it replaced the Old Saxon Church in Albury Park. From the great west door, you look across the Tillingbourne valley, with the church of St Martha's-on-the-Hill, Clearly visible in good weather.

St Peter and St Paul's looks out over some of the most beautiful scenery in the county and is completely at home in its surroundings.

Facilities include an up-to-date sound system and projection equipment, a single toilet (suitable for disabled visitors), kitchenette and limited parking for approximately 10-14 cars split across various places around the churchyard. Additional parking is provided by an informal agreement with the Bowls Club. The churchyard is still open for burials of coffins and cremated remains, with a newly provided Garden of Remembrance for the latter. The churchyard is increasingly being managed in an eco-friendly manner as a community resource and a habitat for wild flora and fauna.

Usage

One or more Christian services are held every Sunday for anyone who wishes to attend. The church is a focal point for people at the large points in the calendar such as Christmas, Easter, Mother's Day, Remembrance, etc when people come together; and for key points in life – baptisms, weddings and funerals. There are occasional other services and events including some meetings on Zoom. There is a set of six bells with a team of ringers. The church offers separate groups for children in some Sunday services. It has been obliged to recast some activities since the coronavirus pandemic and monthly 'Messy Church' on Sunday's has become increasingly important in serving the family age group. The church is starting a new venture for families, based at Chilworth Infant School, and leads other activities with its partner parishes of Shere and Chilworth, such as the annual Holiday Club for 5-11 year olds. There are also midweek groups for adults, pastoral care, and activities for the community (quiz, beetle drive, harvest meal, etc). These largely take place beyond the church building. The church also produces a monthly 'Albury News' parish magazine which is used by the community for information on local events and for local businesses to promote their services.

There is a collection point for local Food Banks in the church lobby. A community defibrillator is installed on the south exterior wall.

The legal title is vested in the Rector and Churchwardens, with the Parochial Church Council responsible for day to day use and management.

Future Plans

The church has a development plan aimed at encouraging faith exploration and strengthening links with younger people and families, whilst maintaining its pastoral care. This does not in the short term require major alteration to facilities, but there will be proper maintenance, new equipment, etc.

Albury Allotments

Map location – Number 5



Description of facilities

There are 16 allotments within the parish situated at the end of Church Lane and a short walk up the Warren, on the left-hand side. The plots are newly refurbished, funded by a generous grant from IGas, and have views over the Tillingbourne Valley and North Downs.

Usage

At the time of writing this report, ten of the available plots are rented to local residents. Six remain vacant with demand being low in the area for this type of facility possibly because of the lack of parking on site. Other local allotments (Shere) where accessibility is good are strongly supported. Users of the Albury allotments complain that the lack of parking nearby is a problem and this might impact uptake.

Future Plans

With the exception of ongoing maintenance, there are no plans to alter or upgrade this facility. The shortage of parking on site makes accessibility for users difficult. This could be remedied by parking in Weston Yard. An approach should be made to the Estate.



Albury Recreation Ground

Map location - Number 6



Description of facilities

A small plot of land located and accessed only from Westonfields provides space for a children's recreation ground with an open space for ball games and a selection of playground equipment. These facilities were updated recently and now include a selection of adults' outdoor gym equipment.

Usage

Information relating to the use of the facility is not available. The location of the site has been criticised in the past as many people within the parish aren't aware the recreation ground exists, plus access and parking for the facility is limited due to the existing parking problems relating to Westonfields in general.

Future Plans

With the exception of ongoing maintenance, there are no plans to alter or upgrade this facility.

Provide ongoing maintenance as needed.

Consider designation as Local Green Space as it is a unique facility in the parish

Provide better signage and safe parking nearby.

Riverside Meadow - Albury

Map location - Number 7



Description of facilities

A small plot of land beside the Tillingbourne, located within the Village Hall car park. This tranquil space offers access to green space for families with children to use for relaxation and picnics. There are several picnic benches and tables available to use, with safe access to the Tillingbourne river for small children and toddlers to play in.

Usage

Information relating to the use of the facility is not available.

Future Plans

With the exception of ongoing maintenance, there are no plans to alter or upgrade this facility.

The Old Church of St Peter and St Paul, Albury – Albury Park

Map location – Number 8



Description of facilities

The Old Church in Albury Park is a Grade 1 listed ancient church and churchyard the earliest parts of which date back to Saxon times. Built of stone with flint gemmed walls and set amongst the beautiful Albury Park estate, the interior is uncluttered and light with a flagstone floor. The door dates from the 13th century, a well-preserved painting of St Christopher dates from the 15th, and there is a brass of John Weston who died in 1440.

In 1819, Henry Drummond, the banker purchased the Albury Park estate and engaged Augustus Pugin to convert the house to the Gothic style. The church was closed to public services in the 1840's which enabled Drummond to commission Pugin in 1839 to design a mortuary chapel in the South Transept. This is lavishly decorated, with stained glass, painted walls and ceiling, a tiled floor, a wonderful example of the Victorians' taste for richness and colour



Wall painting of St Christopher.
Chapel



Pugin's Drummond Memorial

During WW2 it's believed that Field Marshall Montgomery visited the church in 1944 prior to addressing the Canadian Troops on Albury Heath before their imminent departure for the D-Day landings.

There are extremely limited facilities of any type at the church. No toilet facilities, kitchen or official parking area. It is possible to run in an electricity cable by kind permission of Albury Park Mansion, and for large events Albury Estate may permit the use of the lodge by the Tillingbourne as a washroom.

Forward Plans

The church is a Grade 1 listed building and little development is likely. It is however important to keep it in good order and the 'Friends' are currently raising money for the restoration of the Pugin-designed Drummond Chapel, with a target circa £130,000.

The church is vested in the Churches Conservation Trust. A local charity, The Friends of Albury Old Saxon Church, does much on-the-spot care and management, and raises funds for maintenance and improvement.

Usage

The church was once the parish church but is no longer in regular use. It does however receive thousands of visitors a year as a heritage attraction and as a place of beauty and quiet. It continues to host three regular services, at Easter, Midsummer, and Christmas. The annual candlelit carol service is particularly well supported by the local community and from further afield. There are also occasional blessings of marriage and (if a Special Licence can be obtained) marriages. The church also hosts up to half a dozen concerts and events during the year as a community facility and occasionally to raise funds. The church normally features in the Guildford Heritage weekend.

Outside of public use, the church has been used on several occasions as a film set and features on several location service websites.

St Michael's Church (The Barn Church) – Farley Green

Map location - Number 9



Description of facilities

St Michael's Church is a converted 19th century barn. The barn was gifted to the Parish of Albury by Clara Courtenay-Wells, to be converted into a church as a memorial to her husband at the expense of the Parochial Church Council for a Chapel of Ease in the Parish of Albury. It was dedicated in 1930.

The interior of the church is made up of a high oak beamed ceiling with oak furniture throughout. On the south wall of the chancel is a tablet "In memory of Clara Courtenay-Wells (1845 - 1948), who gave so much loving care to St. Michael's Church and unselfish service to Farley Green and the neighbourhood".

The limited facilities were improved in 2016 by the addition of a kitchenette and a toilet (suitable for disabled) and recladding of much of the exterior. These improvements were arranged by the Friends of St Michael's, who funded the majority of the work, the remainder being paid for by the PCC. Other changes at this time included removing some of the pews to provide a more flexible space, with chairs available. There is seating for approx. 60 people in various layouts. There is no official car park for the church, although Albury Parish Council may give permission to park on the Green (subject to conditions).

More recent changes have included the connection of a mains water supply, and the replacement of the old heaters, again funded by the Friends.



Ceiling at the Barn Church



The Barn Church Nativity Reredos

Forward Plans

The Friends are raising funds for the replacement of the roof tiles, the recarpeting of the interior, and works of redecoration, and the PCC will contribute part of the cost.

The legal title is vested in Guildford Diocesan Board of Finance as custodian trustee for the Parochial Church Council, and the PCC is responsible for day to day management and use. A local charity, the Friends of St Michael's, supports the maintenance and improvement of the building and promotes its local use.

Usage

The PCC and the Friends are in discussion about the future character and use of the church, with a view to retaining it both as a place of worship and a wider asset to the community. Currently there is a weekly service and social gathering (in term time) for pre-schoolers and those who look after them, and intergenerational 'Messy Church' bimonthly. Formal services are held at Christmas and Easter and on some other occasions. The building is used for community activities, principally organised by the 'Friends', including Art in the Barn, Bubbles in the Barn, and Christmas wreath-making workshops. There are other occasional services and events. During 2018/19 there were monthly films run by a locally based charity.

Albury Sports Club (The Pavilion)

Map location – Number 10



Description of facilities

The Pavilion is the home of the recently renamed 'Albury Sports Club'. This followed the amalgamation of Albury Cricket Club and The Albury Eagles Football Club.

Cricket was first played at Albury in 1789 when the Earl of Onslow brought over a team to play the village. There is no record of the result, but it is thought the game took place on the other side of the road to the present ground.

In 1985 the Duke of Northumberland granted a long-term lease to the newly formed Albury Cricket Club for the current site. At first games were only played against the closest villages. Even in the 1950's a player who moved to Gomshall felt he could no longer play for the club as he had "moved out of the area"!

During the 70's the club started to play league cricket and started a successful climb up through various competitions. We had some notable results in the Surrey evening knock-out competition, the fore-runner to T20 cricket, playing in three finals and winning once.

During the early 2000's there was a resurgence of junior sport at the club with the creation of a junior cricket club and the emergence of the Albury Eagles junior football club. Both provided coaching and competitive matches in local league to children aged U7 – U18. These proved to be immensely popular and attracted families from a broad group of local schools and villages.



The Friday night junior cricket is very much established as a community event now with families gathering to enjoy a drink, BBQ and watch their young one's training. From this foundation a number of additional community events have grown including the annual Albury Sports Club dinner dance which is a key fund raiser for the club.



The Albury Sports Club pavilion is a single-story brick-built pavilion that underwent extensive refurbishment in 2020 following the successful application for various grants. The pavilion now provides very modern and updated facilities including accessible access for the disabled and offers parking on a tarmacked area.

The building has a lovely bar area with pool table, large TV and ample seating, kitchen, male and female toilets and changing facilities for home and away teams and match officials. There is significant parking at the location using open space not designated for playing areas

The site includes:

- 1 x cricket square
- 3 x all weather cricket nets
- 1 x full size football pitch
- Several smaller pitches
- Ample parking around the pitch.
- Well lit, hard standing parking adjacent to the refurbished club

Usage

The club now boasts 400+ active members so the facilities at the Heath are used every weekend of the year either with coaching or competitive matches. During the football season junior training also takes place on Thursday evenings. The success of the club has put significant pressure on the facilities on offer at the Heath with additional space being taken for youth pitches at Tillingbourne school during the football season.

In addition to the sports usage, the cricket ground is also hosts the popular annual Albury Produce Show, Annual Church Tent Service and Albury Music Festival which over recent years has become a key 'event' weekend for the local community.

Future Plans

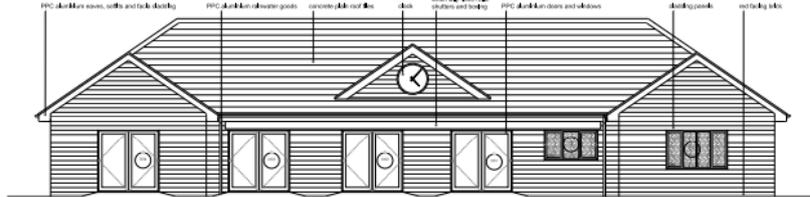
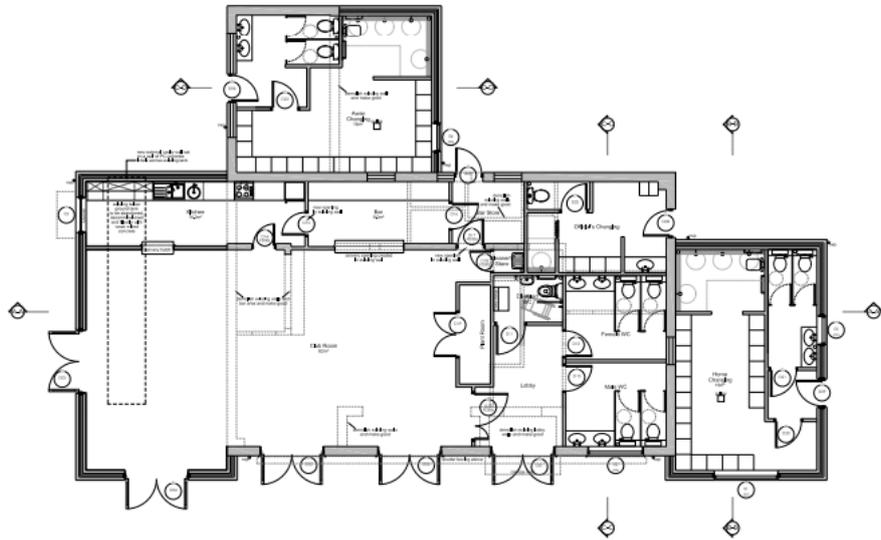
The new Pavilion provides significantly enhanced facilities throughout the building and meets modern standards for providing access to sports for people of all physical ability. It includes a large tarmac car park with secure storage for equipment too.

The club intends to make the facility available for other clubs and users eg Yoga, Personal Trainers, parties, dog walkers meeting for a coffee, etc, but will progress this gradually and will require the blessing of The Albury Estate to ensure it does not breach any lease agreements or planning regulations.

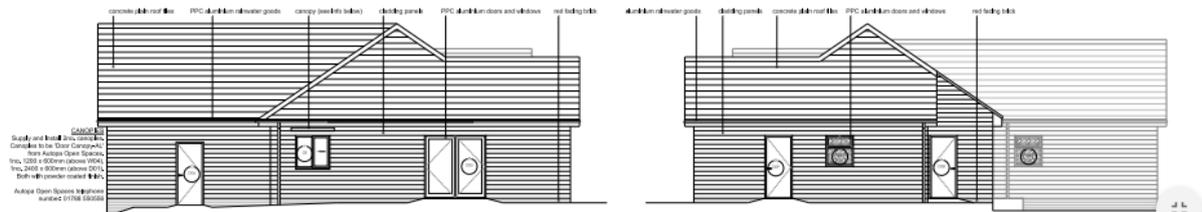
To continue to grow and succeed the sports club needs more pitch space. Currently the club is renting pitches in Shere and Goose Green, neither of which is maintained to a suitable standard by the respective parish councils. Ideally any new space would be as close to the Heath as possible to maximise usage of the new clubhouse facility. Alternatively, could suitable pitch facilities be accommodated as part of an Albury Village Green or elsewhere in Albury?



New Pavilion Plans:



PROPOSED EAST ELEVATION
150



PROPOSED SOUTH ELEVATION
150

PROPOSED NORTH ELEVATION
150

JL
17

Neighbourhood Plan: Community Facilities - Broadband



Like many rural areas Albury suffers from an unreliable and in some isolated areas very slow internet connections. Despite an upgrade to the network by BT Open Reach and the introduction of BT's Infinity product, internet speeds still remain slow and use outdated copper wire connections to deliver services into homes and businesses across the parish.

Reliable and fast internet connectivity is a priority for all businesses and increasingly as more people work from home and media gets more gigabit hungry the existing service will not support the needs of homes and businesses moving forward.

This problem has already been identified by a group of volunteers who have set-up a local, independent not-for-profit Community Benefit Society– Broadband for the Surrey Hills (B4SH) to address this issue. B4SH's goal is to bring hyper-fast fibre optic broadband into homes and businesses across the Surrey Hills. The service is optical fibre to premises (FTTP) – no copper wires, poles or elderly cabinets. The fibre network provides speeds of 1000Mb (1Gig) – up and down the line which is 25 times faster than the best on offer from BT.

Established in November 2017, the group has already successfully connected homes and businesses across the Surrey Hills. Building and managing the network is funded by monies raised via the sales of shares to local investors and volunteer work. The B4SH network began at Silent Pool / Home Farm area **as and now extends as far as Shamley Green and Peaslake.**

]



Neighbourhood Plan: Community Facilities – Electric Cars



The Electric Car (EV) market is accelerating in growth and is expected to rise from 3.4% of all vehicles sold in 2019 to 5.5% in 2020 according to forecasts from Bloomberg New Energy Finance. By 2026 EV sales will account for a fifth of sales in the UK.

EV's are widely acknowledged to have a net positive impact on air quality and climate change. EV adoptions reduces net carbon emissions and has the added benefit of reducing air pollutants, thereby improving public health.

The key barrier to growth for all EVs is the provision of a comprehensive an accessible charging network. At present there are no 'public' charging facilities within the parish.

The following locations have been identified as being of a suitable nature to install a 'Public' charging point dependant on agreement from the landowners. However, it should be noted that installing public charging points is expensive and without a proper survey it's not possible to predict whether the power infrastructure in Albury will be sufficient to support high-speed charging. If the Parish wishes to embrace EVs more work will be required to solve the infrastructure issue.

Location	Map Reference
Albury Village Hall – Car Park	1
The Drummond Arms – Car Park	2
Albury Sports Club – Car Park	3
The William IV Pub – Car Park	4



Community Facilities – Summary of findings and recommendations

From the work undertaken to complete this report it's clear that the parish of Albury already benefits from a wide selection of community facilities or assets which have been established over many years with the support and hard work of many people from within the parish.

Like all assets though they need constant investment and review to ensure they are meeting the needs of the current community and not simply carrying-over legacy needs.

One over-arching recommendation is this that moving forward there is a better promotion of the facilities available to the parish from a central location. As a resident of over 20 years I was surprised to hear there were allotments in the village!

Recommendations:

Parking- is the number one topic that could limit the use or growth of the community facilities. The lack of sufficient parking for the local churches, village hall, village shop, recreation ground, post office, allotments and river-side meadow area.

Village Hall and River-side meadow – the lack of parking for these facilities is limiting factor for their growth. The River-side meadow also suffers from an awareness issue that could be addressed through a central point of promotion as mentioned previously. Investigate possibility of a café.

Bowls Club – this facility does appear to be underutilised. We'd recommend forging closer connections to the club and the wider community that could result in the facility being used by a wider group of people. This could be as a meeting place for new mums, potentially a nursery or for the elderly. It offers easy access and car parking which is limited elsewhere. Open up car parking to the community.

Allotments – these are an undersubscribed facility, with almost 40% of the plots being unused. In the current climate where there is a growth in people taking up gardening and greater interest in food welfare the re-promotion of the allotments would seem to be an obvious win. Parking near to site is necessary.

Recreation Ground – without the provision of better access, signage and parking it's unlikely this facility will grow in popularity.

Albury Sports Club – this is a real success story and with its new clubhouse has a strong future ahead. Closer contact between the club and the parish council would benefit both parties to help maximise use of the new facility and generate revenue for its upkeep. The fact the clubhouse is new means the building conforms to the latest regulations regarding accessibility, safety and generally high standards of environment to be expected of a new building. The provision of electric car charging points within the car park are the only obvious omission at present.

We understand the Sports Club is keen to look at extending the use of the clubhouse. It would make an ideal meeting place for new mums or for the elderly. It offers easy access to the building and car parking which is limited elsewhere. Plus, access to safe open spaces away from the traffic within the main village.

Additional football pitches on a village green in Albury village or elsewhere within the parish should be investigated as pitches for young players are very limited on site at the club. It will be important to involve the club in the selection of locations as pitch specifications and facilities are controlled by their funding partners .

Super-fast broadband: From a slow start the installation of the B4SH service is growing. The advent of COVID19 has no doubt had a positive impact of the attraction of this service with more residents showing interest than ever before. However, there is still a low level of uptake, and awareness or understanding of scheme is limited. That said, there has been

good progress in connecting the village of Albury, and in Farley Green there has been extensive numbers of connections, with more expected to happen during 2023.

Electric Charging Points: to ensure the village remains relevant to the transport needs of the future we need to support the installation of car charging points. Obvious locations for this are:

- The Drummond Arms
- The Village Hall Car Park
- Silent Pool Car Park
- Newlands Corner Car Park
- Albury Sports Club

Identifying how these points will be funded is a key challenge to overcome.

Tillingbourne Trail: A new facility that would benefit the community and visitors to the area would be an organised walk or trail within the parish. This could take in some of the key points of interest within the parish (Saxon church, Albury Heath, Silent Pool artisan businesses, recreation areas, river-side meadow, Drummond Arms, village shop etc.) and help support some local businesses.

A village green at Malcolm's Field

This initiative was well supported by 72% of respondents to the Parish Plan questionnaire 2016 and could provide additional junior football pitches that are needed by Albury Sports club.

Background

The parish of Albury stretches from Newlands Corner in the north to Farley Green in the south, and along the A248 from Chilworth in the west to Shere in the east, with the rural hamlets of Brook and Little London in between. Open green spaces and stunning views bring a lot of visitors to Newlands Corner, Albury Heath, Farley Heath, Silent Pool and the Hurtwood. The Tillingbourne river flows through the middle from east to west.

Albury is a very rural¹ parish, situated in the Surrey Hills AONB² and the Green Belt, and also the AGLV³. It also has SSSI sites at Farley Heath. The Warren in Albury village, Albury Heath and Kiln Rough are sites of Nature Conservation interest. Unlike other local villages, Albury village was not inset from the Green Belt in the Guildford Local Plan 2019 and was not allocated housing targets. There are 2 conservation areas: one around Albury village and the other forming part of St Martha's in the west of the parish. The only GBC designated Settlement Area is in Albury village, though not all of the village falls within it.

Until the early 20th century the bulk of the land on the parish was owned by the Albury Estate which meant that non-Estate related building was very limited until the early 20th century when the need to settle a significant tax bill necessitated the selling of parts of the Estate.

It has five main settlement areas: Albury Village, Farley Green, Albury Heath (including Little London & Brook), Sherbourne & Newlands Corner and North Downs. The first three account for 81% of the 465 residential properties in the parish⁴.

Local employment opportunities have prevented Albury from becoming a mere dormitory serving London, Guildford and other towns, though some residents still commute via the stations at Gomshall, Chilworth and Clandon (which has direct links to London). Albury Estate has always been an important employer and the change has been mainly in moving from direct employment (now approximately half that in the 1970s) to the use of contractors/self-employed workers.

The nature of the retail enterprises in the parish has changed considerably. In the village, most shops had closed by the 1970s, though a new village shop has recently opened in a building which used sell fishing tackle and had previously been a garage and petrol station. The Post Office was saved by Albury Estate, which bought the shop in 2001. New business ventures have appeared: three new vineyards have been planted and a gin distillery, cheese shop and Indian food shop/seller opened on the A25 at Silent Pool. A substantial number of small businesses have been created, increasing during the 1980s to approximately 25 along the A248 in Weston Farm & Yard, Home Farm and Albury Park, plus Water Lane and Newlands Corner.

There is a, now closed, landfill site on the A25 opposite Silent Pool. This sits, unfortunately, upon a prehistoric site at Weston Wood. It has magnificent vistas and there are plans to create a viewing platform.

There are no longer any schools in the parish & there is limited public transport – The Guildford to Dorking bus route goes via Albury village stopping 10 times each way every weekday every 60-90 minutes. There is also a bus which between Guildford and Cranleigh which stops at Newlands Corner 5 times each way every weekday every 2 hours⁵.

The parish contains 2 scheduled listed structures, 2 grade 1 and 42 grade 2 listed structures and buildings – the bulk of which are in Albury village and Sherbourne. There are currently no structures which are locally listed by Guildford Borough Council

The parish contains 4 churches of which 2 are in regular use.

The majority of the open land on the estate is owned either by the Albury Estate or the Friends of the Hurtwood. The public have access to most of this beautiful area via an extensive network of footpaths and bridleways.

Potted History

- There was prehistoric site in Weston Wood – unfortunately now lost under a landfill site.
- The site of the Romano-British Temple on Farley Heath (which is believed to have been built at the end of the first century AD) is a scheduled monument.
- Pre-Norman Conquest - a Saxon landowner, named Azor held his manor courts on the site of Albury Park Mansion, and parts of the Old Church are Saxon
- Post 1066, Albury came into the possession of a Norman knight, called Roger D'Abernon, and Albury is recorded in the Domesday Book in 1086. The D'Abernon family owned the manor till 1551.
- The Silent Pool enters local history and legend at the time of King John, who hunted the land around Albury.
- 1667-1687 - under ownership of the Howard family, Albury Park gardens were laid out to the design of John Evelyn, famous diarist and landscape designer.
- 1697 - fire destroyed the medieval house, which was rebuilt by Heneage Finch, Solicitor-General to Charles II
- 1782 - Captain Finch acquired the house and Estate and started to 'persuade' the villagers to move from their village round the Old Church to the nearby hamlet of Weston.
- 1819 - The estate is bought by Mr Henry Drummond leading to several major changes:
 - he was an Irvingite & employed the architect Brookes to build a neo-Gothic Catholic Apostolic Church by 1840 on the edge of the Estate.
 - he had the old Church closed and built a new parish church in 1841 in Romanesque style, supposedly inspired by a church in Thaon, Normandy, though built in brick rather than Caen stone. The Norman font, the pews, the seventeenth century bells and ornaments were transferred from the Old Church.
 - he engaged Augustus Pugin⁶ in 1839 to create a mortuary chapel within the walls of the existing transept of the Old Church, elaborately decorated in Victorian style.
 - he further employed Pugin to remodel the Mansion between 1846 and 1852 with its 63 chimneys (all different and modelled on genuine Tudor originals). Similar chimneys can be seen on houses in Albury village
 - he planted many rare trees in Albury Park, which have attained a remarkable size.
- 1860 – Henry Drummond died, and the Estate was inherited by his daughter, Louisa, who married Lord Lovaine who would become the 6th Duke of Northumberland

- 1890 Louisa died and the Estate passed into the hands of the Northumberland family. They retain the land, but the Mansion was sold to the Country Houses Association in 1969. Skilful adaption has now provided 12 large apartments without any alteration to the exterior of the house.
- 1974 The Old Church was vested in The Churches Conservation Trust for preservation as a building of historic and architectural merit.
- The Albury Estate is still run by the Duke of Northumberland who takes an active interest, and some of his family live in the parish. His interests are represented by Trustees and an Estate Manager, who resides in the parish.

Recommendations

The very rural nature of the Albury parish with its limited amount of building makes it unique. There are a wide variety of building styles from older buildings to some built more recently – including some which retain a pattern set by Albury estate for the last 150 years. There are no high-rise buildings, and most are 2 storey's or less. All are sympathetic to the environment and landscape. As such it's critical that any future development be sensitive to that history and help maintain the unique character and beauty of the Parish. Little London, in particular, is special and we would recommend the creation of a style guide to be used in future planning decisions.

While there are already over 40 structures which are grade 1 or 2 listed it is felt that there some others which are worthy of special mention. At the moment there are no parish buildings which are included in the Guildford Borough local listings – a situation which we would like to rectify. It is proposed that the following buildings be added to the local listings:

- Albury
 - Dalton Hill in Guildford Lane - a beautiful building with a historic association with the Apostolic Church movement which was concentrated in Albury in the mid 19th Century
 - Northfields – has the only 'classic tudor' chimneys in Albury not already covered by a listing
- Farley Green – Two lovely old cottages which have long featured in the history of the village
 - Easthills, Lockhurst Hatch Lane
 - The attached cottages on the corner of Farley Green

It is recommended that the following additional actions be undertaken:

- A determination as to whether the existing boundaries of the settlement and conservation area are sufficient or should be expanded
- A review of the rest of the parish to examine if other conservation areas should be created

Detailed Analysis

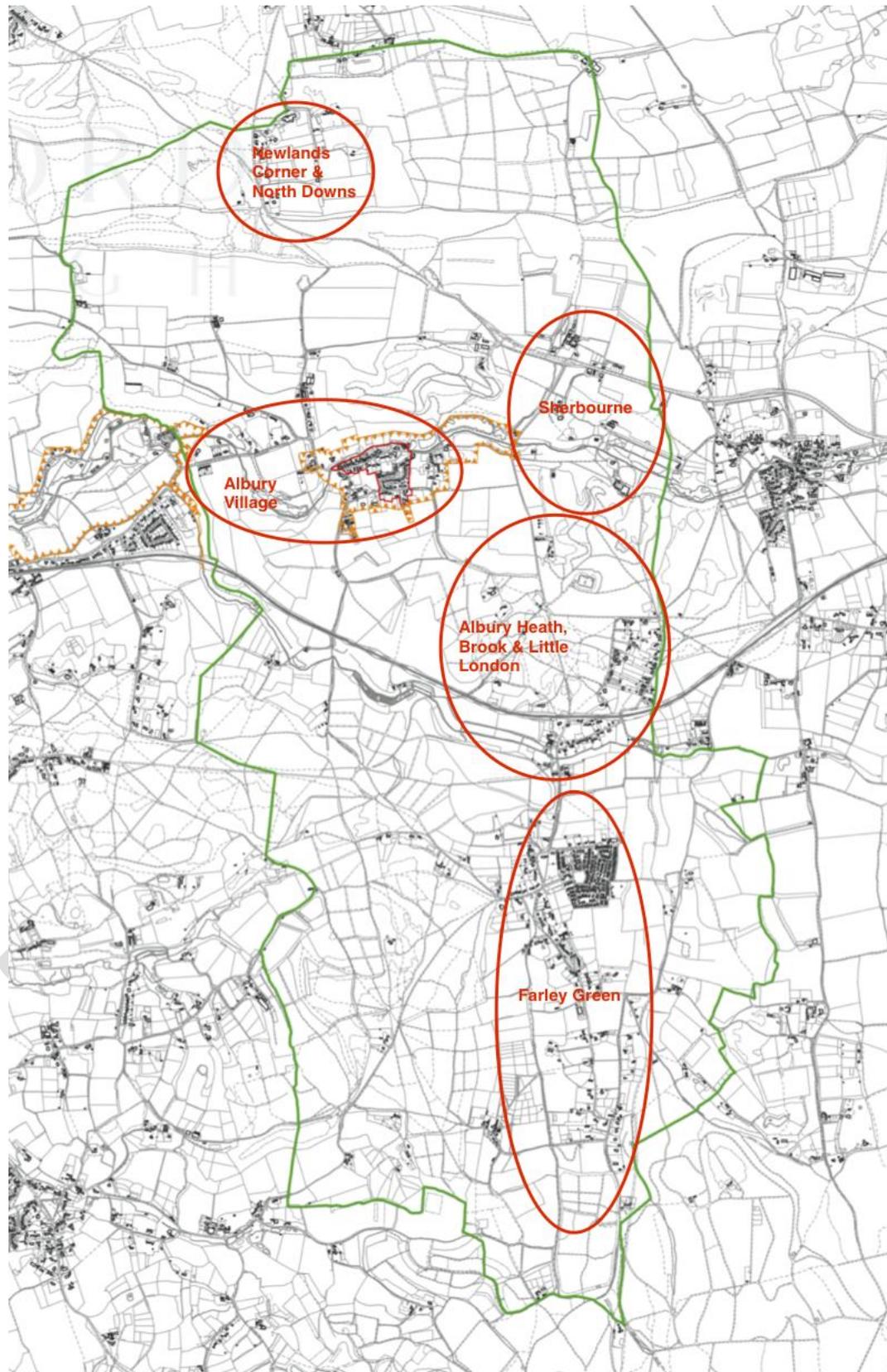
The analysis will be broken into the 5 areas used throughout the neighbour plan:

- The village of Albury – including the conservation area
- Sherbourne – including Silent Pool
- Newlands Corner & North Downs
- Albury Heath, Brook and Little London
- The village of Farley Green

The table below (using data from the electoral roll) shows the distribution of properties and people across the parish

Where	Residents	Properties	Residents	Properties
Albury Heath, Brook & Little London	192	96	21%	21%
Albury Village	401	217	44%	47%
Farley Green	223	102	25%	22%
Newlands Corner & North Downs	29	14	3%	3%
Sherbourne	64	35	7%	8%
Total	909	464		

The map below shows the boundary of the parish (highlighted in green) together with the five main settlement areas.



As can be seen, Albury Village, Albury Heath (containing Brook & Little London) and Farley Green account for the significant amount of building in the parish.

The A25 road to Dorking can be seen running down from Newlands Corner in the north west north of Albury. The only other “major” road, the A248, runs through Albury Village

The Guildford to Redhill railway line runs through the middle of the parish but there are no longer any stations within its boundaries. The closest stations are Chilworth (2 miles to the west) and Gomshall (2.5 miles to the east). These stations are, unfortunately, only served by 1 train in either direction every 2 hours. There are also stations nearby at Clandon (6 miles) and Effingham Junction (10 miles) which sit on the line to London – these are popular with commuters.

The most densely populated part of the parish is the Edgeley Holiday caravan park in Farley Green. This was opened in the 1980’s and is, in theory, for temporary accommodation only. None of the statistics in this document include the residents of Edgeley as they are not registered.

The Estate has played a significant part in the design of buildings in the parish since the late 1800’s. During that period multiple cottages were built according to a common design. The first picture shows two semi-detached cottages in Little London which were built around 1870. One can see the high chimney and raised gable. This is a common pattern which is frequently repeated. The second picture (taken on Church Lane in Albury) shows an Estate building started in 2019.

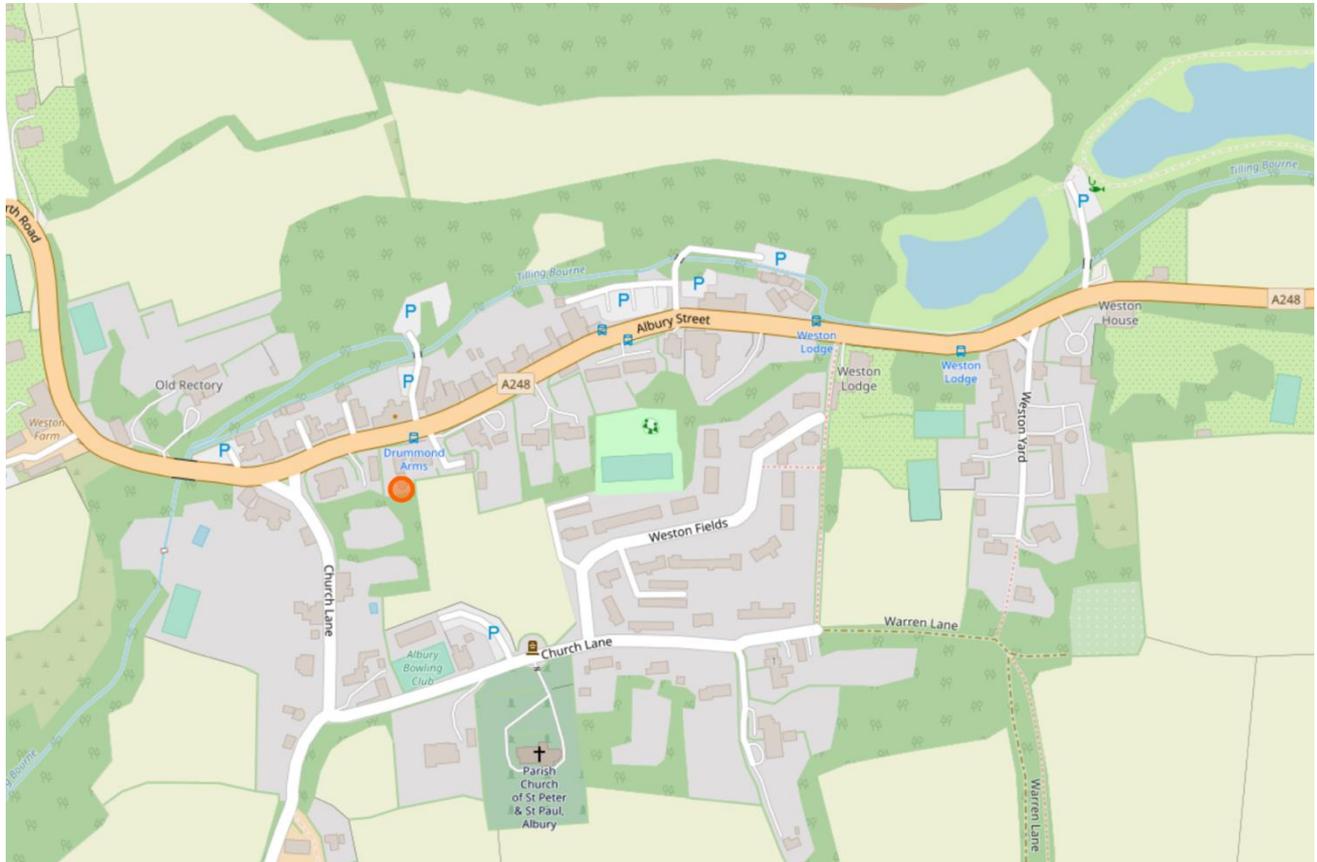


In addition, the dark green painting (the colour of the Albury Estate) on the new building is very common.

Most of the land in the parish is accessible to the public with an extensive network of footpaths and also plenty of parking areas from which to access it

Albury Village Character Assessment

The Village of Albury sits next to the Tillingbourne River and has the A248 running right through the middle. It has a conservation area (highlighted in orange on the map above) and contains the only settlement area in the parish (highlighted in red on the map above)



Albury is not a big village. All building is either along the A246 or Church Lane/Weston fields which leads off it. Weston Yard is the management base for the Albury Estate. The majority (38 out of the 46) of the listed structures within the parish are in Albury.

The village has a church (St Peter and St Pauls, built in 1842 as a replacement when the village was moved), a pub (The Drummond Arms), a post office and also, more recently, a village shop.



Most of the village of Albury is within the only conservation area in the parish and some of the properties within it are truly unique! Next to the village hall are is a row of 3 storey houses with the distinctive Albury chimneys.

The rest of the village contains a mix of older buildings (including a significant number related to the estate). There are some early to mid-twentieth century structures set back from the A246 and approximately 50 government-built properties in Weston Fields



Character Assessment of Albury Heath (including Brook & Little London)

Albury Heath, Brook and Little London straddle the Guildford to Redhill railway line.

Albury Heath

Albury Cricket Ground is in the centre of the parish and serves as one of the major recreational areas. In addition to sporting activities it is also used for the annual produce fair (believed to have been held almost continuously since 1861) and music festival. A new cricket pavilion has just been erected. During the second world war it served as a base for Canadian troops and hidden away in the undergrowth is a stone commemorating a speech to them by Field Marshall Montgomery just before the D Day landings.



The heath continues on the other side of the road from the Cricket Ground and here is where one finds most of the residential properties in this area. They are a mixture of, mostly 2 storey, cottages and houses (including some quite large) and are all well established. While none of them have the character of the Estate built properties, there are many examples of the character carried over from Albury Village – In particular the characteristic high chimneys.





Brook

Brook sits on the south side of the railway line. It has the most eclectic selection of properties (most of which sit along Brook lane, which is a single-track lane running from the Albury to Farley Green road. Unlike most of the rest of the Parish there is no sign of Estate building. Most of the properties are over 100 years old and are generally 2 storeys. Brook also contains 2 farms, Brook Farm (a lovely old Edwardian building) and Ponds farm – both of which are now Riding stables. As is common with most of the parish there are no streetlights.



Little London

Little London has many more examples of properties (All 2 storey houses or cottages) associated with the estate (mainly built in the 1870's). There are also cottages (right on the boundary with Shere) which, unusually, do not follow the Estate style



Little London contains the 2nd of the 2 pubs in the Parish. This is The William IV which is located in a grade 2 17th century building.



There is also a, now defunct, business (70 meters from the William IV) where most of the buildings have been demolished.



There are five listed structures in Brook & Little London: one is the pub mentioned previously and the other four are residential properties. As can be seen from the pictures there are no streetlights or pavements.

Farley Green

Farley Green is the most geographically diverse settlement in the parish. The bulk of the properties are either close to the green or spread along a mile of single-track road (Shophouse Lane) up into Winterfold.

Facilities in Farley Green are very limited. There are no schools, shops or other amenities in the village and as for Brook & Little London there are no streetlights.

There is a small church in the Village – St Michaels which is in a converted barn. The barn was built between 1840 & 1880 and consecrated as a church in 1930.

Until the early 20th century, the majority of the structures were linked to Agriculture. Some of the characteristic Albury Estate structures can still be seen but following the sell-off in the 1920's other developments began which changed the style of building leading to the introduction of more varied styles. The majority of structures are 2 storeys with tile roofs and are a mixture of houses or cottages.

On the older structures the characteristic tall Albury chimneys can still be seen – although they are not as ornate as the ones in the main village.

The only non-agricultural commercial operation is Edgeley Park Caravan site. This occupies approximately 26 acres and was developed on what was once a nudist colony! It has become a popular getaway location. It contains approximately 250 mobile homes – just over half the 464 other residential properties in the parish.

There are 7 local government built properties at Kingsfield on Shophouse Lane



The picture below shows Middle Farm (a Grade 2 Listed building) next to 2 of the estate cottages built in 1872.



There are 2 listed structures in Farley Green, both residential buildings.

The **Roman Temple** is a scheduled monument on Farley Heath is believed to have been built just before the end of the first century AD. It remained in use until towards the end of the 5th century AD. Only the trace of the foundations remains.



Newlands Corner & North Downs

Newlands Corner is a spot with stunning views of the Surrey hills



It is extremely popular despite the proximity to the A25. There is a large car park with facilities and 2 café/restaurants.

There are only 14 residential properties in this area of the Parish, most with only private access so it has not been possible to do a detailed character assessment, but most appear to be 2 or 3 storey houses

In addition there is an Italian restaurant next to the A25 and also a Hotel and Spa.

Sherbourne

Sherbourne has a very distinct character within the Parish. It is the site of the original village of Albury – before it was moved by Henry Drummond in the 1830's. It contains the many businesses and some fascinating historical buildings of unique character but it does not have many residences. It is also the site of the Silent Pool⁷ - linked by legend to King John it is a beautiful and unique place which is also very popular with visitors. Given that there is not much parking space it can get very congested.



The Old Saxon Church in Albury Park is over 1000 years old and is listed in the Domesday book of 1085. It's a Grade 1 Listed building and was modified extensively over its use – including by Pugin in 1839. It fell into disrepair after the village was moved but has been restored and while no longer in regular use as a place of worship it is still used for some village events. It is where Henry Drummond is buried!



Henry Drummond plays a significant part in the history of the Parish – including the building of the Apostle Chapel on the other side of the river. This was commissioned in 1839 after the Albury Conferences in 1832⁸ after Drummond became fascinated with the teachings of Edward Irving⁹.



This is a grade II listed building and is still visited by followers of the Catholic Apostolic church

Albury Park is the original mansion of the estate. Now a Grade II listed building it has been converted into 12 private residences



There are many thriving business in Sherbourne

Around Silent Pool there are now three vineyards, a gin distillery, a cheese shop and an Indian Food shop. On the other side of the A25 there is a light industrial facility, Home Farm, with several businesses including a bicycle repair shop.

APPENDIX E2 - HISTORY OF ALBURY – IN RELATION TO THE MANY CHURCHES

Context

The historical significance of Albury far outweighs its size and geographical positioning. Much of this significance is caught up in the seismic changes in society in the mid nineteenth century, a period of growth and change across the UK. Albury found itself at the heart of some of these debates as society wrestled with the changes being brought about by industrial revolution in Britain and changes in the European order as exemplified by the French revolution. These changes surfaced through the Catholic Apostolic Church, which found itself centred in Albury and which resulted in a large number of nationally important people resident and visiting Albury over the period 1825 - 1860 and in the buildings they created and in which they lived.

Broader History and Geographical Position

The medieval village of Albury was clustered around the old church of St Peter and St Paul, which has Saxon origins. The earliest written record of the village is from Domesday Book of 1086. It is thought to be the settlement named Eldehuri and Ealdehuri in 13th-century copies of Anglo-Saxon documents from 933 and 1062 respectively. Various other spellings are recorded, but the modern spelling "Albury" first appears in 1487.

The original church still stands where it was built by the Saxons in what is now Albury Park, a mile away from the centre of Albury. Until the middle of the nineteenth century, it was at the heart of the village, close by the pub, mill, cottages and manor house.

The Tillingbourne river flows through the Park and borders the churchyard wall. The same stream in medieval times had brought industry to its whole valley as its energy powered the mills along its length. The old Albury village was only one of the many settlements that it supported.

The few remaining cottages that can now be seen in Albury Park indicate the village's original site along the stream near the Old Church. What is now Albury Park mansion was its manor house and the Old Church has been in intimate association with it for centuries.

In the third quarter of the seventeenth century, the manor house was extended under the patronage of the Howard family. George Evelyn of Wootton supervised the improvements to the house and his brother, John Evelyn the famous diarist, assisted in designing the elaborate ornamental gardens, which remain a feature of the Park.

Many of the Howard alterations were destroyed by a major fire in 1697, and the house was rebuilt by the then owner, Heneage Finch, afterwards First Earl of Aylesford, Solicitor-General to Charles II.

Manor house, village and the Parish Church continued in tranquil association throughout these changes, but eventually came to be uneasy neighbours. As the ownership of the house changed so did the attitude of its owner towards Albury village.

During the hundred years after the Howards' improvements, the house and the Park were further developed under the ownership of the Finch family. That family actively set about moving the village from the neighbourhood of the manor house. By 1800, when the house passed out of their hands, many of the village's cottages had been demolished and the road to Shere which passed through it and close to the house had been closed. During the next decade a further concerted campaign of pressure to remove the remaining cottages from near the house was begun by its new owner. This man, Samuel Thornton M.P., built houses in the hamlet of Weston Street, a mile to the west of Albury, to supplement those in Little London which were being used for the resettlement of villagers removed from cottages in the Park.

Henry Drummond M.P. bought the manor house in 1819. By that time, little of the village remained in Albury Park. The main centre of settlement had moved to Weston Street but during all these changes and for some years later the Old Saxon Church remained the Parish Church of Albury. It was Henry Drummond who later had it closed and so finally achieved the process of removing Albury village from the Park.

The old church of St Peter and St Paul is no longer used for services, save for special occasions like the annual parish Carol Concert, the Easter service and the mid-summer service. It is now maintained by the Churches Conservation Trust and the Friends of Albury Old Saxon Church, and can be visited throughout the year. It still attracts many hundreds of visitors. More information can be found on the website of the Old Saxon Church (link to <https://www.alburyoldsaxonchurch.org/index.html>)

Albury was re-established in its present location; it swallowed up Weston Street and later provided the site for the new red brick St Peter and St Paul's, its new Parish Church.

Subsequently, Henry Drummond employed Pugin to alter the external appearance of Albury Park Mansion between 1846 and 1852. A prominent feature of the house, and of Pugin's work, are the 63 chimneys, all different and all researched from genuine Tudor originals, replicating the Elizabethan chimneys of Hampton Court Palace. The chimneys have become a distinctive feature of Albury houses since then.

HENRY DRUMMOND

It was twenty years after Henry Drummond bought the manor house in Albury Park (1819) that the Old Saxon Church on his doorstep ceased to be the Parish Church.

Henry Drummond During this period the Church of England still retained most of its legal, cultural and ideological authority of a hundred years before. People alive then could remember when legal penalties could be imposed for non-attendance at Sunday service.

It was not until 1828 that the legal discrimination against non-conformists was removed, and the Catholic Emancipation Act was not passed until the following year.

At a local level, the parish authorities in the Parish Church Vestry were still the main machinery for local government; they had responsibility for matters such as schools, poor relief, public health, local roads and public order. For these purposes and for the maintenance of the church building the Vestry raised the Parish Rate on all parishioners. Within the church, the system of pew rents, in effect, built the social divisions of the previous century into the very fabric, as the poor who could not pay for seats used the free pews or stood.

Albury was not unusual in any of these respects, and it was inevitable that the Rector and Henry Drummond, as the most prominent property owner in the parish, bore much day-to-day responsibility for the well-being of the whole Parish.

Henry Drummond was a man of ability and distinction. He was a Member of Parliament and a leading figure in the City of London, he was also the patron of the parish and, as such, possessed the right to nominate its Rector for appointment by the Bishop.

Drummond's interest in the church, however, extended far beyond the power and influence that it conferred on him. He was a man who had a developed spiritual awareness.

Within five years of his buying the mansion in Albury Park in 1819 Drummond had gathered about him a group of associates to examine and discuss the teachings of the charismatic Scottish preacher, Edward Irving. Irving's interpretation of the Book of Revelation, which excited wide interest at the time, was later to evolve into the doctrines which were to

distinguish him from his Presbyterian origins and, eventually, to his establishing a distinct church.

Drummond's group, often referred to as the Albury Circle and the regular communication which was produced with international circulation, the Morning Watch, met regularly, and from 1826, it conducted series of annual conferences to examine the manifestations and teachings of Irving's ideology. The Rector of Albury, the Reverend Hugh McNeile and a number of other Church of England clergy joined in these events. But as Irving's teaching took a stronger hold over Drummond's associates, and particularly after 1832 when his followers established their own Catholic Apostolic Church in the Newman Street Church in London, the Reverend Hugh McNeile became anxious to disassociate himself from them. Relations between McNeile and Drummond worsened and the two men were set on divergent courses.

Drummond withdrew from the Parish Church in that year and it is said that he did not attend services in it again. McNeile began to preach against the Irvingite movement, but by 1836 the new Catholic Apostolic Church had sufficiently grown in strength and confidence to be able to assert itself by delivering to the Church of England and to King William IV a statement of its distinct, but catholic, position. (to avoid any confusion this does not mean Roman Catholic)

These events, which reverberated throughout the nation, were personified in Albury. The leaders of the new Apostolic Church continued to meet in the mansion only a short distance from the Parish Church that had represented the established Church of the country in Albury for hundreds of years, and Drummond and McNeile remained neighbours.

Things were to change. The maintenance of the fabric of the Old Saxon Church had long been a nagging concern for the parish. In 1820 its seventeenth century spire had become so unsafe that it had to be replaced by the cupola which we see today. A decade later further repairs and refurbishment were needed, and it had become clear that its graveyard could not accommodate the needs of the parish much longer.

These problems of the Old Church became a factor in Henry Drummond's scheme for the parish and the Catholic Apostolic Church. By the late 1830's Drummond had conceived a plan which would provide the Apostolic Church with a new and significant dedicated church building; it would give Albury parish a new Parish Church, and would, incidentally, provide a mortuary chapel in the Old Saxon Church for his family. His plan would also mark the final step of the removal of Albury village from the Park.

ALBURY CHURCHES

Drummond's idea for the parish was that it would have a new Parish Church a mile away from the Park in the resited Albury village and a separate Catholic Apostolic church in sight of his mansion. The Old Saxon Church would be closed, but would be repaired and its thirteenth century south transept would be transformed into a mortuary chapel for the Drummond family.

However, his determination was not unchallenged. A body of opinion grew in Albury that challenged the appropriateness of depriving the village of its old Parish Church and graveyard. Although virtually all the villagers had moved out of the Park, the Old Church's closure still affected them. It was conveniently equidistant between Little London and the new village growing in Weston Street, where most villagers had been relocated, and it remained a focus for them. Additionally, the old resentments of the forced move out of the Park still flowed deeply and these were reinforced by the closure of the church; but the

challenge to Drummond did not come from the labouring people and journeymen who had moved from the Park.

In 1840 Martin F. Tupper, D.C.L., F.R.S., who lived in Albury House, got up a protest in favour of the old parish church and a Petition based on the protest to the Lord Bishop of Winchester, Albury's Diocesan Bishop. Martin Tupper is best known for his book "Proverbial Philosophy", which carried his moralistic injunctions into thousands of homes in Britain and perhaps even more in America.

He was a household name and a prolific poet and author whose interest in antiquity and archaeology sustained much of his writing. Books such as his treatise on the archaeology of Farley Green and his romance, "Stephan Langton" demonstrate his commitment to Albury and its beautiful countryside. However, his attempt to challenge Drummond's scheme through Church channels met with indifference. Tupper complained to Sydenham Malthus, son of the famous economist and philosopher, that Mr Cole, the Rural Dean, whom he described as "an easy creature", considered that the offer of a new church for an old one "was such a capital idea that it never entered his head that any sane person would object". His claim that the parishioners and their children had an inalienable right to retain their eight hundred year Parish Church and burial ground fared no better at higher levels. In August 1840 the Bishop of Winchester "exhorted" Tupper "to refrain from public protests or newspaper publication as generating useless heartburnings". Thus, opposition to the new St Peter and St Paul's evaporated and Drummond's scheme received the public endorsement of the Church.

It says much for the character of both Martin Tupper and Henry Drummond that their amicable personal relations seemed to survive this profound difference of opinion. In his preface to "Stephan Langton", written nineteen years after these events, Tupper acknowledged that "Mr Drummond let me have the run of his famous historical library in Albury" during its preparations.

In spite of the opposition, Henry Drummond put his new plan into effect. He engaged the twenty seven year old Augustus Welby Pugin as architect for the new mortuary chapel in the Old Saxon Church. It was he who was responsible for the design of its elaborate glowing red, blue and gold interior that visitors see today.

Augustus Welby Northmore Pugin, son of Auguste Charles Pugin and Catherine Welby, was born near Bedford Square in London in 1812. Auguste Charles Pugin died when his son was 20, having lived to see the beginnings of his offspring's illustrious and influential architectural career. For both new churches, Drummond appointed as architect, William McIntosh Brookes who at that time had a number of commissions in the Winchester Diocese in which Albury then found itself. Brookes had been admitted to the Royal Academy Schools in 1822 and had done work in Peterhouse, Cambridge and had built the Town Gaol in Cambridge in the next few years. His first major ecclesiastical work was repair work on St Michael's, Wood Street, London, and in 1835 he was engaged to build Dorking Church. This was completed in 1837, only to be demolished thirty six years later and replaced by the St Martin's church we see there today. Brookes was working in London on St Ann and St Agnes' Church, Gresham Street when he was invited to undertake the building of the two Albury Churches. The two new churches were, in architectural terms, to refer back to the medieval orthodox style of building. Drummond, characteristically, had decided views about the style of his two new churches, and Brookes was a competent interpreter of them.

Brookes began to build the Catholic Apostolic Church near Sherbourne and to draw plans for the new Parish Church. The Catholic Apostolic Church was to be in the Gothic style, and Brookes' design for it was an early example of the Gothic revival that was to play such a significant part in English church architecture later in the century. He completed the

Catholic Apostolic Church in 1840. It is a remarkable example of the Gothic style set in idyllic surroundings, and it immediately achieved Drummond's aim of establishing for the young Apostolic Church a distinctive and distinguished focus.

In the speed with which these three interlinked projects were launched we can detect the conviction, confidence and determination that was part of Drummond's character.

For the new Parish Church he had selected a sloping site, "Rudge's field", to the south of the main settlement of the new Albury. It commanded a superb view to the West down the Tillingbourne Valley and the new church site overlooked the whole village. It was a perfect setting for a new church that was to be the centre of the community. The new Parish Church was to be completely different to the Gothic Apostolic church, but still tied to the purer forms of earlier times. It would be appropriate for it to look to another, perhaps earlier, medieval style, and this was to be the Norman, or Romanesque, style. Drummond was the initiator and inspiration of the whole project and both new churches were to be built at his expense. There is no doubt that he, rather than Brookes, determined the style of the Parish Church.

His choice for it of the Romanesque style is the subject of a widely known legend that has been fostered by repetition in church as well as architectural circles.

Drummond is said to have travelled in France in the early part of the century and whilst there was impressed by the 12th century Eglise Saint Pierre in Thaon, near Caen (link <http://vieilleeglisedethaon.free.fr/>). This church was a little younger than the Old Saxon Church in Albury, having been begun in 1050's, although later extended and altered, its integrity of historical and religious references so impressed him that he determined to copy it in Albury.

There can be no doubt about the similarities between parts of the Thaon church and Brookes' St Peter and St Paul Church in Albury, but it seems possible, at least, that Drummond may have come across the distinctive Norman church through architectural contacts rather than through a chance sighting of it during his French journeyings. The overall appearance of the Thaon church strengthens this view; its ground-plan differs so much from the new St Peter and St Paul's that it is inconceivable that the Albury church is merely a poor imitation of the other. Having said that, some relationship between the two churches seems firmly established.

Drawings of the Thaon church appeared in a book published in Britain in 1826-28. One drawing of its tower, in particular, suggests that this was the origin of the link between it and St Peter and St Paul's. 'Specimens of Architectural Antiquities in Normandy' was written by J. Britton, M. Le Keux and Auguste Pugin, and Pugin's drawings of the church, done in 1818, appeared in it as examples of the classic Romanesque style. Amongst these was a detailed drawing of the tower which is almost precisely reflected in some aspects of St Peter and St Paul's.

The book was doubtlessly well known in the architectural drawing offices of the time and the contemporary search for doctrinal and physical integrity in church architecture may well have drawn additional attention to it. It may be very significant that whilst Drummond was planning the new St Peter and St Paul's, he was working on the Drummond memorial chapel in the Old Church with Augustus Welby Northmore Pugin. Augustus Welby was not only the greatest advocate of the architectural integrity movement, he was also Auguste Charles Pugin's only son. Could Augustus have influenced Drummond's choice of the Thaon pattern for the new Parish Church by drawing attention to his father's book?

The Thaon church is dedicated to St Peter. Its origin goes back to the eleventh century when the Lord of Cruelly, with the Cathedral of Bayeux started to build the church. The

foundation of its tower were built in 1050 to 1070. Twenty years later the choir was built and the nave was added in the early twelfth century. Much further work was done in the Gothic era and the eighteenth century and its pure Norman character was to some degree overwritten. In 1840 the wide side aisles were demolished and its appearance was quite changed. In the same year the church was made redundant. It is a curious coincidence that as the old Thaon Church was made redundant, the new St Peter and St Paul's in Albury, which had just been inspired by it, was being built.

The putative model or inspiration for St Peter and St Paul in Albury, the old church at Thaon, still stands, looked after by Les Amis de la Vieille Eglise de Thaon.

Work began on the new Parish Church in November 1839, before the completion of the other. Its steeply sloping site, Rudge's field, was leveled by building an embankment on which the church was to be set. The building's height and predominantly vertical lines and tall tower made the most of the elevation of the field and its beautiful western prospect down the wooded Tillingbourne valley rendered it quite exceptional.

According to the old tradition linking the Thaon church with St Peter and St Paul's, the new Parish Church's red brick is said to have been a disappointment, not to say a shock, to Henry Drummond, who expected to see it built in stone. However, familiarity and its rich russet colour, standing against the green of its surrounding fields and trees now seem to render it a rich and pleasing part of the landscape.

The appearance of the new church above the village, no doubt excited curiosity, and perhaps admiration, but further resentment followed. In October 1841 a Parish Vestry meeting decided to seek a faculty to transfer the altar, Norman font, bells, pews and ornaments from the Old Parish Church to Drummond's new Parish Church. This clearing of the moveable items from the Old Church was popularly seen as its despoliation. The emotional attack on the transfer of furnishings was further stimulated by the realisation that the new changes would also bring the closure of the traditional graveyard and the potential separation of future family graves from those of their forebears. However, Martin Tupper's protest campaign of fourteen months before had run its course and had failed in the face of hierarchical indifference, so the momentum towards the new church continued and the transfers from the Old Church took place.

When the new Albury Parish Church finally opened in 1841 perhaps the greatest immediate surprise for parishioners was the contrast between its ornamented exterior and the large and plain interior. The contrast between the lightness and the openness of the new church, with its six tall plain-glass windows in the nave and the large east and west windows, and the dark intimacy of the Old Saxon Church must have been a startling modernism in the eyes of many parishioners. However, the unimpeded and clear view of the altar from all parts of the church was, perhaps, the greatest change. This emphasis on the visibility of the altar and the celebrant to all worshippers was consistent with contemporary doctrinal thinking in the Church and a dominant factor on church design at the time. The introduction of the old Norman font, the Old Church pews, the seventeenth century bells and ornaments brought from the Old Church may have provided some familiarity, but for the parishioners of Albury, there could not have been a greater contrast than between their old and new Parish Churches.

On 19 October 1842 Bishop Sumner, of Winchester, consecrated the new Parish Church and burial ground following the petition of the new Rector, the Reverend John Hooper. Albury finally had a Parish Church again. The transept and apse were added in 1868 by Sir Arthur Blomfield, and the north chapel created as a Second World War memorial by neo-gothicist Sir Edward Maufe, designer of Guildford Cathedral.

Albury now had three Churches. The fourth was added in 1930 when a 19th century Barn was given by Clara Courtney-Wells to be converted into a church as a memorial to her husband. This Church is known as St Michael's Church, aka the Barn Church.

Architectural Impact

The lasting impact of the church and the estate can be seen (Historic England <https://historicengland.org.uk/> and Albury History Society <https://alburyhistory.org.uk>) in the large range of nationally listed, grade I and II buildings which are well catalogued. But there remain interesting local links and connections tying in an even greater range of buildings. Many of these connections are known locally but have never been documented more broadly. A number of these links have recently surfaced and bringing these connections into public sight will increase local community interest and knowledge.

Further Changes over Time

Residents of Albury have not rested since these days in the mid 1800's. Stories of local resident actions are still materialising.

Vale End along the road from Albury to the Tillingbourne gunpowder mills. Vale End has been sited here since the 1600's, some of the fabric of its building remains from those times.

In the late 1930's, Rev Philip Gray initiated a mission after the signature of the Munich Accord to rescue Czech refugees. Over 130 refugees were brought to the Parish of Albury, initially in tents and other temporary accommodation, later in more formal arrangements. Many of the Sudeten refugees as they became known still live across Surrey today. Interestingly, this activity was mirrored again recently when Albury was also the temporary home for a number of Ukrainian refugees post recent Russian atrocities.

Sudeten refugees were housed at Tree Tops in Farley Green and at Brook Lodge were many of them were also schooled. Local records of these activities remain and with some first hand recorded memories and stories. Brook Lodge as is and through the significant manor house which occupied the plot before has an interesting history.

The relationship of the Catholic Apostolic Church with historic figures across Albury has been deep but never well documented. Further work on this area will be required but even relatively superficial reviews of buildings records and census materials draws out interesting connections.

For instance, Northfields, with its remaining Pugin chimney, positioned very close to the new St. Peter and St. Paul church had a strong relationship with the Catholic Apostolic church and original founding member Apostles and their families have been should to live there through census records. Indeed, one of the daughters of the 7th Earl also lived in Northfields as evidenced through the 1901 census records.

Cook's Place which was built in the 1400's was home to William Risberger who ended up in a protracted legal battle over water rights to supply the Evelyn gardens. The Risbergers set up a local benevolence fund for the poor was ran until recently. The property ended up within the Albury estate and was subsequently an important part of the setup and

management of the Apostolic Church. Descendants of the Risbergers still live in the area today.

Resurrection Corner within the curtilage of the new St.Peter and St.Paul church is an area within the graveyard where 4 of the original Apostolic Apostles were buried.

The famous library of Henry Drummond, which seems to have been housed at Weston Dene, otherwise also a home for many Apostolic Church clergy. Whilst the library seemed to disappear without trace, a recent book has been traced through by Trevor Brook, local Albury History Society.

Local Buildings of Community Interest

These buildings have been considered to be examples of local community interest, over and above buildings already identified through their national designation. This does not necessarily mean the buildings are themselves of interest, but that the site may be of interest because of what happened there or who lived there. It is therefore not necessarily appropriate to make these buildings protected but a full list of similarly notable buildings in the parish should be drawn up and assessed as part of a wider project.

In a future project we aim to build out a greater understanding of the cultural links between place and people and consider ways in which this knowledge can be more accessible to a wider range of people over time.

Mapping of Albury Community Property to GBC Guidelines

Building	Area	GBC mapping	Considerations
Vale End	Albury	Rarity, Community, Group Value	Position at end of the Tillingbourne pools and original 1600's features
Northfields	Albury	Historic, Architectural	One surviving Pugin chimney and a history of Apostolic Church connections
Dalton Hill	Albury	Historic, Cultural	Built by the English poet, Martin Tupper, famous in his time
Resurrection Corner	Albury	Historic, Cultural	Burial place of 4 original Apostolic church Apostles in ground of the new St.Peter & St.Paul church
Cook's Place	Albury	Historic, Community	Dating from 1400's and then home of the Risbergers. Eventually managed within the Albury Park estate and part of the setup and management of the Apostolic Church
Brook Lodge	Brook	Community, Historic	Interim home to the Czech Sudeten refugees in 1938
The Barn Church	Farley Green	Community, Rarity	Only public building in Farley Green, gifted and an original barn converted to a Church
EastHills	Farley Green	Community	Home of Mary Quant for many years, 1960s fashion and design icon
TreeTops	Farley Green	Community	Local holiday camp encouraging visitors to the Surrey Hills and supporting housing of Czech refugees in 1938

Community Value Criteria (Simplified but based on GBC framework)

Community Criteria	Description	Notes and Examples
Rarity	A rare survival of an asset type, either due to its intrinsic rarity or through its integrity. Age will be a factor to be taken into consideration, as well as local context.	Although age is not a criterion itself, the older an asset is the rarer and more significant in heritage terms it is likely to be.
Group Value	Strong functional or visual link with other assets. Assets located within AONB or conservation areas may qualify for inclusion.	Designed landscapes can have group value with other heritage assets – each contributing to and enhancing the other.
Architectural or artistic value	Assets displaying a distinctive or innovative style or design, to include exceptional examples of local craftsmanship or detailing, unusual building technique or local distinctiveness through use of local materials.	Features can be internal or external, but more weight is likely to be given where assets display external features as they are more widely visible and prominent in the local scene.
Archaeological Value	Assets containing evidence of past human activity, to inform and enhance knowledge	Archaeological value can relate not just to buried archaeology, but to buildings and other assets such as designed landscapes
Historic Association	Assets which have a strong and evidenced association with important local or national person, event or social movement.	Examples might be a place closely associated with a reform movement,
Landmark Status	Assets which are highly valued by and significant to local communities due to their historic, communal or striking aesthetic value, and which are prominently located in the public realm.	Key to this criterion is prominence, something which is easily and widely recognised as being an integral part of a place, and which gives it identity.
Community, Social and Cultural Value	Assets which make a strong contribution to the collective memory of a place and local identity,	Burial grounds and other landscapes of remembrance could be considered under this criterion, especially less common examples such as burial grounds

GREEN INFRASTRUCTURE AND ENVIRONMENT

EVIDENCE BASE

with requirements and recommendations in italics

updated 5 February 2021

CHARACTER

Albury Parish is a rural neighbourhood with a large amount of undeveloped countryside. The community reflects that character. People enjoy country pursuits like walking, dog walking, cycling, horse riding and birdwatching. The Parish has Albury village at its centre, with separate hamlets - Albury Heath, Little London, Farley Green and Farley Heath - and space between them. There are an unusually high number of rights of way - footpaths, bridleways and byways - so the inhabited areas are separate but connected.

The countryside is very varied, and is unusual in this, with hills, mixed ancient woodland, ancient yew stands, heathland, chalk grassland, streams, lakes, water meadows, some agriculture, and grazing for cattle, sheep and horses. Its biodiversity reflects the amount of countryside and the variation in habitats. Many of the countryside areas are privately owned, many by the Duke of Northumberland's Albury Estate. Many are common land, and the majority enjoy public access.

The Parish also has landscape features, which have come about from its history and its natural environment, and it has some of the most iconic views in Surrey.

The character and beauty of Albury Parish should be retained.

Strategic Gaps

Strategic gaps should be retained between settlements to prevent coalescence:

- *Between Albury, Albury Heath, Little London, Farley Green, and Farley Heath*
- *Between these and neighbouring settlements at Guildford, Merrow, St Martha's, Chilworth, Shere, Gomshall, Blackheath, Peaslake, Ewhurst, Shamley Green and Womersley.*

Landscape Features

Landscape features should be maintained in a natural way with minimal interference, including:

- *Sunken and picturesque lanes, the trees that line them, and their features, including Blackheath Lane, Guildford Lane, Lockhurst Hatch Lane, Mayorhouse Lane, Ponds Lane, Ride Lane, Row Lane, Sandy Lane, Warren Lane, Water Lane and White Lane*
- *Waterways and ponds along, and leading to, the Tillingbourne, including Albury Water Meadows, Belmont Lake, Mill Lake, Sherbourne Pond, Silent Pool, Vale End Pond, Waterloo Pond, Weston Pond*
- *Geological and geomorphological features*
- *Historic ditches, embankments, and burial mounds*
- *Historic stone and brick walls*
- *Mature trees and established hedgerows.*

Iconic Views

Iconic views should be protected including:

- Albury Parish Church towards St Martha's and Newlands Corner
- Albury Park entrance towards Albury Old Saxon Church
- Albury Sand Pit top towards Albury
- Albury Street along the Street, and towards Albury Parish Church
- Albury Warren towards St Martha's, and Ranmore Common
- Farley Green entrance from the south, and from the north
- Guildford Lane towards St Martha's
- Newlands Corner west of the A25 from car park and downs towards Albury
- Newlands Corner east of the A25 from North Downs Way viewpoint towards Albury
- New Road top towards the Downs
- Park Road down the hill towards Shere
- Sandhurst Copse and Sheepwalk west to Charterhouse, south to the South Downs, and north to St Martha's
- Sherbourne towards the Catholic Apostolic Church, and across Weston Fishery towards Albury village entrance
- Winterfold towards the south

NPPF, Section 15, paragraphs 170 to 183, should be followed.

SWOT ANALYSIS

Strengths

- The beautiful landscape in the Surrey Hills
- A very large area of natural countryside, lakes and streams, with public access
- Many rare and protected species of flora and fauna
- A large network of footpaths, bridleways and byways.

Weaknesses

- Many species of flora and fauna in Albury Parish are delicate, rare and diminishing nationally
- The limited size of Albury Parish can cause a saturation in visitors.

Opportunities

- Sustainable use of the landscape and natural environment for quiet enjoyment and exercise (walking, running, cycling, horse riding) for mental and physical health
- Sustainable visits to natural countryside to see flora and fauna.

Threats

- Climate change
- Loss of biodiversity
- Pollution (light, air, noise, water, soil, environment)
- Traffic and parked cars damaging and polluting the beauty, landscape and environment
- Development pressure in the Green Belt and Surrey Hills AONB
- Unsustainable numbers of visitors and tourists damaging the environment, flora and fauna
- Irresponsible and illegal behaviour (including fires, barbecues, camping, litter, poo bags, off road bikes and vehicles, mountain bike trails and jumps).

DESIGNATIONS

Albury Parish has national designations. The whole of the Parish is in the Surrey Hills Area of Outstanding Natural Beauty (AONB), in the Green Belt, and in an Area of Great Landscape Value (AGLV). Much of it is Common Land, and there are Sites of Scientific Interest (SSSIs), areas of Ancient Woodland, and Ancient and Veteran Trees. It also has local designations with Sites of Nature Conservation Importance (SNCIs), Regionally Important Geological / Geomorphological Sites (RIGS) and a large Biodiversity Opportunity Area (BOA). These designations distinguish it as an area of high environmental importance.

The main relevant planning legislation, and the designations that apply to Albury Parish, have been set out in Appendix 1, together with a list of sites with individual designations in Appendix 2.

GREEN INFRASTRUCTURE

Green Areas

Green areas in Albury Parish have been listed in Appendix 3, with their designations, and marked on a map in Appendix 4. They include areas of importance to the local community, natural and semi-natural countryside areas (with woodland, heathland, grassland, lakes and streams), and recreation areas.

There are also areas for recreation including a cricket and football field, a children's recreation ground with an adults' outdoor gym, a bowling club, fisheries, riding schools and liveries.

Local Green Spaces

This Albury Parish Neighbourhood Plan can seek designation of areas of land that are of value to the community as Local Green Spaces, and in this way protect them.

The circumstances that qualify an area of land Local Green Space Designation protection are:

1. The land has to be reasonably close to the community it serves. There is no definition of this and it may vary depending on the community it relates to
2. The land must be demonstrably special to a local community. Evidence must be provided of the land's value to and use by the local community to show that it holds a particular significance. The land must fulfil one or more of the following criteria:
 - (a) Beauty – visual attractiveness and contribution to the landscape, character and/or setting
 - (b) Historic significance - provide a setting for, and allow views of, heritage assets or locally valued landmarks
 - (c) Recreational value - with local significance such as variety of activities and value to community
 - (d) Tranquility - areas that provide an oasis of calm and a space for quiet reflection
 - (e) Richness of wildlife – value of habitat, and may have a designation like a local wildlife site

3. The land must be local in character and not an extensive tract of land.

The following are proposed:

- *Albury Bowling Green – for its recreational value*
- *Albury Heath – for its beauty and richness of wildlife*
- *Albury Heath Cricket and Football Ground - for its recreational value*
- *Albury Old Saxon Church Yard and Surrounds - for its historic significance, beauty and tranquility*
- *Albury Parish Allotments and Community Orchard - for their recreational value and tranquility*
- *Albury Riverside Meadow - for its beauty and tranquillity*
- *Albury Parish Church Yard - for its beauty with views and for its tranquility*
- *Blackheath – for its beauty, recreational value and richness of wildlife (Site of Special Scientific Interest)*
- *Farley Green – for its beauty with scenic views*
- *Farley Heath and Roman Temple - for its historical significance, beauty, recreational value, tranquility and richness of wildlife*
- *Malcolm's Field - for its beauty with views of the North Downs and parish church and for its tranquillity*
- *Newlands Corner - for its historical significance, beauty and its richness of wildlife (Site of Nature Conservation Importance and Biodiversity Opportunity Area) and habitats (1,000 year old ancient yews)*
- *Silent Pool – for its beauty and tranquillity*
- *Weston Fields Recreation Ground - for its recreational value as the only playground for children in Albury Parish*
- *Weston Fishery – for its recreational value, beauty and tranquillity*
- *Waterloo Pond – for its beauty, tranquillity and richness of wildlife*
- *Vale End Fishery – for its recreational value and tranquillity.*

NPPF, Section 8, paragraphs 96-101, should be followed.

Natural and Semi Natural Countryside Areas

There are an unusual number of natural and semi natural countryside areas in Albury Parish. They are significant and varied habitats with public access. They include Albury Heath, Blackheath, Farley Heath and Newlands Corner.

They are essential to the character of Albury Parish and to the health, mental wellbeing, and quality of life, of its residents.

The Natural England “ANGSt guidance” recommends that everyone should live within 300 metres (5 minutes' walk) of an accessible natural green space. The Woodland Trust “Woodland Access Standard” aspires that everyone should live within 500 metres of an area of accessible woodland of at least 2 hectares, and within 4 kilometres of an area of accessible woodland of at least 20 hectares.

They provide habitats for many species of flora and fauna, including very rare ones, contribute to the existential issues of climate change and loss of biodiversity, and improve air quality.

In improving health and wellbeing, they provide financial benefits by reducing health and social care costs, and keeping people out of care homes. They also provide an economic benefit through their addition to the value of homes and rural businesses in the Parish.

The natural and semi natural countryside areas in Albury Parish should be protected, managed and conserved for the multiple benefits they provide to residents and visitors, habitats and wildlife, climate change and biodiversity. Clear footpaths, litter facilities and simple car parks should be provided, and information on what can be found in the sites and what is not allowed. Fires, barbecues, camping, litter, poo bags, off road bikes and vehicles, and mountain bike trails and jumps should not be allowed. Cars should not be allowed to park outside the car parks provided, and not on natural land or verges. Visitor numbers should be kept to a sustainable level to avoid damage to these precious and sensitive countryside areas and their flora and fauna.

Recreation Areas

These include Albury Heath Cricket and Football Ground, Weston Fields Recreation Ground (a children's recreation ground with an adults' outdoor gym), Albury Parish Allotments, Albury Riverside Meadow, Albury Bowling Green, Weston and Vale End Fisheries, and riding schools and liveries at Mayor House Farm, Ponds Farm and White Farm. They benefit health and mental wellbeing, quality of life, community, tourism and the economy.

Recreation areas should be maintained for the different benefits they provide.

Green Links

Most of the natural and semi natural countryside areas have public access with networks of footpaths, bridleways and byways. These are shown in Appendix 5. The Countryside and Rights of Way Act 2000 (CROW) sets out and protects the right of the public to access the countryside. Some privately owned countryside areas have Access Agreements which take the place of CROW.

The links through and between the green areas provide routes to walk, ride horses and cycle.

In doing so, they provide benefits to the health and mental wellbeing of residents and visitors, to the safety of residents as shown by the coronavirus pandemic, and to low carbon transport.

The links also provide beneficial corridors whereby wildlife can move between natural areas.

Green links through and between open spaces, and between villages, via footpaths, bridleways, byways and along valleys, should be protected for:

- *Walking for health and mental wellbeing*
- *Riding horses for health and mental wellbeing*
- *Cycling for health, mental wellbeing and transport*
- *Wildlife as corridors for biodiversity*

There is no need for more green links as there are sufficient and the rural, hilly nature of Albury Parish prevents easy access.

To prevent damage to the environment, non-motorised bikes on public access land should be restricted to bridleways (where they must give way to pedestrians and horses), byways and roads. Motorised bikes, off road vehicles and other vehicles should be restricted to byways and roads.

CLIMATE CHANGE

The Intergovernmental Panel on Climate Change (IPCC) reported in October 2018 on the dire impacts of global warming of 1.5C above pre-industrial levels, and said we must take action during the 12 years before 2030 to stop this happening. The UK has legislated for net zero greenhouse gas emissions by 2050. Surrey County Council declared a climate emergency in July 2019 and committed to meeting this target. Guildford Borough Council declared a climate emergency in July 2019 with a target of 2030 for net zero emissions.

NPPF, Section 14, paragraphs 148 to 165, should be followed.

Greenhouse Gas Emissions

Greenhouse gas emissions should be kept to a minimum, and climate change mitigated and adapted to, by these methods:

- *Encourage use of electric vehicles and bicycles*
- *Increase use of low carbon heating systems, water heaters, cookers, fires and boilers, not based on wood, oil or gas, or on energy produced by wood, oil or gas*
- *Generate non-carbon renewable energy including solar power*
- *Deliver buildings that are low carbon, energy efficient and climate resilient*
- *Improve existing buildings to be low carbon, energy efficient and climate resilient*
- *Retain existing trees, and plant new trees, to retain carbon in the trees, absorb CO₂ from the atmosphere, absorb excess rainwater, store water for droughts, and reduce soil erosion*
- *Encourage areas of natural vegetation, to retain carbon in the vegetation and soil, and to absorb excess rainwater and release it slowly*
- *Manage upland areas and waterways to keep back flooding and store water for droughts*
- *Use timber for construction, and other uses, to retain the carbon.*

Building Design

Buildings and places should be well-designed and energy efficient. The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. These methods should be used:

- *Site and orient buildings to optimise solar gain*
- *Use high quality, thermally efficient, building materials*
- *Install excellent quality energy efficiency measures such as loft and wall insulation and double glazing*
- *Non-residential developments should meet the Buildings Research Establishment BREEAM building standard 'excellent'*
- *New developments should incorporate on-site energy generation from renewable sources such as solar panels*
- *Encourage the sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including the retrofitting of listed buildings, buildings of solid wall or traditional construction and buildings within conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future*

- Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards
- Developments must be designed taking into account best practice in water efficiency, such as water efficient fittings and appliances, water harvesting and storage features, and green roofs. Evidence must be provided of anticipated internal water use at or below 120 litres per person per day.
- Design should minimise overheating and reliance on air conditioning in the summer, for example by shading and passive ventilation

Flooding and Droughts

The Flood Map for Planning in Albury is in Appendix 6 which shows the main areas at risk along the River Tillingbourne and the tributaries that join it. There are also areas susceptible to storm flooding including near Farley Green, near the railway bridge in Little London, Ride Lane, Water Lane, and Sherbourne. Albury Parish faces a danger and liability from being in a valley surrounded by hills.

A sustainable and integrated approach should be adopted to the management of flood risk, surface water, and foul drainage, robust to the expected impacts of climate change:

- Avoid development on flood plains or other places susceptible to flooding
- Keep ditches and drains clear
- All development involving the loss of permeable surfaces, trees, soft landscaping or any other feature that reduces flood risk should use appropriate mitigation measures to prevent an increase in flood risk within the site or elsewhere. This should be proportionate to the scale of the proposal, with small interventions (such as planting or use of impermeable surfaces) acceptable for minor developments in areas of low flood risk
- Sustainable Drainage Systems (SuDS) should be used proportionately to mitigate any predicted increase in flood risk. These may include:
 - a) Planting, particularly trees
 - b) Permeable driveways, parking or other 'hardstanding' areas
 - c) Rainwater water harvesting and storage features (including butts)
 - d) Green roofs
 - e) Attenuation tanks
 - f) Soakaways
 - g) Attenuation ponds
- SuDS must be designed as an integral part of the green infrastructure and street network. The system should effectively mitigate any adverse effects from surface water run-off and flooding on people, property and the ecological value of the local environment. A surface water sewer should be seen as a last resort and no surface water should be permitted to enter the public foul sewage network. Major developments must provide a SuDS Strategy and drawings showing all SuDS features. This must be supported with calculations showing how surface water flood risk will not increase.

WILDLIFE AND BIODIVERSITY

Globally. The WWF Living Planet Report 2020 says the global Living Planet Index continues to decline. It shows a 68% decrease in the population sizes of mammals, birds, amphibians, reptiles and fish between 1970 and 2016. It says biodiversity is fundamental to human life on Earth, and the evidence is unequivocal - it is being destroyed by us at a rate unprecedented in history. This evidence shows that biodiversity conservation is more than an ethical commitment for humanity: it is a non-negotiable and strategic investment to preserve our health, wealth and security.

In the UK. The UK's State of Nature 2019 report showed a 60% decrease in the abundance of the UK's species of conservation concern over the last 50 years and 22% over the last 5 years; a 27% decrease in the distribution of these species over the last 50 years and 3% over the last 5 years; and 2% of UK wildlife is already extinct and another 15% is threatened with extinction.

In Surrey. The State of Surrey's Wildlife 2017 report showed 12% of Surrey's species of conservation concern are already extinct; another 7% are threatened or near-threatened; another 14% are declining; and many species in Surrey are of national and international importance.

Surrey therefore has a special responsibility to look after its precious species, and Albury Parish has an exceptional quantity of habitats and species of 'principal importance'. The species include:

- The hazel dormouse, extinct in 17 English counties, and the hedgehog
- Many species of protected bat including the rare barbastelle, serotine, Brandt's, whiskered
- Many species of bird including nightjar, tree pipit, woodcock, Dartford warbler, woodlark, stonechat, redstart, cuckoo, red kite, little egret, long-eared owl, marsh tit
- Invertebrates including adder, common lizard, the rare sand lizard, slow worm, grass snake, Roman snail
- Insects including silver-studded blue butterfly, small blue butterfly, grayling butterfly, green hairstreak butterfly, white admiral butterfly, a vulnerable heathland spider *Oxyopes heterophthalmus*, the rare beetle *Lomechusoides strumosa*, the near threatened southern wood ant *Formica rufa*, and the vulnerable bright moth *Lampronia fuscata*.
- One of the four most important stands of ancient yews in the UK and Western Europe (Newlands Corner), ancient woodland habitats (e.g. Albury Park, Blackheath, Colyer's Hanger), rare plant species including the common cudweed, and the most important site for lichens in Surrey (Albury Park).

Biodiversity Opportunity Areas (BOAs) are extensive areas where improved habitat management, as well as efforts to restore and re-create Priority Habitats, will be most effective in enhancing connectivity to benefit recovery of Priority Species in a fragmented landscape. A large BOA has already been identified and mapped across the north part of Albury Parish. Irreplaceable Habitats must also be protected.

NPPF, Section 15, paragraphs 170 to 183, should be followed.

Biodiversity should be protected and increased by the following measures:

- *Identify, map and protect Biodiversity Opportunity Areas (BOAs)*
- *Identify and protect Irreplaceable Habitats*
- *Seek statutory protection for areas with rare and protected species*
- *Retain, protect, conserve and increase habitats of rare and protected species*
- *Retain, protect and conserve ancient woodlands and ancient trees*
- *Retain and plant native trees and hedgerows*
- *Create and retain wildlife corridors and stepping stones*
- *Create and retain areas of natural land including scrub*
- *Create and retain areas of natural wildflowers*
- *Manage green areas and verges in an organic and limited way as far as possible*
- *Fences should be permeable to wildlife*
- *Nesting boxes should be provided for birds, bats and other wildlife*
- *All developments should show a net biodiversity gain.*

LIGHT POLLUTION

The Campaign for Real England (CPRE) map in Appendix 7 shows artificial light pollution in Albury Parish, and was built from satellite data in September 2015. It shows the light shining upwards, but it does not show what the sky would look like from a given place if you were standing there. Even in the dark spots, there will be bright intrusive domes of light from Guildford, Godalming and Dorking.

Artificial light pollution at night has a negative impact in the following ways:

- *Loss of natural beauty and heritage. It light-washes the twilight and spoils the natural beauty of the dark night sky*
- *Damage to wildlife and biodiversity. It harms nocturnal insects, bats, birds and animals, with a knock-on effect from one species to others, causing damage to the whole ecosystem*
- *Waste of valuable resources. It wastes energy and the resources that produce the energy*
- *Impact on climate change. The energy used increases carbon emissions*
- *Harm to human health and well-being. It is associated with serious mental and physical disorders.*

Light travels, scatters and reflects. It is possible to have safe neighbourhoods with proper lighting practices and properly designed light fittings.

NPPF, Section 15, paragraph 180, should be followed.

The following principles of good lighting should be adopted:

- A presumption against road lighting, except where it is needed for safety
- Light only where it is genuinely needed
- Light on only when it is genuinely needed, and off at all other times
- The appropriate amount of light, not excessively bright for purpose
- Properly designed light fittings that direct light only to the task and do not allow it to escape into neighbouring properties or into the wider environment, including the sky
- Warm colour temperature, with no blue-rich full spectrum LEDs which are the most disruptive and scatter most to pollute widely
- No decorative external lighting.

AIR, NOISE AND ENVIRONMENTAL POLLUTION

Air pollution occurs when gases, dust particles and fumes contaminate our air and make it harmful to humans, animals and plants. Particulate matter (measured by size of particle i.e. PM10 and PM2.5) and nitrogen dioxide are the most dangerous. In Surrey the fine particulate (PM2.5) level of air pollution in 2017 was 10.0 ug/m³ compared with the UK objective in 2020 of 25.0 ug/m³.

These pollutants come from various man-made sources:

- Transport (motorbikes, cars, vans, buses, trains and aircraft)
- Residential and commercial combustion (domestic and commercial boilers, open fires, wood burners, bonfires)
- Industrial processes
- Agriculture
- Construction, manufacturing and energy industries.

Air pollutants can affect eyes, nose, throat, lungs, heart and blood vessels. Short term health effects include asthma, coughing, wheezing and shortness of breath. Long term health effects include stroke, lung cancer, respiratory conditions, cardiovascular disease, low birth weight and dementia. Air pollution affects everyone, but some are more exposed to air pollution such as those living by busy roads and some are more vulnerable to the health effects (older people, pregnant women, children, and those with cardiovascular or respiratory disease).

There are health and financial costs from air pollution. In Surrey, 5.7% of deaths in 2018 were attributable to particulate air pollution (Public Health Outcome Framework for England) and the equivalent of 471 deaths a year are attributed to long-term exposure to particulates (Public Health England 2015). The term 'equivalent' is used since the effect is to reduce the lifespan of many thousands of people by between 6 months and 10 years which when aggregated is equivalent to 471 people. The health problems resulting from exposure to air pollution have a high cost to people who suffer from illness and premature death, to our health services and to business. In the UK, these costs add up to more than £20 billion every year (Royal College of Physicians 2016).

Air pollution also has negative impacts on our environment - direct effects on vegetation, and indirect effects on the acid and nutrient status of soils and waters.

Other types of pollution also impact our environment (water, soil, light, noise, environment) from many sources including transport, households, industrial, agricultural, construction and manufacturing. In Albury Parish, pollution should be kept to a minimum for health, cost and environmental reasons

Due to the earth's limited resources, and the need to dispose of waste, the best recycling and sustainability practices should be followed in Albury Parish.

NPPF, Section 15, paragraphs 170 to 183, should be followed.

Albury Parish should:

- *Minimise air pollution from traffic. Albury Parish has two busy main roads, the A25 and the A248. Retain and plant trees and hedgerows. Limit traffic volume and speed.*
- *Encourage electric vehicles, public transport, cycling to work, and working from home.*
- *Minimise air pollution from open fires, wood burning fires and boilers, and fossil fuel burners and boilers. Use low and non-polluting alternatives instead.*
- *Minimise noise pollution in quiet lanes from traffic, motorbikes, industrial and agricultural processes and other sources.*
- *Minimise all types of pollution (air, water, soil, light, noise, environment) from all sources, including transport, households, industrial, agricultural, construction, and manufacturing.*
- *Consider, and insist on, best recycling and sustainability practices for all decisions and developments.*

APPENDIX F1 - GREEN INFRASTRUCTURE IN ALBURY PARISH

Updated 11 January 2021

A map of Albury Parish is in Appendix 4 with the green areas marked on by number.

Green Areas

These include local green areas of importance to the local community, natural and semi-natural open space, and recreation areas. The list is not definitive.

No.	Name	Designation	Information
1	Albury Bowling Green		
2	Albury Downs	Common Land SNCI BOA	Public access. Footpaths
3	Albury Heath	Common Land SNCI	Public access. Bridleways and footpaths.
4	Albury Heath Cricket and Football Ground	Common Land	Public access
5	Albury Old Saxon Church Yard		Public access
6	Albury Parish Allotments		Community orchard also planned
7	Albury Parish Church Yard		Public access
8	Albury Park	SNCI Ancient Woodland Ancient & Veteran Trees	Privately owned by the Albury Estate with public access to Albury Old Saxon Church and a public footpath. Parkland habitat and woodland. The most important site known for lichens in Surrey, with 96 species recorded in 2016, 122 species since 1991. Also important for notable oak and sweet chestnut pollards, barbastelle bats and common cudweed.

No.	Name	Designation	Information
9	Albury Riverside Meadow		Public access. Alongside the Tillingbourne with seats and picnic tables.
10	Albury Sand Pit		Off the A25. Closed landfill site restored with grass and heathland plants and trees along the flanks. Viewing platform planned with views of Albury, and fenced access path, opening targeted in 2021.
11	Albury Warren	SNCI	Public access. Bridleways and footpaths.
12	Albury Water Meadows	SNCI	
13	Belmont Lake	Ancient Woodland	
14	Blackheath	Common Land SSSI Ancient Woodland	Public access. About a third of it is in Albury Parish. Lowland heath, acid grassland, and woodland. Many rare and protected species including sand lizards, Dartford warblers, 55 recorded species of spider, rare beetles, bees, butterflies and moths. Bridleways and footpaths.
15	Chantry Wood	SNCI BOA	
16	Clandon Downs	SNCI Ancient Woodland BOA	
17	Colyer's Hanger	SSSI Ancient woodland Nature Conservation Review site (NCR) BOA	Public access. Footpaths. Guildford Lane Car Park gives access to Colyer's Hanger and St Martha's Hill
18	Farley Green	Common Land	Public access
19	Farley Heath	Common Land	Privately owned with full public access Car parks at Roman Temple and Farley Glade. Bridleways and footpaths. Managed by the Friends of the Hurtwood
20	Malcolm's Field		
21	Mustard Copse	Common Land	Public access. Footpaths
22	Netherlands	SNCI	

No.	Name	Designation	Information
		Ancient Woodland BOA	
23	Newlands Corner	Common Land SNCI RIGS Ancient & Veteran Trees BOA	Public access. Privately owned by Albury Estate with access agreement. Main car park off A25 (200 spaces) and small car park off White Lane. Toilets, outdoor café, and visitor centre. One easy access trail and other trails. Byway, bridleways and footpaths. Chalk grassland and mixed woodland. One of the four most important ancient yew sites in UK and Western Europe. Protected species including hazel dormice, at least six species of bat including the serotine, Brandt's and whiskered, and Roman snails. Other rare species including the small blue butterfly.
24	Sandhurst Copse and Sheepwalk	Sandhurst Copse is Ancient Woodland	Privately owned with a public bridleway. Access on foot to rest of site is actively encouraged but subject to approval of landowner.
25	Silent Pool and Sherbourne Pond	Ancient Woodland	Public access. Privately owned by Albury Estate with access agreement. Car park off the A25. Footpaths.
26	Waterloo Pond	Ancient Woodland	Footpaths
27	Weston Wood	Ancient Woodland	Footpaths
28	Winterfold Wood	Common Land Ancient Woodland	Public access. Bridleways and footpaths.
29	Vale End Fishery		Privately owned by Albury Estate
30	Weston Fields Recreation Ground		Public access. Play area for children with play equipment, a multi-purpose climbing frame, an

No.	Name	Designation	Information
			outdoor gym for adults, and goal posts
31	Weston Fishery		Privately owned by Albury Estate

Green Links

Most of the countryside areas have public access with networks of footpaths, bridleways and byways. They can be found on the Surrey Interactive Map in Albury Parish under 'Roads and transport' <http://surreymaps.surreycc.gov.uk/public/viewer.asp> and are shown in Appendix 5.

In addition to these, there are the following notable links:

Name	Information
North Downs Way	A designated National Trail, 153 miles long, linking Farnham to Canterbury and Dover, following the historic route of the Pilgrims Way. This trail runs through the north of Albury Parish from Newlands Corner to Chantry Wood. It is open to walkers, horse riders and cyclists. It also gives access to the Downs Link, also open to walkers, horse riders and cyclists, which links St. Martha's Hill with the South Downs Way
Tillingbourne Valley	A footpath linking the source of the River Tillingbourne with the River Wey at Guildford, via Wotton, Abinger Hammer, Gomshall, Shere, Albury, Chilworth and Shalford. It also connects Albury with the historic Chilworth Gunpowder Mills

BOA = Biodiversity Opportunity Area

RIGS = Regionally Important Geological/Geomorphological Site

SNCI = Site of Nature Conservation Importance

SSSI = Site of Special Scientific Interest

Albury Neighbourhood Plan: Rural Enterprise

Albury has a total of 191 business within the parish excluding those who are self-employed. These can be categorised into the following hospitality (12), tourism (9), retail (56), housing (9), equestrian (5), health (2), building maintenance (21), rural management (11) and consultancy (66). These are spread throughout the parish although there are a few 'hubs' where more than one business is located. Locations include:

- Albury Park
- Birmingham Farm
- Sherbourne Farm
- Weston Farm
- Weston Yard
- Home Farm
- Albury Village Hall
- Water Lane Farm

These are identified in the map 1.

Parish Needs Questionnaire 2012 Findings:

These findings are now 8 years old and do not necessarily reflect the parishes needs both prior to and following the Covid-19 pandemic.

The Parish offers a more rural premises for business owners. The Parish Needs Survey carried out in 2012 had a total of 217 respondents out of a total of 431.

The survey highlighted 30% of the households which responded had someone who either worked in the Parish or worked from home.

At the time 41 respondents stated they worked in a business within the parish and 65 respondents stated they worked from home. The number of people working from home now has probably increased due to the pandemic due to restrictions on travel. The number of businesses which will continue to encourage working from home is yet to be seen.

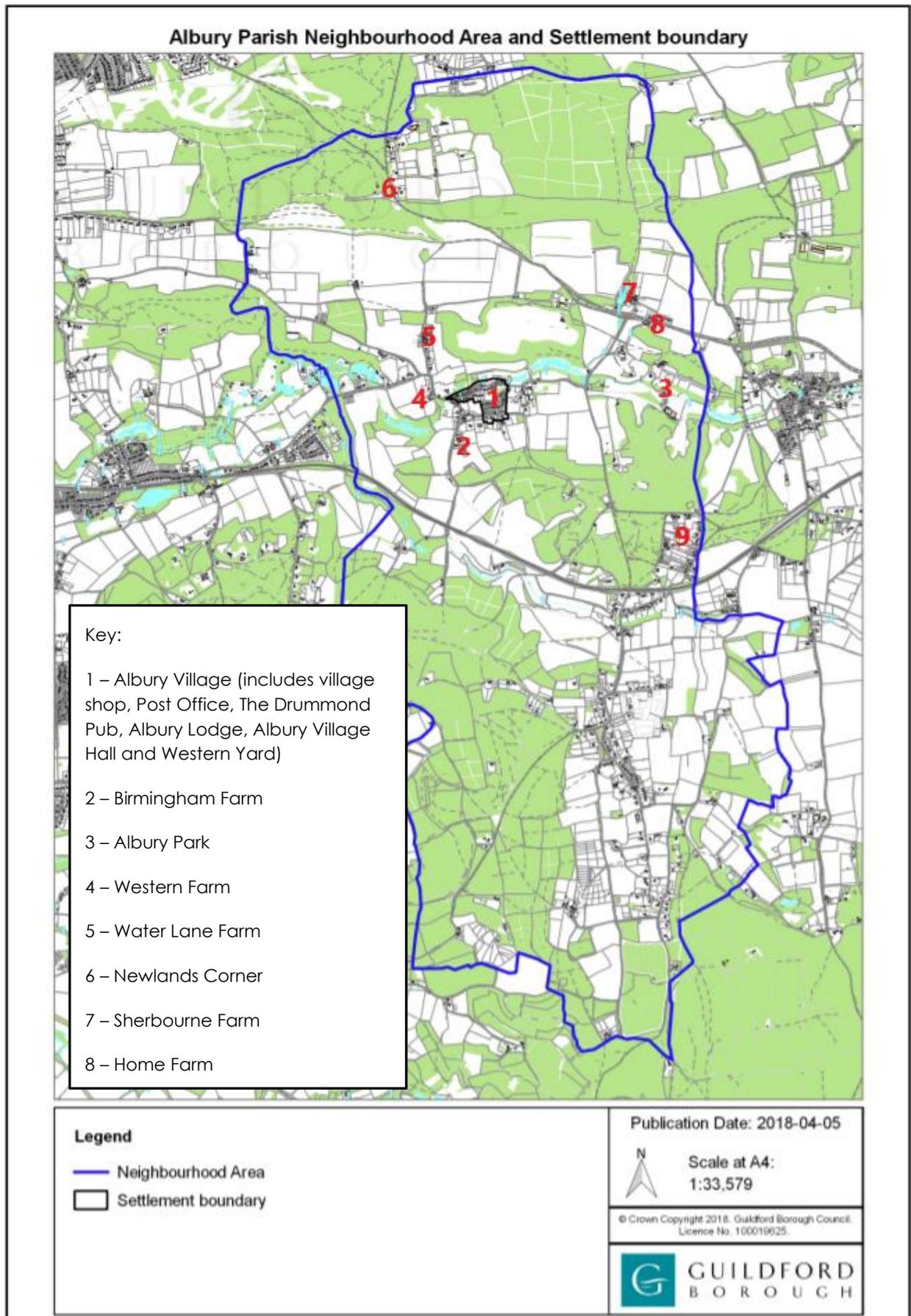
The survey identified 12 respondents out of the 217 stated they wanted to set up a business within the Parish.

Broadband and improved mobile reception were the two highest scoring improvements respondents wanted to see improved. 84 out of the 217 respondents wanted improved high-speed internet access and 71 out of 217 wanted improved mobile reception.

Although not currently provided in the village 8 out of the 217 respondents from the survey stated they wanted the use of rent by the hour office space facilities. This demand could potentially increase with more people working from home and wanting space to hold either meetings or have another working space. Although these spaces are offered within the centre of Guildford there will still be the demand for rural locations.

Out of those who responded a total of 155 said they support business within the Parish.

Map 1 – Location of business 'hubs'



Industry Expert Respondents

A series of seven questions were put to a local commercial agent and an estate manager with the responses coming from Alex Bellion of Owen Shipp and Michael Baxter of Albury Estate. The responses received from Owen Shipp are generic as they cover a larger area than the parish. The Parish is in a rural location therefore the questions were aimed at establishing what the demands are.

Question 1 - Is there a strong demand for rural premises?

- Stronger interest post-lockdown.
- Good demand for rural premises as they tend to suit a certain type of tenant and is not everyone's preferred location.

Question 2 – What type of premises are being sought after?

- Predominately light industrial although out of town offices and retail on strong secondary parades are attracting interest if priced correctly.
- All types are being looked at from very basic storage/workshop units up to smart offices.

Question 3 – What size premises is in demand?

- Between 0-2000sq ft.
- Most occupiers look for premises which fall under the Rateable Value of £15,000.
- Mainly units for start-ups, people working from home or those who employ a few people.

Question 4 – Due to the current circumstances has demand increased?

- Yes, town centre enquiries are very poor on both office/ retail when compared to out of town stock.
- Enquiries received from those wanting to downsize or not travel to London and others are looking to give up their units in Albury and go smaller or work from home solely online.

Question 5 – Are freehold or leasehold properties preferred?

- Freeholds are rarely available in general.
- The estate does not sell any freehold.
- Leasehold are still of interest if priced correctly.

Question 6 – What requirements are there?

- Good parking
- Strong internet connection (B4SH)
- Accessibility to railway stations
- Environment
- Ease of commute

Question 7 – Why are people choosing rural?

- Setting – less traffic, peaceful, better work/life balance
- Can attract employees

Business Questionnaire

In total 17 businesses within the parish responded to the questionnaire although a poor response it provided a good basis on what is required within the parish. Those that did respond gave in depth feedback. A list of the questions asked has been included in appendix 3.

DRAFT

Albury Park



The units located in Albury Park are just off the A248 on New Road and consists of office space for seven individual businesses.

Birmingham Farm

Is located off Blackheath Lane accessed from the village centre by Church Lane. There are three businesses located here, two antique restorers and a carpenter and joiner.

Sherbourne Farm



Sherbourne Farm is located off the A25 and has four business premises present which can be categorised under food and drink production and sales. They include the Silent Pool Distillery, Albury Organic Vineyard, Mandiras Kitchen and Norbury Blue Cheese Co.

Weston Farm



There are six units located in Weston Farm with direct access to the A248. These are a variety of businesses which require office space. In total five operate from this location and include an architect, mobile phone recycler, photographer, home entertainment & IT system and an IT company.

Weston Yard



Weston Yard is located off the A248 and has three office business premises. This includes the Albury Estate office, Land and Water and Albury Estate Fisheries.

Home Farm



Is located off the A25 and has seven varying businesses operating from here. The spaces include workshop, warehouse and office space. The following companies are located here Montfort International PLC, Core Group, Nexuss Ltd, Careprint, The Spokesman, Beacon Roofing, Hammond Decorators and K1M.

Albury Village Hall



Albury Village Hall is located off the A248 and has office space for three business as well as being used by the community and the Parish Council. The companies located here include The Opcyon Design Company Ltd, Detail Design and CJWG.

Water Lane Farm



There are varying units available on Water Lane from storage, workshops and office space. These are located off the A248. The businesses located here include an upholsterer, mechanic, car body repairs and a stove & chimney specialist.

Village Shop and Post Office



The village store and Post Office are both at the centre of the village on the A248. They are both retail premises.

Pubs (The William IV – Little London and The Drummond – Albury)



There are two pubs in the Parish, The Drummond which is located in Albury on the A248 and The William IV which is located in Little London. These both serve food and drink.

Newlands Corner



Newlands Corner is located on the A25 which has a café & restaurant (The Plucky Pheasant) and takeaway. Both establishments are popular with tourists, walkers and cyclists due to easy access to footpaths and bridleways. There is also a restaurant, Carol's Trattoria, and a The Manor House Hotel.

Sandpit



The Sandpit has five businesses with premises here used mainly as workshops and storage. These are more industrial businesses and include LC Energy, Suez and GASP Motor Project Workshop.

Other



The businesses mentioned so far are those located in a 'hub' however, there are numerous others not specifically mentioned located within the Parish. These include various business services, workshops, accommodation.

Appendix G1: Business's in The Parish

Estate	Co Name	Product/ Service	Public service					Business to Business					
			Hospitality	Tourism	Retail	Housing	Equestrian	Health	Building/Mtnc	Rural mgmt		Consultancy	
			Total	12	9	56	9	5	2	21	11	66	191
1	Newlands Catering Unit	Takeaway Café		1									
	Cider Solutions Limited	Management And Business Consultants										1	
	Sam Olesen Limited	Clothing Retailers				1							
	Carlo's Trattoria	Restaurant		1									
	Nahid Residential Ltd	Home business	Outside Parish Boundary		1								
	The Newlands Catering Co Ltd	(see above)		1									
	The Plucky Pheasant	Cafe		1									
	Tillings Cornerhouse	Cafe	Gomshall		1								
1	Postford Farm	Livery Yard & Stables						1					
1	Pratts Stores	Post Office/shop	Harry			1							
	One Stronsa Road Limited	Property rental	Roy Hogben (Residential)							1			
1	Albury Parish Council					1							
	Homegrade Limited		Dormant										
1	CJWG Associates Ltd	Management Consultants	Anna Garthwaite							1			
1	Detail Design Consultants Ltd	Marketing consultancy (Village Hall Offices)	Ginetta George									1	
1	The Opcyon Design Company Ltd	Designers & Exhibition Service Providers										1	
1	C G A	Marketing consultancy (Village Hall Offices)										1	
	Pamana Limited	Not run from Albury - Director has resigned											
	Belle Trains Limited	Excursions And Sightseeing Activities	Agency only			1							
	Bryherley Limited Headquarters	Excursions And Sightseeing Activities	Agency only			1							
	Steam Dreams	Excursions And Sightseeing Activities	Agency only			1							
	The Steam Dreams Rail Co Ltd Hea	Excursions And Sightseeing Activities	Agency only			1							
	Vannmoor Engineering Limited	Fabricated Metal Products	Spilkin Knight? (Accountant)							1			
	Bury Street Residents Company Lin	Estate Management Services	Spilkin Knight? (Accountant)							1			
	Looking For Magic Limited	Video Production Companies	Spilkin Knight? (Accountant)							1			
	Outsource Office Limited	Estate Management Services	Spilkin Knight? (Accountant)							1			
	United Recording Artistes Limited	Sound Recording Studios	John Wilkes (residential)							1			
	Adgil Limited Headquarters	Recycling	Company dissolved							1			
	Cmenergvinsight Ltd Headquarters	Management And Business Consultants	Residential									1	
	27 North Villas (Management) Limit	Property management	Residential							1			

Appendix G2: Industry Expert Responses

			Is there a strong demand for rural premises?	What type of premises are being sought after?	What size premises is in demand?	Due to the current circumstances has the demand increased?	Are freehold or leasehold preferred?	What requirements are there? e.g. parking, internet	Why are people choosing rural?
Alex Bellion	Owen Shipp via Wadham & Isherwood		Yes and we've seen even stronger interest post-lockdown.	Predominantly Light Industrial but out of town offices and retail on strong secondary parades/villages (such as Ripley/Bookham) are still attracting good interest if priced correctly.	Generally 0 – 1,500 sq. ft; for most occupiers its important they are under an Rateable Value of £15,000 (but ideally £12,000) in order to qualify for Small Business Rates relief (phased relief is between £12-£15k and 100% under £12k RV).	Yes I would suggest so; town centre enquiries are very poor on both offices/retail when compared to out of town stock.	Freehold properties are very rarely available and we've seen good demand for the attached Freehold office scheme in Gomshall (which is one of the only FH schemes in Surrey) despite lockdown. 3 units are sold with another 2 under offer and multiple enquiries. I would still suggest leasehold properties are of interest as well if priced correctly – especially Light Industrial.	Good parking and a strong internet connection are essential; especially for office occupiers. Kings Court has had a new fibre line installed recently as a result.	Setting; less traffic, peaceful and generally nicer work/life balance. We also find a lot of the MD's in London live in Surrey so inevitably its closer to home for them...! I've also recently dealt with a 5,000 sq. ft. lease renewal to a subsidiary of the Ministry of Defence in Shackelford of several converted barn units; they noted that the setting actually attracted employees due to the rural location.
Andrew Russell	Gasgoines								
Mike Aldous	Perry Hill	I could do a market appraisal for you setting out detailed answers to each heading under your email. We do provide market assement reports for developers but could re purpose one of these reports for you Parish uses, so that you can better get a handle on commercial stock and the market demands. The fee for this would be Cira £2250 plus VAT.							
Michael Baxter			I would say there is a good rather than strong demand for rural premises as they tend to suit a certain type of tenant, particularly given the sort of environment we are able to provide. It is by no means everybody's cup of tea.	All types from very basic storage/workshop units up to smart offices.	Generally people seem to want smaller units – mainly for start ups or people who used to work from home or employ a few people. Anything from around a few hundred ft2 up to 2,000 ft2.	Yes and no. I've had enquiries from people who want to downsize or not travel to London and had others who are looking to give up units here at Albury and go even smaller or work from home solely on-line.	The Estate does not sell any freehold so we only do leases.	Internet is important hence our desire to see B4SH lay fibre optic throughout the village and the Parish if possible. Parking certainly, accessibility to railway stations for travel to London etc., atmosphere / environment and ease of commute.	same as previous answer
	Kingstons	No Response							
	Oxborough Surveyors	No Response							

Appendix 3: Business Questions

1. Does current internet and cellular delivery meet your needs? If not, what would be helpful and where?
2. Do you have enough office/business space and facilities? Would you prefer larger or different provision, and if so where in the parish?
3. Would you value an internet café?
4. Would you like to rent local desk space in an office building, that had strong internet and phone connection? If yes where?
5. Are there enough local facilities to meet the needs of your employees e.g. coffee shop, bakery, other? Are there any others that would be beneficial?
6. Would you welcome more local retail outlets and if so what and where?
7. Are the local bus and train services adequate to meet your business needs?
8. Do your customers/employees need local accommodation and if so what type?
9. Does local traffic congestion provide problems for your business. If so when and where?
10. Do you experience delivery problems, if so when and where?
11. Does local traffic speed provide a problem to your business and if so where?
12. Would you welcome traffic calming measures and if so what and where?
13. Do you have enough parking facilities for your customers and employees? If not, what would be helpful and where? You do not need to suggest specific locations unless you wish to e.g. village or other area will suffice.
14. If your business is retail or hospitality and benefits from customers, would you welcome more tourists/passing trade or local residents, or both?
15. Would you welcome a Farmers market? If yes which location would work best for you? You do not need to suggest specific locations unless you wish to e.g. Silent Pool or other area will suffice.
16. Would you support preserving the parish as an Area of Outstanding Natural Beauty?
17. Would you welcome better signage of "Tourist Trails" with suggested walks past your business?
18. Are there any sites which you believe might lend themselves to further rural enterprise? If so where? You do not need to suggest specific locations unless you wish to e.g. former landfill site or other area will suffice.
19. Are there any areas of the parish where the development of new affordable housing would benefit your business? If so where? You do not need to suggest specific locations unless you wish to e.g. village will suffice.
20. Silent Pool already has a vineyard, gin distillery and several quality food businesses and has drawn attention to what can be achieved. Would you support further development of this area as a local craft/food area? In your view what are the limitations of the current site?
21. Would you support the development of a "Tourist Triangle" with walking trails linking Albury village, Newlands Corner, Silent Pool, proposed viewing platform at former landfill site, Saxon/Apostolic churches and the Tillingbourne stream linking existing and integrating new facilities? Obvious limitations and implications would need to be evaluated and addressed, such as car parking.
22. If your business is recreational e.g. football, cricket, fishing does it have sufficient facilities e.g. pitches, parking? If not, what would be helpful?
23. Would you rent a room locally for meetings?
24. Would you/your employees value a local gym or sports facilities that do not already exist? If yes what?
25. Is there anything that would help your business develop that is not already listed above?

Definition

A tourist destination is...” a place of interest where tourists visit, typically for its inherent or exhibited natural or cultural value, historical significance, natural or built beauty, offering leisure, adventure and amusement”. (source World Trade Organisation)



Context for Tourism

Albury's lack of infrastructure and scale and location in an AONB constrains its ability to expand and sustain significant tourism activity.

Being a generally prosperous and attractive area means high land and property values often undermine the viability of rural businesses which help maintain the landscape and support tourism activity.

Albury tourism policy seeks to ensure that the protection and enhancement of the environmental quality of Albury whilst encouraging the sustainable development and enjoyment of the land and facilities which we steward.

Albury Tourism policy needs to complement and support business, planning and community policy.

Local bodies - GBC and Waverley Local Plans advocate the Surrey Hills as a “playground” and the Surrey Hills AONB Management Report Dec 2019 – all encourage tourism, though none of these bodies specify how any additional tourism should be implemented, managed or the current infrastructure supplemented to enable this.

Proposed Tourism Policy Principles



- Albury accepts our stewardship responsibilities for the area as part of the AONB and will foster a pride of place that encourages local community and business action to protect, enhance and enjoy its landscape
- We encourage the promotion of Albury as a destination for sustainable tourism and recreation whilst protecting local amenities and enhancing the health and quality of life for all residents, sustainably
- We will develop new tourist attractions that have no significant adverse impact on the local community and are of an appropriate scale and adhere to the policies on landscape, biodiversity, historic and built heritage and transport

The Development of Tourism Across Albury

Visitor related development, by its nature, is often located in sensitive areas and its benefits need to be carefully balanced against the need to protect the countryside and heritage assets from overcrowding and degradation. The plan should seek to ensure that the unique natural landscapes and heritage, which appeal as a leisure and tourism destination, are preserved. In the event of any new built development, where identified needs are not met by existing facilities, it must respect and complement the natural attractions of the landscape and reflect the character of the surrounding area.

Catering for the needs of visitors/potential visitors with disabilities and mobility issues and those with pushchairs, applies to a wide section of society and market segments. In addition, growth in people over 55 will result in more than a third of the population being in this category. The "ageless traveller", people living longer and more active lives, makes tourism thought of less than a matter of age and more of being in their interests.

Addressing accessibility and social inclusion will shape Albury's long term reputation and economic benefits from tourism. The lack of more general public toilet facilities, especially for the disabled, is of concern.

Travellers will look for destinations where they can collect unique experiences without the investment of considerable time and money. They will also want to find out as much as they can about a destination and study review sites. Online information. Booking before the trip starts, and on the move, along with expectations that modern technology and communications are readily available and "Instagrammable" at the destination is of consideration. Post-covid, well-being and relaxation, a way of escaping the pressures of modern life, are a key motivation for local tourism and of providing mental wellbeing and an escape from stress.

It should be recognised that tourism is an important sector of the rural economy and has great potential for further growth. Appropriate development can help to sustain rural services and create significant benefits for local communities. The NPPF suggests that planning policies and decisions should enable sustainable rural tourism and leisure developments, including the provision and expansion of visitor facilities in appropriate locations, where identified needs are not met by existing facilities.

Finally, Edgeley Park in Farley Green hosts 220 lodges which are not counted in the footprint of the parish. They are used as permanent homes or privately held second homes with a small few being used as rental properties. The park is not regarded as a tourist asset. This facility has existed for over 60years and thus its impact is built into the natural fabric of Albury activity. Its current scale means there is no local appetite (desire) for further development beyond its current licensed boundary.

Possible Tourism Extensions

Proposals for the development of tourism facilities will be supported where they accord with policies elsewhere in the Plan:

- The extension and expansion of existing tourism facilities.
- The development and diversification of agricultural and other land-based rural businesses but should ensure the continuation of the agricultural or business function.
- Proposals that support outdoor recreation activities, particularly walking and cycling.
- Proposals aligned to the Dark Sky designation.
- The development of small-scale car parking provision to support tourism related to the surrounding area.
- All developments must demonstrate how they comply with requirements for high-quality design

Proposals for tourist accommodation will be supported where it can be demonstrated that:

- No significant adverse impact on residential amenity would arise from the development;
- The development is of a scale that can be accommodated sensitively in the landscape; and
- Where proposals would cause less than substantial harm to the significance of a designated heritage asset, this will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable;
- Where development proposals affect a non-designated heritage asset, a balanced judgement is made, taking into account the scale of any harm or loss and the significance of the heritage asset.
- No significant adverse impact on highway safety would arise from the development;
- The development can be accommodated within the capacity of existing drainage and water supply infrastructure;

Current Assessment of Tourist Facilities

A listing of tourism assets is attached in the appendix with thumb nail photos.

Albury Parish does not contain any major tourist destination attraction.

The Saxon church and Apostolic church do attract a lot of visitors – the Apostolic church worldwide has 11 million followers and their church was founded by Henry Drummond in Albury.

Albury does have spectacular landscapes and views, particularly from Newlands Corner, by which runs the Pilgrims Way, an historical walking route between Winchester and Canterbury.

There are two cafes, both at Newlands Corner, a post office and separate village shop in Albury village. There is also one hotel (Guildford Manor with Gym and spa), close to Newlands Corner and two pubs and further bed and breakfast/self catering facilities. A vineyard on the slope of Newlands Corner and light industrial area in converted agricultural buildings with small businesses producing gin, cheese and Indian food are situated around The Silent Pool at the foot of Newlands Corner. Silent Pool has recently been designated one of the most beautiful parts of Surrey by Surrey Advertiser and Telegraph newspapers, and probably accounts for increase of tourists. There is also a bike shop at Home Farm, which attracts cyclists.

Two riding stables offer limited riding facilities.

The area of the Parish is most used recreationally for walking, mountain and road biking events and horse riding.

A scout centre and a camping site in adjoining parishes are used for Duke of Edinburgh activities through the parish. Olympic cycling events have attracted increased recognition of the area and annual events such as Ride London strengthen the trend. The roads and lanes are also very popular for road cycling attracting many cyclists at weekends. The negative impacts of road cycling have been considered but beyond the remit of Albury to influence. The area is also an access point to significant off-road mountain biking trails.

One notable development is the proposed viewing platform at old landfill site, which will further join up Newlands Corner, Silent Pool and Albury.

Potential Opportunities

A summary of potential future opportunities is included in the appendix.

Its availability to Greater London places it as a natural destination for recreational day tourism along with locations for TV and film companies. A thriving tourist economy also provides and benefits the sustainability of local shops, cafes and services and the supply chain for the residents of the area and the conservation of local tradition and heritage as well as keeping communities vibrant and enticing places to live and work. An increase in visitor numbers has the benefit of interest in the provision of further premises and services. An increase in overnight accommodation would increase visitor numbers and length of stay, but there are few, if any, sustainable options to support such development.

It should not be forgotten that business travel and stopover traffic on longer journeys along with family visits, rural craft volunteer groups and wedding venues all play an important part in the local destination economy.

Attractions in neighbouring areas, e.g. RHS Wisley, National Trust properties (Clandon Park, Polesden Lacey, Hatchlands, Winkworth Arboretum) and events, entertainments and shopping in Guildford creates interest in the rural areas and a desire to return or stay for longer periods.

The attraction of Albury Parish lies in its location in the Surrey Hills AONB.... "recognised as a national asset in which its natural and cultural resources are managed in an attractive

landscape mosaic of farmland, woodland, heaths downs and commons. It provides opportunities for business enterprise and for all to enjoy and appreciate its natural beauty for their health and wellbeing".

Recent developments at Silent Pool combining vineyard, gin distillery and several quality food businesses has drawn attention to what can be achieved and provides additional opportunity for development – as a craft/food area. As ever there are limiting factors such as car parking which has become problematic in recent times.

Development of the links between Albury, Newlands Corner, Silent Pool, proposed viewing platform, Saxon/Apostolic churches and the Tillingbourne stream offers a real development opportunity to create the "Albury Triangle" linking up existing and integrating new facilities. Obvious limitations and implications would need to be evaluated and addressed, such as car parking (which is a generic issue today and in relation to any future developments)

Walking in Albury is without any overall management or publication of trails and much could be done to improve this area – better marked paths/signage, linked trails across the parish, trails with nature interest. There is also a potential for development of new trails linking the existing paths together and including the integration of Albury into other local trails in Shere, Gomshall and Albury.

There are also opportunities to consider small commercial tourism related activity such as a Farmers market and a local Albury based café. Such developments would also simultaneously benefit the local community.

Development of any facilities is expensive and Albury is only likely to be able to afford such developments by working in partnership with bodies such as the Albury Estate, potential other interested sponsors - Apostolic Church (Henry Drummond an original founder), Landfill, Surrey AONB/Surrey, as well as the usual funding opportunities in the South East.

There are also implications from all increases in tourism opportunities – unintentional destruction of habitat, car parking and capacity constraints. These issues exist today and will always exist and therefore need to be actively managed. The guidelines by which Albury operates need to be clearer to help mitigate these factors in future.

The Surrey Hills will be promoted as a destination for sustainable tourism and recreation to enjoy its

- Views
- Woodland
- Heathland
- Tranquillity
- Commons
- Country Lanes
- Historic Buildings
- Dark skies
- Farmland
- Parkland

For the purposes of encouraging destination uses for sustainable

- Walking
- Dog walking
- Mountain biking
- Photography
- Horse riding
- Running
- Crafts
- Fishing
- Attractions
- Road cycling

(Source : Surrey Hills AONB Management Plan)

Accommodation

Albury Parish has one hotel and two pubs, one of which offers bed and breakfast. There is one bed and breakfast also offering three self catering units and a shepherd hut and at least one Air B+B. It should be noted that Edgeley (mobile home) Park is not considered a tourism asset as it is a set of privately held lodges, allows no touring caravans and its approx. 220 units are sold on 20 year leases as private residences and second homes, although the owners are permitted to sub-let for holiday use, generally five or six do so at any one time. Already over-scaled there is no local desire to see this expand.

Developments that enhance the environment or bring neglected or underused heritage assets back into appropriate economic use could be supported but the granting of any tourist based accommodation, especially where housing development would not normally be granted, should be subject to planning conditions to prevent its use for permanent residence.

Tourist Infrastructure

There is very limited support to describe walks, and standard way-marked routes. Support for cycling is largely left to local cycling bodies and groups.

Car parking is a major limitation today at Silent Pool, Newlands Corner and any uplift in tourism provision would need to take account of car parking issues and address the provision of the land required to be able to provide it.

Other pastimes are largely left to their own devices other than through private arrangements such as the Fishing club.

Enhancing the Visitor Experience

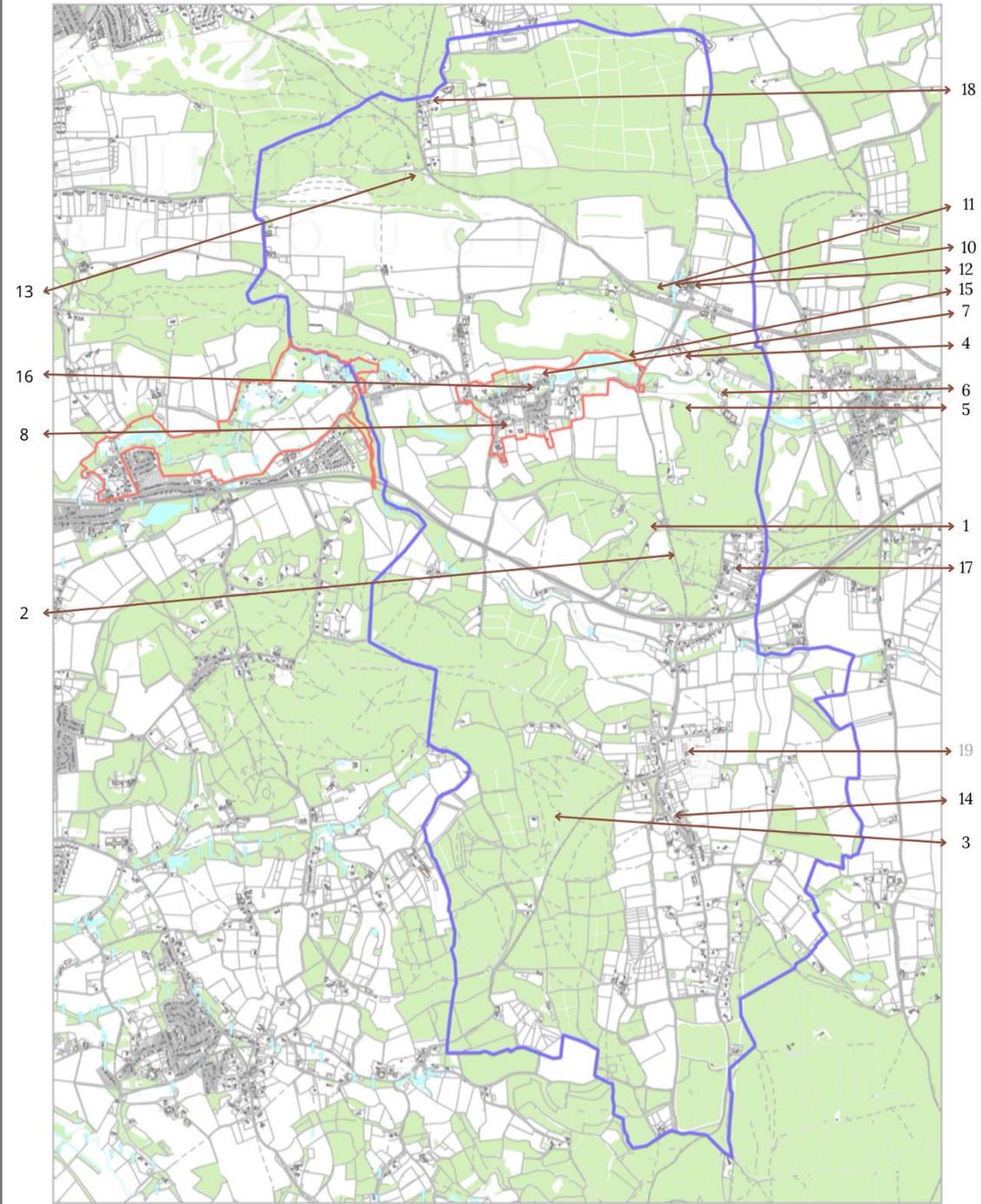
The visitor economy is not only about attractions, accommodation, pubs, shops and restaurants but also refers to the wider environment that can impact and influence the overall visitor experience such as footpaths, car parking, public toilets, signage, accessibility, public transport and visitor information as well as the more intangible aspects such as friendliness, value for money and a sense of place. Such tourism infrastructure needs to be developed.

Tourism Assets

Tourism Asset	Description	Photo	Asset Type	Tourism Value	Current Usage
1 Albury Heath	Open area of land used by local community and those who know of the area		Recreation	Open expanse of land with good car parking linked to other outdoor assets	Extend use as part of network of better directed paths connecting the parish Recognise 2nd world war links - Canadian army, d-day departures
2 Albury Heath war memorial	A plaque comemmorating the despatch of Canadian armed forces to D-day landings by Montgomery		Things to Do	Increase interest	limited understanding of the history or that the plaque is even there
3 Farley Heath	Open area of land used by local community and those who know of the area		Recreation	Open expanse of land with good car parking	Integrate and improve usage Leverage Roman Temple site
4 Apostolic Church	Historic church built by Henry Drummond but with no/limited public access		Recreation	Church with significant historical and religious interest	Whilst access to the church is not available the church and its historical implications could be significantly uplifted to make it a point of interest and a feature on an extended parish walking tour
5 Albury Park	Grade I listed building and gardens...previously part of the Duke of Northumberland's estate. Limited public access		Things to Do	Increase interest	Private residence with occasional garden openings
6 Old Saxon Church	A 13th century Saxon/Norman church part of Albury Park managed by Historic churches with occassional local use for church and social purposes		Things to Do	Increase interest	Occassional local church and social usage
7 Albury Riverside	Small picnic and quiet area in heart of Albury		Things to Do	Picnic area	Limited use within village
8 Albury Bowls	Local bowls club in heart of Albury		Things to Do	Increase Interest	Local club with limited use
9 Local properties of significance	There are 46 grade I and II listed buildings across the Parish, 38 in Albury - a full list is published in the appendix of the Design and Heritage report		Things to Do	Increase Interest	Little to no recognition of the breadth of listed buildings Create local Albury listed buildings walk and brochure as part of a series of walking/local interest tours
10 Silent pool	The pool and its surroundings have been heralded as one of Surrey's goto things to see		Things to Do	A goto feature across Albury, distinct in the Surrey Hills locality	Extend silent pool into walking tour circuit and a point of note in Albury's broader set of assets

Tourism Asset	Description	Photo	Asset Type	Tourism Value	Current Usage
11 Albury organic vineyard	A well known local organic vineyard now recognised on the UK wine scene		Things to Do	A goto feature across Albury, distinct in the Surrey Hills locality	Frequently visited and referenced
12 Silent Pool Distillery	A now world famous Gin distillery		Things to Do	Increase interest	Integrate as apt of expanded Albury tourism interests
13 Newlands Corner	A well known local beauty spot across Surrey, set in open parkland		Recreation	Central viewpoint and walking destination across the Surrey Hills	Integration into the broader Albury set of recreational facilities
14 Barn Church	An old barn church, Farley Green's only public building - still operational as a local church and community asset		Things to Do	Increased interest	Shared use as church and community asset for local events
15 Albury Trout Fishing	Local fishing club in Albury with new clubhouse		Things to Do	Increased visitor access to Albury	Integrate into broader Albury tourism assets
16 Drummond Arms	Local pub, restaurant and accommodation in Albury		Restaurant, Pub, hotel	Pub and Restaurant	Frequently used at weekends with extended usage by locals and walkers
17 William IV	Local pub and restaurant in Little London, since medieval times		Restaurant, Pub	Pub and Restaurant	Frequently used at weekends with extended usage by locals and walkers
18 Guildford Manor Hotel	Sizeable hotel by Newlands Corner - 58 bedrooms, wedding and conference facilities and recently upgraded Elemis spa and gym		Hotel, restaurant	Accommodation	Commercial hotel
19 Edgeley Park	Included for completeness but not regarded as a tourism asset within Albury. Footprint over-scaled and not capable of development within sustainable parameters A park of privately held 220 lodges under direct ownership used as permanent homes or weekend getaways	n/a	Residential park	Privately held	Extended residential footprint in Farley Green. Aprox 220 lodges (licence allows for 258 but no longer possible due to other policy constraints) in fulltime residential occupancy or as privately owned weekend getaways. Small number rented out.
20 Albury Produce Show at Albury Heath (1)	An annual summer produce show, fair and barn dance on the 3rd Saturday of July each year. The show has been held continuously on Albury Heath since 1861		Things to Do	A goto event	Annual event and well attended
21 Albury Music Festival at Albury Heath (1)	An annual summer event - a perfect day ion Albury Heath of fine music, a bop with great food and booze in lovely surroundings.		Things to Do	A goto event	Annual event and well attended
22 Various local accommodation	Variety of locally managed accommodation, all small scale and privately owned	n/a	Accommodation	Local short term stays	Small scale tourism activity
23 Various local National Trust properties	Various properties of interest - Clandon Park, Polesdon Lacy, Hatchlands, Winkworth - all out of Albury catchment	See National Trust website	Nearby	Nearby things todo	No National Trust properties in Albury parish but considerable number close by - Clandon Park, Hatchlands, Polesdon Lacey, Winkworth Arboretum

Albury Neighbourhood Area and Conservation Areas



Legend

- Neighbourhood Area
- Conservation areas

Publication Date: 2018-03-28



Scale at A4:
1:33,579

© Crown Copyright 2018. Guildford Borough Council.
Licence No. 100019625.



GUILDFORD
BOROUGH

Location of Neighbourhood & Conservations Areas

Potential Tourism Projects

Potential Development	Tourism Value	Other Parish Value	Outcome	Implications and possible Next Steps	Breadth of Value	Ease of Implementation
Albury Heath paths and guides	Open expanse of land with good car parking linked to other outdoor assets	Also supports Sports facility	Documented network of better directed paths connecting the parish Recognise 2nd world war links - Canadian army, d-day departures	Align with Estate and Guildford and sports club Walking guidelines and standards	Low to med	Medium
Farley Heath paths and guides	Open expanse of land with good car parking	Improved local community access	Documented network of better directed paths connecting the parish Leverage and integrate Roman Temple site	Walking guidelines and standards	Low to med	Easy
Guide to local properties of significance	Make it easier for tourists to understand and appreciate the range of listed buildings and their history and cultural significance	Improved local community access	Guided walks and supporting materials drawing in local properties of interest incl Apoostolic Church	Walk standards, leverage history society	Medium	Easy to med
Silent pool "goto destination"	Developing a goto food and beverage location integarted into the Newlands Corner locality	Supports commercial interest Walking spot on national circuit	Extend silent pool area making it easier for people to access and developing its broader appeal - linking recreation and things to do. Substantial impediments at local and national policy level	Car parking constraints would need to be addressed Alignment with Surrey Hills AONB, Guildford, Silent pool local owners and local residents	Medium to high	Complex
Incorporate Albury Vineyard & Silent Pool Distillery into extended marketing materials	Create broader recognition of the vineyard and distillery	Improved local community access	Integrate as part of expanded Albury tourism interests - Things to Do (leverage existing Vineyards of the Surrey Hills organisation (VOSH))	Integrate with and leverage existing VoSH activity...part of Things to Do	Low	Easy
Viewing Platform	An extended new walk developing the landfill site and creating a viewing point of note	Improved local community access	Development of a new parish walk funded by sponsorship and to be extended as part of an extended walking tour of Albury	Appropriate access and integration into other walking paths, Albury estate alignment,	Medium to high	Complex
Newlands Corner	Central viewpoint and walking destination across the Surrey Hills	Central walking and outdoor area	Integration into the broader Albury set of recreational facilities	Any increased car parking would need to be addressed, improved marketing materials	Low to med	Complex
Albury Parish AONB footpaths and bridleways integration	Interesting local walks and integrating as part of Surrey Hills AONB	Better connectivity to increase value	As part of the Surrey Hills AONB increasing connectivity and interest we increase local and tourism value	Resources to create opportunity and paths	Medium to high	Medium to complex
Integrated Surrey Hills Villages	Improved connectivity to increase tourism interest	Increased usage of existing facilities and community value	Integrate Albury with other local communities to create integrated walking routes and joint recognition of assets, an extended Surrey Hills AONB activity	Resources to create opportunity	Medium to high	Complex
Albury Trout Fishing	Increased visitor access to Albury	Limited but small uplift in visitor numbers	Integrate into broader Albury tourism assets	Incorporate as part of Things to Do marketing materials	Low	Easy
Albury Estate and Gardens	Increased visitor access to Albury	Limited but small uplift in visitor numbers	Integrate into broader Albury tourism assets	Incorporate as part of Things to DO marketing materials	Low	Medium
Promote and leverage local pubs/hotels	Increased visitor access to Albury	Limited but small uplift in visitor numbers	Integrate into broader Albury tourism assets	Car parking constraints would need to be addressed Alignment with Surrey Hills AONB, Guildford, Silent pool local owners	Low	Easy

Gabi Cutayar, Fran Breslin, John Brockwell - Updated 01-08-20

CONTENTS OF THIS REPORT

INTRODUCTION

OBJECTIVES

CURRENT SITUATION & ISSUES

1. Traffic

- a. Evidence/Monitoring data
- b. Vehicle speeds
- c. Vehicle volume/loads
- d. Albury Village - The Street
- e. Parish traffic
- f. Tourist traffic
- g. Developments adjacent to the Parish

2. **Car Parking** – including sites, capacity and electric vehicle charging points

3. **Public transport** - including bus routes and schedules.

4. **Infrastructure** - including pavements and footpaths

5. **Carbon footprint and sustainable travel**

MAIN ISSUES

ASPIRATIONS

INTRODUCTION

Albury Parish lies about 4 miles to the southeast of Guildford on the southern edge of the North Downs and entirely within the Green Belt and the Surrey Hills National Landscape (previously known as Surrey Hills ANOB). The Parish is rural in character with extensive open views and comprises the village of Albury located centrally in the Parish, and the dispersed hamlets of Farley Green, Little London, Albury Heath, Brook to the south, and Newlands Corner in the north with its well-known viewpoint. Parts of Farley Heath and Albury Heath are subject to an open access agreement which means these areas are designated for walking and outdoor recreation are permitted. Albury is defined as a 'Small Village' and Farley Green as a 'Loose Knit Hamlet'.

The Parish is referred to as a peaceful and beautiful place and this area of the Surrey Hills AONB is considered to be the 'playground' for the urban areas of Guildford; walking and cycling being popular pursuits. The Albury Estate operate a number of recreational fisheries along the Tillingbourne. There are extensive footpaths and bridleways throughout the Parish.

The village retains a pub (The Drummond Arms) and local shop/post office as well as St Peter's and St Paul's Church. An enhanced Village Shop has recently been provided adjacent to the Drummond Arms. Services in the other settlements are limited. The William IV pub is located in Little London.

Albury Village is also home to Albury Estate Fisheries; a private business.

The local road network comprises largely unimproved rural B-class roads and unclassified country lanes as well as part of the A25 from the junction at A248, up the hill to Newlands Corner and on to the Guildford Manor Hotel and Spa. The other A road in the Parish is the A248 which begins at the junction with the A25 and proceeds through the centre of Albury Village. This road is referred to as the 'Guildford southern by-pass'. There is concern about the increasing volume of traffic using the A248 and in other areas of the Parish. Given the limited employment opportunities within Albury Parish, most people commute to work outside the neighbourhood area.

Guildford Lane is the road link between Guildford and Albury. The passing places are difficult to maintain and there is regular flooding on the bend at White Lane Farm. The blind corner and the build-up of silt on the approach to White Lane farm from Albury, makes this a dangerous part of the road.

There is a considerable increase in the number of road cyclists in the Parish.

There is no railway station in Albury Parish. Railway services are located at Chilworth (1.4 miles) and Clondon (4.4 miles) with routes to Guildford, Dorking and London. The bus network is limited and infrequent.

There is a speed problem with traffic.

The 85th percentile is defined as "the speed at or below which 85 percent of all vehicles are observed to travel under free-flowing conditions past a monitored point." Another way to

consider this is the speed at which only 15% of traffic violate on average. The 85th percentile has increased from 35mph in 2012 to 42mph in 2020, and the average speed from 30mph to 36mph in the same period. The basic fact is, over the last year, 88% of vehicles entering the village from the A25 direction exceed the 30mph speed limit, some by a considerable margin.

OBJECTIVES

This report aims to outline the issues and develop an aspirational proposal to define further opportunities for:

- traffic calming
- car parking in the Parish
- promotion of sustainable travel
- improved traffic management throughout the Parish, particularly at the A248 junction with the A25, The Street, Park Road and New Road.

CURRENT SITUATION AND ISSUES

1. Traffic

Monitoring data has been received from a Vehicle Activated Speed (VAS) camera on The Street in Albury located outside Weston House. It records the speed and volumes of traffic entering the village from Sherbourne and New Rd.

The following reports have been used as evidence (see Appendix):

- The Albury Extended Speed_30 Nov-7 Dec12 (not VAS)
- Albury VAS_23Mar-28Apr19
- Albury VAS_24Apr-29Jun19
- Albury VAS_16Feb-2Mar20
- Albury VAS_2Mar-15 Mar20
- Albury VAS_26Mar-5Apr20

a. Vehicle Speeds

From the VAS data available as per the above reports in 2019/2020, we can deduce the following:

- **For at least the past year, 81% of vehicles proceeding towards Chilworth travel at 40mph and above**
- Speeds are generally higher in the hours before 07:00 and between 17:00 and 19:00.

Traffic issues have been regularly raised by the community especially on The Street in the centre of the Village.

In addition, the houses adjoining the Village Hall on the north side of The Street have no pavement in front of them. Residents in these houses park their cars on the opposite side of the Street creating a narrowing of the road. Cars approaching from the A25 need to 'run the gauntlet' up to the Village Store or wait until traffic approaching from Chilworth has come through the 'single lane' area created by the cars parked on the south side of the road.

The junction at A25 and A248 remains an accident 'blackspot' as vehicles from Shere can do in excess of 50 miles per hour as they approach the junction. In addition, vehicles attempting to cross the A25 onto the A248 need to be mindful of not only those vehicles approaching on the A25 but also those on the short access road where vehicles are supposed to give way to traffic from the A25.

Over the last 5 years, accidents have occurred:

- Trodds Lane / A25 junction: 7
- Newlands Corner amenity site entrance / exit with A25: 2
- Shere Rd (A25) between Newlands Corner and dual carriageway (A248 junction): 26

The weekend traffic exacerbates the issue and the growing popularity of the Silent Pool premises and walking areas around result in significant traffic volume and parking issues. We need more information about speed on roads / lanes around Farley Heath Road, Park Road, New Road.

In relation to The Street, Albury, consideration has been given to the implementation of a 20 mph local speed limit.

Surrey County Council Policy states the following;

“Within the latest central government guidance issued by the Department for Transport (Circular 01/2013) there is greater encouragement for local authorities to introduce more 20 mph schemes (limits and zones) in urban areas and built-up village streets that are primarily residential, to ensure greater safety for pedestrians and cyclists.

Circular 01/2013 emphasises that research into signed-only 20 mph speed limits shows that they generally lead to only small reductions in traffic speeds. Signed- only 20 mph speed limits are therefore most appropriate for areas where vehicle speeds are already low. If the mean speed is already at or below 24 mph on a road, introducing a 20 mph speed limit through signing alone is likely to lead to general compliance with the new speed limit.

Where the existing mean speeds are above 24 mph then a 20 mph scheme with traffic calming measures (known as a 20 mph zone) will be required. Research has shown that 20 mph zones with traffic calming measures have been very effective in reducing speeds and casualties, may encourage modal shift towards more walking and cycling and may result in reductions in traffic flow on the road as vehicles choose alternative routes. However traffic calming measures are more expensive and are not always universally popular.

It is possible to implement 20 mph schemes that consist of a combination of physical features (where existing speeds are high), and signs alone (where speeds are already low) on different sections of the same road.

Research has shown that mandatory variable 20 mph speed limits that apply only at certain times of day (using an electronic sign) are not very effective at managing vehicle speeds. Surrey police do not support 20 mph speed limits that are not generally self enforcing. The electronic variable message signage that would be required for a mandatory variable 20 mph speed limit would also place an additional maintenance burden on the county council for little benefit. Therefore Surrey County Council will not support the use of new mandatory variable 20 mph speed limit".

It is noted that Surrey County Council propose to implement a 20 mph speed limit in the centre of Reigate and included in that area is the A25 High Street and A217 Bell Street. This is due to be completed by Spring 2021. The effectiveness of this speed limit will be considered by the working group at a later date but the current issue for the Parish is that the speed limit is too high in The Street.

Albury Village has chosen to have no streetlights and is designated as a Dark Sky area which makes the implementation of many traffic calming measures very difficult.

b. Vehicle Volume/Loads

From the VAS data from the Street available as per the above reports in 2019/2020, we can deduce the following:

- The number of vehicles per day moving in both directions has increased approximately 25% from March 2019 to March 2020.
- Breakdown of vehicle type:
 - Car: 85%
 - Lorry: 10%
 - Long vehicles: 5%

We need more information about traffic volume on Park Road and New Road.

c. Albury Village – The Street (Village Store and Drummond Arms location)

The enhanced Village Shop has recently been provided adjacent to the Drummond Arms. This has further increased destination traffic which park in the main along the road outside the shop despite parking facilities located in the Drummond Arms parking area.

d. Parish traffic

The majority of residents living outside the Albury settlement area cannot access local shops, schools, doctor's surgery, employment or community resources without the use of a private car. The majority of traffic using the listed 'problem locations' (see the section on Developments - adjacent to the Parish, below) are travelling through the Parish accessing Guildford, the M25 and Woking, Clandon and Effingham rail stations. Guildford Borough Council have identified a general lack of sustainable travel options in rural areas and associated road safety issues, particularly for pedestrians and cyclists.

e. Tourist traffic

The local area is extremely popular with day visitors especially during weekends. Newlands Corner, Silent Pool and other car parks are often at capacity and cycling, both on and off road has increased in popularity. New housing developments such as Gosden Hill Farm will bring additional people into the Parish to walk, cycle, visit pubs and restaurants and enjoy the green space. The Surrey Hills AONB Management Plan seeks to encourage and facilitate sustainable local tourism whilst raising awareness of the impact traffic has on the Surrey Hills. This plan supports the need to provide safe and convenient non-motorised access by working with rail and bus operators and through initiatives to promote walking, cycling and horse riding for people who live in, work in and visit the Surrey Hills and to ensure that the loss of any existing footpaths and cycle paths will be strongly resisted.

Edgeley Park: 286 holiday lodges situated in Farley Green. Edgeley Park is noted as it is deemed a holiday village not for permanent residency. Residency rates remained high during COVID-19 lockdown with significant vehicle movement especially during the morning rush hour. Vans and liveried trade vehicles make up much of the traffic entering and exiting the site.

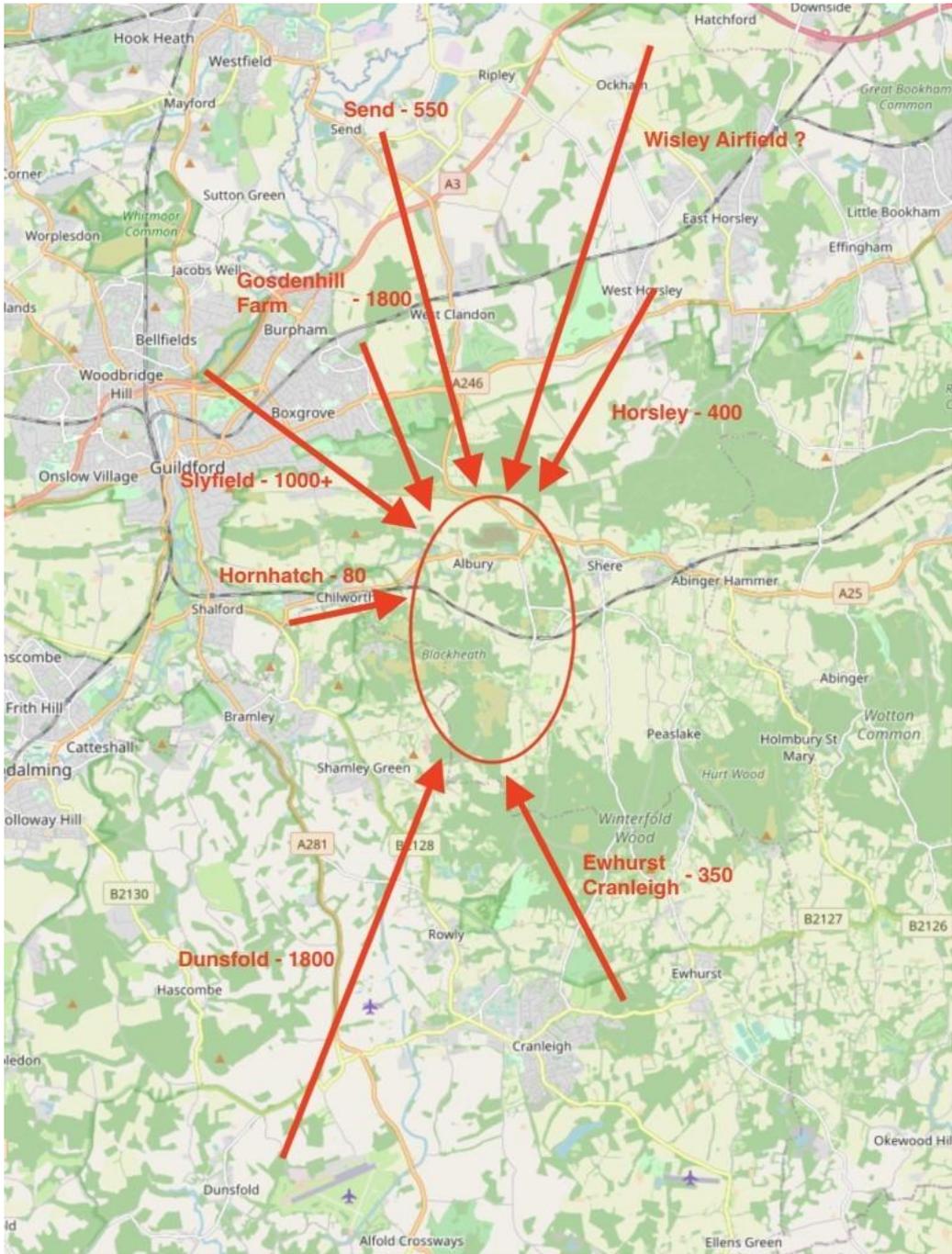
f. Developments (Adjacent to the Parish)

The housing need figure for Guildford and adjacent boroughs has calculated the following: Guildford Borough requires 10,678 dwellings to be completed by 2034, Waverley Borough 11,210 by 2032 and Mole Valley 6,735 by 2033. This equates to 562, 590 and 449 dwellings per annum respectively as identified in each borough's Strategic Housing and Economic Land Availability Assessment.

- The development which is most likely to impact on Albury Parish is Dunsfold Park Garden Village. 1,800 new houses (1 to 6 bed) to be built before 2031 with the first 50 completed in 2022. Although some 7 miles from the Parish, the main access to the Garden Village will be via the A281. Commuters accessing the M25 are able to bypass the often-congested A281 through Guildford via the A248 and A25. The A248 and A25 junction has already been identified as a problem in the Parish.
- Plans for an additional 350 houses in Cranleigh, Ewhurst and Alfold will mean additional traffic using Pitch Hill/ Hound House Road and ultimately Park Road/New

Road to access the A3 / M25 and rail stations. Possible further traffic calming measures in Shere Village will encourage vehicular traffic onto Park Road where they will then also be funnelled towards the A248/ A25 junction.

- Hornhatch Farm, Chilworth, if approved, will add a further 80 family homes directly accessing the A248.
- There are several other large developments within 5 to 7 miles of the Parish which are likely to create additional traffic movement for leisure purposes rather than commuting to work. The Guildford and Waverley Local Plans all recommend the use of the AONB for leisure use by new home owners in their justification to build. These include the building of 1,800 homes at Gosden Hill Farm some 3.5 miles from Newlands Corner, 1000 new homes at Slyfield, 550 new homes at Garlicks Arch, Send Marsh Road and an additional 400 homes in and around Horsley.
- - Wisley Airfield was purchased in March 2020 by Taylor Wimpey. A previous garden village was ruled against in 2017. Any large-scale development in this area will impact on local leisure traffic and tourism. The Guildford Local Plan has designated this site for 2250 new homes.
- The combined sum of new build properties with traffic movements likely to impact Albury Parish for either commuter or leisure purposes is 8230. This excludes the impact of any new development in Mole Valley which has yet to be confirmed. This development is scheduled to happen before the end of the Local Plans in 2034, with no additional investments in infrastructure commitments for roads until the end of this period and none designated for Albury Parish. During this period we can expect additional traffic from construction vehicles and delivery vehicles with the growth of online shopping.
- A New Park and Ride site is planned at Gosden Hill Farm urban extension (from GBC Transport Strategy 2017)
- Based on the above information and the fact that 86% of households in Guildford Borough have one or more car or van, the locations that will be affected are as follows
 1. A248 junction with the A25.
 2. The Street, Albury
 3. Farley Heath Rd
 4. Park Road/New Road.



Locations of Developments Adjacent to The Parish

2. Car parking

Sites

There are limited car parking facilities within the Parish and most available car parks are associated with a specific destination such as the car Parking at the Drummond Arms, at William IV, Silent Pool and Newlands Corner. The only car park offering toilet facilities is the one at Newlands Corner.

Car parking hotspots where parking either exceeds capacity or vehicles are parked in areas not originally intended for multiple vehicle use include:

- Newlands Corner
- Silent Pool
- The Street outside the Village Store*

*There is provision for parking for these houses in the Village Hall car park, however residents need to pay for this parking. The narrowing of the road in this area as a result of cars parking along The Street acts as a natural traffic calming obstruction.

The Village Hall car park is frequently full which prevents resident parking. Rural car parks are too far away to be of use for access to Albury Village.

Capacity

During the course of 2018/19, the volume of vehicles making use of the Newlands Corner car park has increased dramatically and the car park is often over capacity. There are 200 parking spaces at Newlands Corner and as of March 2020, they are free of charge with no plans to reinstate parking charges. Excess vehicles have made use of the Plucky Pheasant Café car park across the road despite this being reserved for patrons.

The Silent Pool car park has become a major source of concern both for Albury Parish residents and passing traffic. People have taken to parking along the roadside in front of the Easter houses (north side of the road), in the layby on the approach from Shere and also on the central island of the dual carriageway. This has been raised with Guildford Borough Council and local police who have now put out traffic cones on the verges and island to prevent parking.

Currently the Albury Vineyard parking is largely closed but once back in normal operating mode, i.e. tours and tastings, the ample available parking is satisfactory. The problem remains with ad hoc visitors to the Silent Pool Gin Distillery, Mandira and Norbury Cheese, as none of these businesses have any available parking other than Silent Pool Car Park. Car park capacity here is exacerbated when adding in people wishing to use the Car Park as a base to start a walk.

Before any further development is permitted at Sherbourne Farm a traffic management solution must be sought, to include parking and the necessity for HGVs to reverse out onto the A25 following deliveries.



Silent Pool parking on A25



A248 / A25 parking on central reservation

Electric vehicle charging points

There are currently no electric vehicle charging points at any of the local car parks within the Albury Parish. In addition, it is unlikely that the Parish could provide sufficient capacity for high-speed charging points.

3. Public transport

Bus Routes

There are a few bus services that service the Albury Parish run along The Street through Albury Village. The bus stop is located outside the Drummond Arms pub.

- No 32: Guildford to Strood Green (Stagecoach in Hants and Surrey)
- No 32: Guildford - Dorking – Strood Green – Redhill (Compass Travel)
- No 525: Albury to Cranleigh (Carlone Buses)
- No 545: Walliswood – Guildford (Carlone Buses)
- No 625: Guildford – George Abbotts School – St Peters School (Compass Travel)

Bus stop locations include:

- Park gates
- Silent Pool
- Surrey Hills
- The Drummond
- Water Lane
- Weston Lodge

The cost of bus travel between Albury and Guildford is between £2-£4.

Schedules

At peak times, no 32 bus runs every 30 minutes at 25 past and 5 minutes to the hour decreasing on weekends to every 1 – 2 hours. The other buses appear to operate on specific days only and at specific times once during the day. Bus routes do not accommodate Parish residents who wish to travel to the doctor's surgery, nor do they operate at times suitable for travel to schools outside the Parish.

The Guildford Local Plan discusses bus corridors to universities and additional train stations (potentially Merrow).

Whilst bus routes in Albury Parish are limited, provision of additional routes and services may be detrimental to the rural nature of the Parish.

The closest Park and Ride is situated in Merrow.

4. Infrastructure

Pavements and Footpaths

Areas of concern include:

- The Street, between the village hall at Albury Memorial Library to the east and 25 Waterside Cottage to the west, only has a footpath on the south side. Narrowing of the road means there is no pavement in front of the houses and cars pass the house walls with often less than 1 foot or so to spare
- North Downs Way road crossing at Newlands Corner: crossing the road on foot or bicycle is treacherous both with traffic speed and visibility
- Farley Green to Albury Village – there is no footpath access along/parallel to New Road
- Footpath that crosses Sherbourne near the Catholic Apostolic church has blind visibility of traffic approaching from both Albury and the A25 because of high hedges and is a danger to pedestrians and motorists. This is a route regularly used by Duke of Edinburgh award students.

5. Carbon footprint and sustainable travel

The lack of linked-up public transport and the nature of some of the local roads enforce a level of car dependence in the Parish. Narrow lanes, a lack of pavement space and the fact that Surrey has a higher level of car ownership than any other county makes sustainable travel a challenge. The Parish is situated within the Surrey Hills Area of Outstanding Natural Beauty and its management plan aims to raise awareness of the impact traffic has on the Surrey Hills. The Parish will aspire to work with the Surrey Hills AONB, Guildford Borough Council and Surrey County Council to improve access and connections to sustainable transport. Support will be given to any proposals that improve and extend the existing footpath and cycle path network as well as the connections to other sustainable transport options such as rail and bus routes.

Without access to safe, convenient and non-motorised transport to and from the Parish, the majority of residents will remain car dependent. With 86% of people in Surrey owning one or more vehicles, we need support as a Parish to achieve our goals.

6. Noise pollution

The Parish is a popular destination for motorbikes. There has been a significant increase in the number of motorbikes which have had their silencers removed, creating noise disturbance to local residents, particularly those in the Street in Albury where the houses abut the A248. Albury Parish Council should seek to monitor sound volume and work with the police and other local parishes to reduce noise pollution caused by motorbikes. In the UK, the noise limit for a motorbike is set at 80dB, with an extra 6dB added to account for mechanical noise. The police have authority to enforce this under the Road Vehicle (Construction and Use) Regulations 1986.

MAIN ISSUES

The Parish faces traffic and transport issues that need to be addressed to ensure a sustainable way forward as part of the Neighbourhood Plan:

1. Traffic

- Traffic volume and speed through Albury Village and along Park Road/New Road increases year on year.
- Weekend additional traffic, with significant influx from outside the Parish, includes more walkers, cyclists, motorbike enthusiasts (noise pollution during the days), horse riders, etc. all competing for the same resources.
- The nature and volume of commuter and rush hour traffic as well as commercial and weekend traffic (motor bikes and lorries/long vehicles) on our often narrow and sunken lanes contribute significantly to noise pollution in the area
- The Street is designated an A road which is defined as a major road that is narrower than a motorway but wider and straighter than some B roads. Rural A roads are considered far more dangerous than motorways.
- There is a problem with excessive noise caused by motorbikes.

2. Car Parking

- Newlands Corner often overcapacity and location of access points dangerous due to poor visibility and traffic speeds.
- Silent Pool is also often overcapacity and location of access points dangerous due to poor visibility and traffic speeds.
- Parking in the area outside the closed Landfill facility is unlikely to be a solution as people will not walk from there to the businesses at Silent Pool because to do so will involve crossing two lanes of the A25 in each direction and the inherent danger that involves, and also remove possible development space for industrial use of the area

3. Public transport

- Current bus routes do not link up to railway services or Park and Ride facilities and frequency does not meet community needs.

4. Infrastructure

- Lack of infrastructure, in particular pavements which makes getting around on foot or cycling more difficult.

5. Carbon footprint and sustainable travel.

- No electric car charging points within the Parish
- The key climate and sustainability vulnerability for the Parish is enforced car dependency
- As previously stated, the lack of connectivity within the Parish and with local towns, stations and park and ride venues is the biggest sustainability issue, for residents and visitors.

ASPIRATIONS

1. Traffic Calming

Areas for consideration:

- The approach to the A25/A248 junction
- The Street in Albury Village
- Potential 20mph area between Weston Farm and Old Mill

There is a need for significant traffic calming or consideration for a bypass of the Village for through traffic.

The issue has been tackled on several different occasions and the traffic speed and volume continues to increase. Further measures will need to be considered. SCC have very limited budgets and traffic calming measures are expensive, avenues for funding will need to be pursued.

VAS Camera:

The Albury Parish Council has purchased a VAS camera. Potential placement locations rotating on a monthly basis:

- On approach to the Village opposite the ponds outside the Estate offices
- Entry to the village from Chilworth side at entrance to Weston Farm

Speed enforcement cameras:

Provision of mobile speed enforcement cameras at several locations in the 30mph zone. This should include those used in police vans and hand held devices run by local residents groups.

Reclassification of A road:

Investigate the possibility of reclassifying the A248 to another type of road which will allow for installation of relevant traffic calming measures.

Restriction of heavy goods vehicles

Explore how we can make use of Traffic Regulation Order (in accordance with the Road Traffic Regulation Act 1984) where weight restrictions can be imposed for structural or for environmental reasons. The restriction prevents large vehicles from using inappropriate roads, routes and areas in order to:

- Reduce danger to pedestrians and other road users – narrow pavements in Albury Village and narrow roads with no shoulder
- Prevent damage to buildings, roads and bridges – houses abutting The Street between the Village Hall and the Drummond Arms.
- Preserve the character, amenity and environment of an area.

2. Car Parking

- Restriction of any further development at Silent Pool without sufficient provision for appropriate parking and traffic management.
- There is a requirement for parking for residents in the central part of the Street. They are currently permitted to park at a cost in the Village Hall car park. This also accommodates businesses. There is a requirement for additional car parking as this is not sufficient. The following sites should be considered: On the land adjoining Albury House which has been refused for housing development on several occasions, at appeal, on the land next to Albury House, and Albury Bowls club.

3. Public transport

It is noted that the Parish has an aspiration to move towards a more sustainable transport system with improved public transport and less reliance on the car but that this needs to be achieved working with other partners locally and nationally. The recent pandemic has shown that car use can be reduced but that there is a need for improved infrastructure links within the Parish.

- Proposed improved bus links to Guildford and Clandon train stations (Guildford East and West)

4. Infrastructure

- Provision of footpath along the side of New Road

5. Carbon footprint and sustainable travel

- Installation of 2x electric car charging points in Drummond Arms and Silent Pool car parks
- Any new dwellings, other than residential care homes, should provide a cycle storage unit with capacity for at least one bicycle per bedroom.

6. Noise reduction

- The Parish Council to monitor road noise, particularly motorbikes and work with the police and other local parishes to reduce this especially in Albury village.

It is our ambition to work effectively with partners to ensure that there is appropriate infrastructure in place for the existing community and to move towards sustainable transport systems with improved public transport and less reliance on the car.

Locations have been identified for the charging of electric vehicles and consideration will be given to specific parking for low and ultra-low emission vehicles at locations such as Newlands Corner.

The loss of any existing public paths will be resisted, and current routes will be improved and developed where possible.

TBD

APPENDIX K- HOUSING NEEDS SURVEYS 2018 & 2024

For the 2018 Survey please follow this link to the website -

<https://alburyparishneighbourhoodplan.org/wp-content/uploads/2024/04/Albury-Housing-Needs-Survey-2018.pdf>

You will also find links to it from the documentation.

ALBURY PARISH HOUSING NEEDS SURVEY 2024 REPORT SUMMARY PREPARED BY SURREY COMMUNITY ACTION

This report sets out the results of the housing development survey conducted for the Albury Neighbourhood Plan which took place in January 2024 to understand the housing needs of the parish and to gather the views on the future development of housing within the Parish.

A summary of the findings follows:

- Surveys were sent to 513 households. A total of 128 responses were received giving a return rate of 25%.
- 78% of all respondents indicated they were well housed.
- 81% of respondents were homeowners (including shared ownership).
- 67% of respondents were not looking to move to alternative accommodation in the Parish.
- 57% of respondents expressed a need for small family homes (two-three beds)
- 42% of respondents expressed a need for starter homes.
- 28% of respondents expressed a need for retirement housing.
- 54% of respondents favoured open market sale for future new housing development.
- 31% of respondents favoured shared ownership.
- 29% of respondents were in favour of affordable rent.
- 22% households were looking to move within the parish in the next five years, a further 18% were unsure.
- 40 households went on to complete part two of the survey. (Those looking to move to alternative accommodation in the Parish in the next five years)
- Downsizing (due to accommodation or garden size) and unaffordable rent, closely followed by the need to be nearer to village facilities and to start a first home were the most cited reasons to move within the Parish.
- The survey identified 17 households with a local connection in need of alternative accommodation.
- There are currently 19 households on the housing register with Guildford Borough Council with a local connection to Albury Parish.

Conclusion

After analysing the responses, it has been determined that 17 households with a local connection to Albury parish require alternative homes, as shown below.

Housing Association Rent (eight)

- 4 x 1 bed bungalow*
- 2 x 1 bed flat*
- **1 x 2 bed house**
- 1 x 3 bed house

Housing Association Shared Ownership (four)

- 1 x 2 bed house at 17% share
- 1 x 2 bed house at 32% share
- 1 x 2 bed house at 34% share
- 1 x 3 bed house at 23% share

Open Market (five)

- 1 x 1 bed bungalow
- 3 x 2 bed bungalow
- 1 x 1 bed sheltered housing bungalow or ground floor flat

Consideration should also be given to the 19 households registered on the Housing Register with Guildford Borough Council with a local connection to Albury Parish.

Rent (19)

- 17 x 1 bed property*
- 2 x 2 bed property

The household assessed as in need of a **2 bed house** to rent indicated that they were on the local housing register. If homes were brought forward as a result of this survey work overall numbers should be discounted by one to prevent double-counting.

*In rural areas where analysis indicates a need for one bed rented accommodation this may be reclassified as two bed accommodation as one bed homes can sometimes be difficult to let and may sit vacant for a period of time. A one bed home can accommodate only a single person or couple whereas a two-bed home can offer greater flexibility allowing for the growth of a single or couple household and offering an adaptable and accessible home for life. This increased flexibility is a strong argument for providing the larger unit.

APPENDIX M – PROTECTED VIEWS REPORTS

TBD

POLICY BACKGROUND

E.01 In respect of the direction of national policy, the UK Parliament declared an environment and climate emergency in May 2019. Guildford BC made a similar declaration in July 2019. The Climate Change Act 2008 is the basis for the UK's approach to tackling and responding to climate change. It requires that emissions of carbon dioxide and other greenhouse gases are reduced and that climate change risks are prepared for. The Act also establishes the framework to deliver on these requirements and commits the UK government by law to reducing greenhouse gas emissions to 'net zero' by 2050.

E.02 The Energy White Paper published in December 2020 set out the government's Vision and 10-point transition plan for how the UK will reach the UK target of 'net zero' carbon emissions by 2050. The White Paper confirms the government's intention to ensure significant strides are made to improve building energy performance to meet this target. This means that by 2030 all new buildings must operate at 'net zero', the means by which this can be achieved is described in the diagram overleaf. This approach unequivocally focuses on the energy hierarchy and the role of post occupancy monitoring and verification to ensure buildings perform in the way they are designed.

E.03 The consultation on the 'Future Buildings Standard' announced in January 2021 aims to 'radically improve' the energy performance of new buildings, in respect of homes ensuring they are 'zero carbon ready' by 2025. This means having high levels of energy efficiency and fabric performance that produce 75 to 80 per cent lower carbon emissions than houses built to current standards, avoiding the need for any further retrofitting to the building fabric while at the same time reducing the occupant's exposure to future high energy costs.

E.04 Fundamentally, this policy is intended to promote good design practice within the framework of National Planning Policy, it does not set energy standards. The Government has, however, confirmed in its response to the Future Homes Standard consultation that they do not intend to amend the Planning and Energy Act 2008 and as a result the Written Ministerial Statement of 2015 and the setting of energy efficiency standards at the Local Plan or Neighbourhood Plan level is permissible. This position has been found sound in a recent Local Plan examination¹³ and the policy considered to meet the Basic Conditions at a recent Neighbourhood Plan examination¹⁴.

¹³ Bath and North East Somerset Local Plan Partial Update Inspectors Report 13 Dec 2022 paragraphs 83 – 86. “84. *The WMS 2015 has clearly been overtaken by events and does not reflect Part L of the Building Regulations, the Future Homes Standard, or the legally binding commitment to bring all greenhouse gas emissions to net zero by 2050.*”

¹⁴ Ivers NP Decision Statement [Link](#) (South Bucks) and Made Plan [Link](#)

Net Zero Operational Carbon

Ten key requirements for new buildings

By 2030 all new buildings must operate at net zero to meet our climate change targets. This means that by 2025 all new buildings will need to be designed to meet these targets. This page sets out the approach to operational carbon that will be necessary to deliver zero carbon buildings. For more information about any of these requirements and how to meet them, please refer to the: UKGBC - Net Zero Carbon Buildings Framework; BBP - Design for Performance initiative; RIBA - 2030 Climate Challenge; GHA - Net Zero Housing Project Map; CIBSE - Climate Action Plan; and, LETI - Climate Emergency Design Guide.

Low energy use

- 1** Total Energy Use Intensity (EUI) - Energy use measured at the meter should be equal to or less than:

 - **35 kWh/m²/yr** (GIA) for residential¹

For non-domestic buildings a minimum DEC B (40) rating should be achieved and/or an EUI equal or less than:

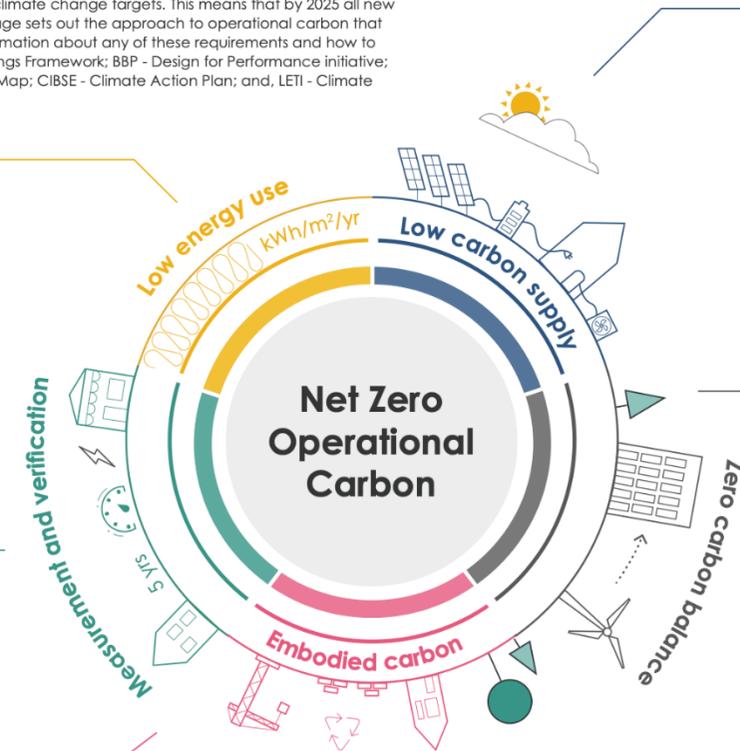
 - **65 kWh/m²/yr** (GIA) for schools¹
 - **70 kWh/m²/yr** (NLA) or **55 kWh/m²/yr** (GIA) for commercial offices^{1,2}
- 2** Building fabric is very important therefore space heating demand should be less than **15 kWh/m²/yr** for all building types.

Measurement and verification

- 3** Annual energy use and renewable energy generation on-site must be reported and independently verified in-use each year for the first 5 years. This can be done on an aggregated and anonymised basis for residential buildings.

Reducing construction impacts

- 4** Embodied carbon should be assessed, reduced and verified post-construction.³



Low carbon energy supply

- 5** Heating and hot water should not be generated using fossil fuels.
- 6** The average annual carbon content of the heat supplied (gCO₂/kWh) should be reported.
- 7** On-site renewable electricity should be maximised.
- 8** Energy demand response and storage measures should be incorporated and the building annual peak energy demand should be reported.

Zero carbon balance

- 9** A carbon balance calculation (on an annual basis) should be undertaken and it should be demonstrated that the building achieves a net zero carbon balance.
- 10** Any energy use not met by on-site renewables should be met by an investment into additional renewable energy capacity off-site OR a minimum 15 year renewable energy power purchase agreement (PPA). A green tariff is not robust enough and does not provide 'additional' renewables.

Notes:

Note 1 - Energy use Intensity (EUI) targets

The above targets include all energy uses in the building (regulated and unregulated) as measured at the meter and exclude on-site generation. They have been derived from: predicted energy use modelling for best practice; a review of the best performing buildings in the UK; and a preliminary assessment of the renewable energy supply for UK buildings. They are likely to be revised as more knowledge is available in these three fields. As heating and hot water is not generated by fossil fuels, this assumes an all electric building until other zero carbon fuels exist; (kWh targets are the same as kWh_{net,red}). Once other zero carbon heating fuels are available this metric will be adapted.

Note 2 - Commercial offices

With a typical net to gross ratio, 70 kWh/m² NLA/yr is equivalent to 55 kWh/m² GIA/yr. Building owners and developers are recommended to target a base building rating of 6 stars using the BBP's Design for Performance process based on NABERS.

Note 3 - Whole life carbon

It is recognised that operational emissions represent only one aspect of net zero carbon in new buildings. Reducing whole life carbon is crucial and will be covered in separate guidance.

Note 4 - Adaptation to climate change

Net zero carbon buildings should also be adapted to climate change. It is essential that the risk of overheating is managed and that cooling is minimised.

Developed in collaboration with:



Developed with the support of:



POST-OCCUPANCY EVALUATION GUIDANCE NOTE

E.05 “Getting the Design Right from the Start” by making informed design decisions at the earliest stage is fundamental to applying the energy hierarchy and delivering both energy efficiency and cost efficiency in practice, and in turn minimise the risk of the ‘performance gap’.

E.06 The Cotswold Net Zero Toolkit and the core design principles it contains, cuts through the confusion of existing guidance. It is intended to guide the way forward for planning Zero Carbon Buildings in Albury Parish and should be followed for all development to ensure new build or retrofit projects are ‘green to the core’. This guidance note sets out how Post-Occupancy Evaluation (POE) should be undertaken and is based on latest guidance and best practice.

E.07 Post-Occupancy Evaluation (POE) is the method of obtaining feedback on a building’s energy performance ‘in use’, to ensure it measures up to the commitments made by the team that designed and built it. It offers significant potential to address the ‘performance gap’ and occupant satisfaction.

E.08 Where a monitoring regime to ensure the ‘as designed’ building performance targets are achieved in practice for all new and refurbished buildings is required, it is important that data is collected robustly, following good practice POE principles. It is therefore recommended that for residential development the POE methodology in section 11.4 of the Home Quality Mark ONE: Technical Manual: England, Scotland and Wales SD239 (2018)58, or as updated, is used as a guide for meeting this requirement. For non-residential buildings the BSRIA Soft Landings and Design for Performance framework (BG 76/2019), or as updated, may be used.

E.09 Applicants are required to set out in their Energy Statement how their monitoring regime, based on the HQM, BSRIA or similar methodology, will work in practice and be independently verified by a third party. The Energy Statement to be submitted with the planning application.

E.10 As each new or refurbished building comes into use, the developer must ensure performance monitoring and data collection for all relevant parameters for one whole year is carried out once the building is substantially occupied, in line with good POE practice for residential or non-residential uses. This verification process should entail, after appropriate commissioning has taken place, comparison of the ‘as designed’ parameters (energy, carbon, air quality and overheating risk) to monitoring data under the same categories, to assess and compare actual performance.

E.11 In order to account for seasonality, a minimum of 12 months monitoring data is required. On the other hand, to account for actual weather, the modelling results can be adjusted with degree days for the relevant year.

E.12 A ‘performance gap metric’, which will compare designed and actual performance (e.g. a percentage difference) for each of the 4 required parameters (energy, carbon, air

quality and overheating risk) should be issued at POE stage. This needs to be issued for both the 'central' scenario and the 'lowest acceptable performance /reasonable worst-case scenario' as a minimum, with multiple scenarios considered if at all possible.

E.13 The process and reporting methodology used for the POE will need to be repeatable, so that performance can be monitored for at least 2 annual space heating cycles.

E.14 A report will then be required to be submitted to both building owners/occupiers and to Guildford Borough Council which states the performance gap metric and identifies any reasons for deviation from predicted energy usage, carbon emissions, indoor air quality and overheating performance, as well as recommendations for reasonable corrective action that will be taken to reduce or eliminate the performance gap.

E.15 The submission of the monitoring report to owners/occupiers and GBC must be secured by planning condition, to be determined at the time of application based on case-specific factors. The applicant must demonstrate that the reasonable corrective actions committed to in the monitoring report, and subsequently agreed by the Local Planning Authority, have been implemented through another annual heat cycle before the condition will be discharged.

TBD

APPLYING TO ALBURY PARISH

updated 11 January 2021

All public bodies have a duty to follow all relevant legislation and designations, for all parts of Albury Parish, when making any decisions. A summary of these is set out below. This is not definitive.

NATIONAL PLANNING LEGISLATION

The National Planning Policy Framework (NPPF)

The NPPF, updated as at February 2019, should be followed in all planning proposals and decisions. The main sections affecting the environment are:

- Section 8, Promoting healthy and safe communities, paragraphs 91-101
- Section 13, Protecting Green Belt Land, paragraphs 133-137
- Section 14, Meeting the challenge of climate change, flooding and coastal change, paragraphs 148-169
- Section 15, Conserving and enhancing the natural environment, paragraphs 170-183

DESIGNATIONS

Area of Outstanding Natural Beauty (AONB)

The whole of Albury Parish is within the Surrey Hills AONB which was designated in 1958. AONB is a designation for an area of land that is of national importance for its natural beauty. AONBs have the same level of landscape quality and share the same level of protection as National Parks.

The primary purpose of AONB designation is 'to conserve and enhance the natural beauty of the area'. All public bodies have a legal duty to 'have regard' to this purpose. The AONB designation is also of international importance. It is recognised as a Category V Protected Landscape - landscape managed mainly for conservation and recreation - by the International Union for the Conservation of Nature (IUCN).

The following documents should be followed in respect of the AONB designation:

- *Landscapes Review, led by Julian Glover on behalf of DEFRA, September 2019, making recommendations about our National Parks and AONBs*
- *Surrey Hills AONB Management Plan for the period 2020-2025*
- *NPPF, Section 15, paragraphs 170 to 183.*

Green Belt

The whole of Albury Parish is within the Green Belt. The construction of new buildings is inappropriate in the Green Belt unless it falls within a list of exceptions, which include limited infilling in villages.

NPPF, Section 13, paragraphs 133-147, should be followed.

Area of Great Landscape Value (AGLV)

The whole of Albury Parish is within an Area of Great Landscape Value (AGLV). An AGLV has a high scenic value, worthy of conservation.

This is a Local Landscape Designation, established under the Town and Country Planning Act 1947, to protect a locally important landscape. Local policies must be followed.

Common Land

Common land may be owned publicly or privately. People usually have the right to walk on it.

Appendix 2 has a list of Common Land in Albury Parish.

The Commons Act 2006 must be followed. The Planning Inspectorate is the relevant authority.

Site of Special Scientific Interest (SSSI)

Sites of Special Scientific Interest (SSSIs) are sites identified as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features). They were first notified under the National Parks and Access to the Countryside Act 1949. SSSIs must be protected and managed in line with their status. It is an offence to intentionally or recklessly damage the features of special interest of an SSSI, or to disturb the wildlife for which the site is of special interest.

Appendix 2 has a list of SSSIs in Albury Parish.

Legislative requirements must be followed including the Wildlife and Countryside Act 1981 as amended, primarily by the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006 (NERC), and NPPF Section 15, particularly paragraph 175 (b). Natural England is the relevant authority.

Site of Nature Conservation Importance (SNCI)

In Surrey, Local Wildlife Sites are known as Sites of Nature Conservation Importance (SNCIs). An SNCI is an area (non-statutory) designated by the Surrey Nature Conservation Liaison Group as being of county or regional value for their nature, habitats and wildlife. SNCIs tend to be selected because of particular wildlife habitats or if they support scarce or rare species outside their natural habitats. They can be natural sites or man-made.

Appendix 2 has a list of SNCIs in Albury Parish.

Despite SNCIs not having statutory protection, the need to protect them must be taken into consideration by public bodies in determining planning and development policies. All development plans must include these policies.

Regionally Important Geological/Geomorphological Site (RIGS)

In Surrey, Local Geological Sites are known as Regionally Important Geological/Geomorphological Sites (RIGS). A RIGS is an area (non-statutory) designated by the Surrey Nature Conservation Liaison Group as being of county or regional geological value.

Appendix 2 has a list of RIGS in Albury Parish.

Despite RIGS not having statutory protection, the need to protect them must be taken into consideration by public bodies in determining planning and development policies. All development plans must include these policies.

Ancient Woodland and Ancient or Veteran Trees

When determining planning applications, development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, should be refused, unless there are wholly exceptional reasons.

The NPPF defines ancient woodland as an area that has been wooded continuously since at least 1600 AD. It includes:

- Ancient Semi-Natural Woodland (ASNW) - mainly made up of trees and shrubs native to the site, usually arising from natural regeneration
- Plantations on Ancient Woodland Sites (PAWS) - areas of ancient woodland where the former native tree cover has been felled and replaced by planted trees, usually with species not native to the site Ancient wood pasture and historic parkland.

Appendix 2 has a list of the main sites of Ancient Woodland and Ancient and Veteran Trees in Albury Parish.

The relevant legislation must be followed including NPPF, Section 15, particularly paragraph 175 (c). The protections set out under all the different designations which apply to any site must be followed.

Biodiversity Opportunity Area (BOA) and Irreplaceable Habitats

The Surrey Nature Partnership has designated a Biodiversity Opportunity Area (ND02: North Downs Scarp and Dip; Guildford to the Mole Gap) which includes a large area in the north of Albury Parish.

Appendix 2 has a list of the main sites within it.

BOAs are areas where targeted maintenance, restoration and creation of 'Habitats of Principal Importance' (Priority Habitats) under the Natural Environment & Rural Communities Act (NERC) will have the greatest benefit for biodiversity and will contribute to national and international aims. Public authorities have a duty to conserve biodiversity under NERC.

NPPF, Section 15, particularly paragraphs 170 and 174, NERC, and the Surrey Biodiversity Opportunity Area Policy Statement for this BOA, should be followed.

The Surrey Nature Partnership has issued guidance to identify 'Irreplaceable Habitats' which are protected as set out in NPPF, section 15, paragraph 175(c).

The Surrey Nature Partnership 'Irreplaceable Habitats' Guidance for Surrey should be followed.