

Albury Neighbourhood Plan

Site Options and Assessment – Final Report

Albury Parish Council

April 2024

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	16/02/2024	Draft report	UM	Una McGaughrin	Associate Director
	11/03/2024	QB Review	SD	Sandra Dennis	Albury Parish Council
V2	04/04/2024	Second draft	TF	Tim Fearn	Principal Planner
	12/04/2024	QB Review	SD	Sandra Dennis	Albury Parish Council
V3	17/04/2024	Final draft	TF	Tim Fearn	Principal Planner
	24/04/2024	Locality Review	AO	Annable Osborne	Locality

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Abbreviations used in the report

AONB	Area of Outstanding Natural Beauty (now known as National Landscape)
DLUHC	Department for Levelling Up, Housing and Communities
Ha	Hectare
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SHELAA	Strategic Housing Economic Land Availability Assessment
SSSI	Sites of Special Scientific Interest
TPO	Tree Preservation Order
GBC	Guildford Borough Council

Executive Summary

The Albury Neighbourhood Plan, which will cover the whole of Albury Parish, is being prepared in the context of the adopted Guildford Local Plan Part 1: Strategy and Sites (2019), and Local Plan Part 2: Development Management Policies (2023) as well as saved policies of the Local Plan 2003. Guildford Borough Council designated the neighbourhood area in 2017.

The entirety of the parish is within both the Metropolitan Green Belt and the Surrey Hills National Landscape¹. The village of Albury lies approximately 5 km outside of Guildford alongside the River Tillingbourne and its built area is within a Conservation Area running east-west from Chilworth Road to Sherbourne Road. Albury contains 18 Grade II listed buildings. The village is bordered by several areas of ancient woodland on all sides, as well as Sites of Special Scientific Interest to the northeast and northwest.

The housing requirement for Guildford is 10,678 dwellings over the plan period 2015-2034, but there is no specific requirement for Albury. Albury is defined as a 'Designated Rural Area' in the Local Plan which means that for developments of more than 5 dwellings, there must be a contribution of at least 40% affordable homes. Albury Parish Council has commissioned a Local Housing Needs Assessment (2024) which demonstrates a shortage of both affordable dwellings and smaller dwellings. The Parish Council is therefore seeking to identify suitable sites for the provision of affordable housing. The Parish Council is also interested in assessing the suitability of sites for commercial use.

This report assesses nine sites within the neighbourhood area which have been identified through the Neighbourhood Plan 'call for sites' process. Six of these sites were promoted for residential use and one for employment/commercial uses. An eighth site is proposed for ancillary access creation to serve existing employment/commercial uses, and the final site consists of a proposed broad location for small-scale solar power generation.

As the entire neighbourhood area is in the Green Belt, housing proposals may only be considered appropriate when they constitute limited infill as per the NPPF, or consist of small scale affordable housing which is supported by the Guildford Local Plan on exception sites which are well-related to existing settlements and facilities. This report concludes that five of the six sites proposed for residential development are potentially suitable for affordable housing development on exception sites, subject to the mitigation of identified constraints. These sites are:

- Site A – Malcolm's Field
- Site B – Land to rear of Rose Cottage
- Site C – Birmingham Farm
- Site F – Land north of the Tillingbourne
- Site D – Land behind Albury Mill

¹ The Surrey Hills National Landscape was formerly known as the Surrey Hills Area of Outstanding Natural Beauty (AONB). This report refers to National Landscapes throughout to reflect the renaming of AONBs, unless this is in connection to the titles of documents published prior to the name change.

The remaining site proposed for housing (Site E – Land adjacent to Albury House) is unsuitable for residential development due to its impact on designated heritage assets.

The site proposed for commercial/employment development (Site G – Old Sawmill Yard) is potentially appropriate for allocation in the Neighbourhood Plan. There are existing industrial buildings on the site, but it is unclear whether Guildford Borough Council consider the whole site to be previously developed land in the Green Belt. Permission for the existing development on the site has been granted on the basis of very special circumstances for the proposed development being demonstrated by the applicant. Potential allocation should be discussed further with Guildford Borough Council.

It is not appropriate to allocate the existing employment site (Site H – Sherbourne Farm), as the proposed development relates to access rather than the creation of new commercial units. However, the Parish Council may wish to identify the site in the Neighbourhood Plan as an important local employment site to support its ongoing contribution to the local economy.

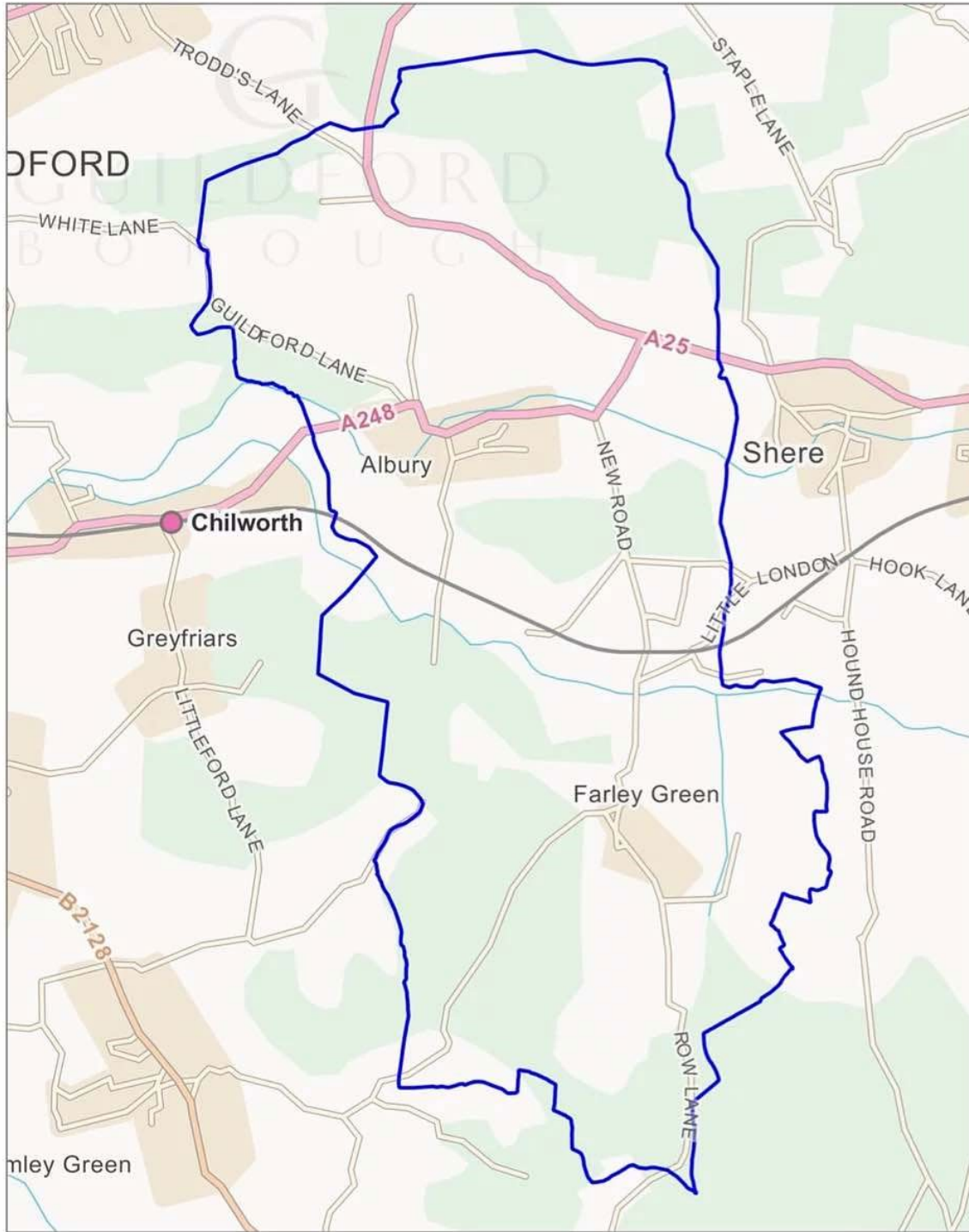
The broad location for small-scale solar power generation (Site I – Land south of Albury) is not appropriate for allocation in the Neighbourhood Plan due to national Green Belt policy. Any application for such development would need to demonstrate that there are special circumstances to justify such development in the Green Belt. However, the Parish Council may wish to support this type of development where the applicant can demonstrate such circumstances exist.

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with Guildford Borough Council (GBC), the Surrey Hills Management Board, landowners and the community to explore options for site allocations in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the development needs of the neighbourhood area.

1. Introduction

- 1.1 This report is an independent assessment of potential development sites for the Albury Neighbourhood Plan on behalf of Albury Parish Council (the 'Qualifying Body'). The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality. **Figure 1.1** provides a map of the designated Albury Neighbourhood Area, covering the whole Parish.
- 1.2 Albury is a village and civil parish situated in the Borough of Guildford, in the ceremonial county of Surrey. The parish of Albury includes the village of Albury and three hamlets, which are Farley Green, Little London, and adjacent Brook, separated by Albury Heath. Albury is located 5 miles outside of Guildford town centre. The village is situated on the A248, stretching between Chilworth and Dorking. The nearest railway station is at Chilworth which is 1.3 miles west of the village. The station is on the North Downs Line, running from London Charing Cross, connecting Reading to Redhill and Gatwick Airport. Clandon station is located 4.5 miles north of Albury, accessible via the A25. Clandon provides connections to London Waterloo and Guildford via Cobham or Epsom.
- 1.3 Albury had a population of 1,177 as of the 2021 census. Albury has some services, with two small shops including a post office, a church, village hall, and a bowling club operating on local green space. The Albury Estate office is located to the east of the village. The Estate has land holdings across the parish and operates a fishery on Weston Pond to the north of the village. Albury Park, a Historic Park and Gardens, makes up a large portion of the east of the parish.
- 1.4 Albury Parish is located entirely within the Surrey Hills National Landscape (formerly Area of Outstanding Natural Beauty) and encompasses several landscape character types. The northernmost portion is part of the Wooded Chalk Downs, which has sparse isolated farmsteads and large houses. Below this is the Chalk Ridge landscape type, characterised by the steep slopes of the North Downs. The Greensand Valley landscape type runs through the parish centre and covers Albury village, this is defined by the narrow valley along the course of the river, underlain by Folkestone and Hythe Formations Sandstone. There is an intricate settled and wooded valley floor with open farmland on the lower valley slopes with pastoral farming and arable fields. The southern portion of the parish is split between the Wooded Greensand Hills and the Open Greensand Hills landscape types. The entirety of the parish is also located within the Green Belt.
- 1.5 The majority of the village of Albury is covered by a Conservation Area. There are many listed structures across the parish, with a cluster of Grade II listed buildings in Albury village. Albury Park, itself Grade II listed, also contains several Grade I and Grade II listed buildings. The Old Parish Church of St Peter and St Paul is a Grade I listed asset with Saxon origins and with later additions dating from between the 13th and 16th centuries. In the south of the parish, there are additional Grade II listed assets in the hamlets of Farley Green and Brook which date from 16th, 17th, and 18th centuries.

- 1.6 The neighbourhood area was designated by Guildford Borough Council in February 2017. A Call for Sites which closed in October 2023 was conducted by the Parish Council to encourage local residents and landowners to put forward sites for potential allocation through the Neighbourhood Plan. The nine sites identified for assessment have come forward by promotion from private developers, identification by the Parish Council, contacting landowners of sites included in the Guildford Borough Land Availability Assessment 2018, and the Neighbourhood Plan's Call for Sites.
- 1.7 The purpose of this Site Options and Assessment report is to produce a clear and evidence-based assessment as to whether the sites submitted through the Call for Sites are appropriate for allocation for their proposed uses in the emerging Neighbourhood Plan. The Parish Council wishes to assess sites for commercial use, as well as for affordable housing, reflecting the findings of a Housing Needs Assessments carried out in 2018 and 2024.
- 1.8 It is important that the site assessment process is carried out in a transparent, fair, robust, and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.9 This assessment in itself does not allocate sites for development. It is the responsibility of Albury Parish Council, in consultation with the local community, local residents and businesses, to decide, guided by this report and other relevant available information, whether to allocate sites and if so, which sites to select to best address local needs and Neighbourhood Plan objectives.



Legend  Boundary of Albury parish	Publication Date: 2016-01-07
	 Scale at A4: 1:35,000
	© Crown Copyright 2016. Guildford Borough Council. Licence No. 100019625.
 GUILDFORD BOROUGH	

Figure 1.1 Albury Neighbourhood Area (Source: Guildford Borough Council)

2. Methodology

2.1 The approach to site assessment is based on the Government's Planning Practice Guidance (Housing and Economic Land Availability Assessment² and Neighbourhood Planning³) and Locality's Neighbourhood Planning Site Assessment Toolkit⁴. These all follow an approach of assessing sites for development based on whether the site is suitable, available, and achievable. In this context, the methodology for identifying and assessing sites is presented below.

Task 1: Identifying sites for inclusion in the assessment

2.2 The first task is to identify which sites should be considered as part of the site assessment for the Albury Neighbourhood Plan. Sites were identified from two sources:

- The Albury Neighbourhood Plan call for sites; and
- the Guildford Borough Council Land Availability Assessment (LAA) 2023⁵.

2.3 Nine sites were identified from the Neighbourhood Plan call for sites. One of the identified sites consists of an indicative location for small-scale solar energy development to the south of Albury and two relate to commercial use.

2.4 The LAA identifies six sites in Albury Parish, three of are within or adjacent to the village of Albury. These three sites were also captured in the Neighbourhood Plan call for sites and are assessed in this report as Sites A, B and E.

2.5 The three remaining LAA sites have not been assessed in this report, as one has been developed, one is in the Green Belt, and one site adjacent to Farley Green was discounted due to availability concerns. These sites would not be appropriate for affordable housing development due to their location away from public transport and local services.

Task 2: Gathering information for site assessments

2.6 Sites proposed for residential and commercial use were assessed using a site appraisal proforma based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁶ and the professional knowledge and experience of the consultant team. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria.

2.7 The proforma enables a range of information to be recorded, including:

- General information:

² Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

³ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁴ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁵ Available at <https://www.guildford.gov.uk/article/25375/Land-Availability-Assessment>

⁶ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- a) Site location and use; and
 - b) Site context and planning history.
 - Context:
 - a) Type of site (greenfield, brownfield etc.); and
 - Suitability:
 - a) Site characteristics;
 - b) Environmental considerations;
 - c) Heritage considerations;
 - d) Community facilities and services; and
 - e) Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
 - Availability
- 2.8 Following an initial desktop assessment, site surveys were carried out in person in January 2024 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the impact of development on the surrounding built environment and landscape.
- 2.9 For sites proposed for residential development, the report provides an assessment of their suitability for development for affordable housing, since other forms of residential development (e.g. market housing) are restricted through national and local policy in relation to development in the Green Belt, National Landscapes and rural areas.
- 2.10 The existing employment site at Sherborne Farm (Site H) is being proposed for ancillary highways/access works to facilitate vehicle movements through the site. Planning applications are being pursued for change of use of existing agricultural buildings on the site, and no new commercial development is being proposed. The site was therefore assessed through a high-level assessment and not through a site proforma. Site G, which is currently in industrial use, was also considered for light industrial and workshop units and has been assessed through a site proforma.
- 2.11 The indicative location for small-scale solar energy development (Site I) was assessed through a high-level broad location assessment which looked at planning policy for renewable energy and the site-specific constraints. This site was not assessed through a site proforma.

Task 3: Site assessment

- 2.12 The desktop assessment and site survey information are drawn together into a summary table which provides a 'traffic light' rating of all sites based on the site constraints and opportunities. The rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e., the site is suitable, available, and achievable for the proposed use:
- **Green** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable).

- **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable) for proposed use in a neighbourhood plan.
- **Red** sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.

Task 4: Indicative housing capacity

- 2.13 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area, and the site context, e.g., existing buildings or trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate. If a figure has not already been put forward for the site, an indicative capacity figure has been provided to indicate the amount of development that would be appropriate for the site.
- 2.14 The Guildford LAA does not provide recommended densities for development in different contexts and for edge of settlement sites in villages which have been assessed in the LAA, densities vary significantly (between 4 and 24 dwellings per hectare). Given Albury's location within the National Landscape and based on the prevailing density of the existing built-up area, an indicative capacity has been calculated using an initial density of 25 dwellings per hectare (dph). Depending on the size of the site, a ratio has then been applied to account for the area of the site which is likely to be required for non-residential use (e.g., supporting infrastructure, community or other facilities), as set out in **Table 2.1**.
- 2.15 The indicative capacity allows for a consistent comparison of site capacity, but it should not be viewed as a recommendation on the content of a site allocation policy. Site-specific constraints, as well as discussions with the landowner over the type of development being proposed and the need for other uses to be accommodated on the site, should inform the number of homes to be delivered on any sites allocated in the Neighbourhood Plan.

Table 2.1 Calculation of site 'developable area' and density

Site area	Developable area (% of gross site area)	Indicative density (dph)
Up to 0.4 ha	90%	25
0.4 ha to 2 ha	80%	25
2 ha to 10 ha	75%	25
Over 10 ha	50%	25

3. Policy Context

- 3.1 The neighbourhood plan policies and allocations must be in general conformity with the strategic policies of the adopted Local Plan. It is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2023)⁷ and is supported by Planning Practice Guidance (PPG)⁸. The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority is Guildford Borough Council (GBC). The key document making up the adopted statutory development plan for Albury is the Local Plan. The Local Plan sets out a spatial strategy and vision for the district for the period from 2015 to 2034.
- 3.5 The Local Plan⁹ is primarily made up of three parts:
- Part 1: Strategy and Sites (2015 – 2034), adopted April 2019.
 - Part 2: Development Management Policies, adopted March 2023.
 - The saved policies from the Local Plan of 2003.
- 3.6 The saved policies from the Local Plan of 2003 cover development concerning hazardous substances, telecommunications, new and temporary agricultural buildings and forestry worker's dwellings, extensions of residential curtilages into the countryside, and recreational facilities. These policies are not directly relevant to this site assessment.
- 3.7 GBC intend to carry out a review of the Local Plan Part 1 towards the end of the statutory five-year period within which plans must be formally reviewed (i.e. by April 2024). At the time of writing, no draft policies have been published as part of the Local Plan review and the council's Local Development Scheme does not provide a timetable for the review.
- 3.8 The policies of particular relevance to development in Albury are set out below, but this report has regard to all other aspects of national and local planning policy where appropriate.

National Planning Policy Framework (December 2023)

- 3.9 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can

⁷ Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ Available at <https://www.gov.uk/government/collections/planning-practice-guidance>

⁹ Available at <https://www.guildford.gov.uk/guildfordlocalplan>

be taken to secure net gains across the economic, social, and environmental objectives.

- 3.10 **Paragraph 10** states that there is a presumption in favour of sustainable development at the heart of the NPPF.
- 3.11 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 3.12 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.13 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.14 **Paragraph 71** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to 1ha, consistent with paragraph 70a) suitable for housing in their area.
- 3.15 **Paragraph 78** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs.
- 3.16 **Paragraph 84** highlights the need to avoid the development of isolated homes in the countryside.
- 3.17 **Paragraph 123** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.18 **Paragraph 153** states that when considering applications, Local Planning Authorities should ensure that substantial weight is given to any harm of the Green Belt.
- 3.19 **Paragraph 156** states that elements of many renewable energy projects will constitute inappropriate development when located in the Green Belt. Developers will need to demonstrate very special circumstances if projects are to proceed, which may include the wider environmental benefits associated with the increased production of energy from renewable sources.
- 3.20 **Paragraph 157** sets out that the planning system should support renewable and low carbon energy and associated infrastructure.

- 3.21 **Paragraph 160** states that plans should consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development.
- 3.22 **Paragraph 165** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.23 **Paragraph 167** sets out that plans should apply a sequential, risk-based approach to the location of development in order to avoid flood risk to people and property. **Paragraph 168** explains that the purpose of the sequential test is to steer development to areas with the lowest risk of flooding, and that development should not be allocated or permitted if there are reasonably available sites for the proposed development in areas with a lower risk of flooding.
- 3.24 **Paragraph 169** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in Paragraph 164, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 3.25 **Paragraph 181** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 62 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.26 **Paragraph 182** states that great weight should be given to conserving and enhancing scenic beauty, wildlife, and landscape character in Areas of Outstanding National Beauty (now known as National Landscapes). The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
- 3.27 **Paragraph 177** continues that when considering applications for development within Areas of Outstanding Natural Beauty (now known as National Landscapes), permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of the need for the development, the cost or scope for developing outside the designated area, and any detrimental effect on the environment or landscape and the extent to which it could be moderated.
- 3.28 **Paragraph 205** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. **Paragraph 206** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the

substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Guildford Borough Planning Policy

3.29 The Adopted Local Plan was prepared in two parts and covers the period 2015 to 2034. It sets the long-term vision, objectives, and strategy for the spatial development of Guildford Borough. It identifies development sites and contains policies for dealing with planning applications for a range of different types of development. The Local Plan is used to:

- Guide development in towns and villages
- Protect and enhance the environment
- Develop the economy
- Improve leisure and visitor facilities
- Support sustainable travel

3.30 The Adopted Local Plan is comprised of; Part 1: Local Plan Strategy and Sites (2015-2034) which contains strategic policies for development across the borough and allocated sites for development, and Part 2: Local Plan Development Management Policies contains detailed policies that supplement the policies in the Local Plan Part 1. It also updates parts of Policy D2 of the Local Plan Strategy and Sites (as set out in Appendix D of the LPDMP and policy D2 of the LPSS).

Part 1: Local Plan Strategy and Sites 2015-2034 (adopted 2019)

3.31 Part 1 of the Local Plan contains overarching planning policies and allocates land for housing, employment, community facilities and other types of development.

3.32 Below is a summary of the policies which are directly applicable to site selection and suitability. Further policies are included in the Local Plan pertaining to potential development proposals for sites which may come forward as Neighbourhood Plan allocations, including policies D1: Place Shaping, D3: Historic Environment, ID3: Sustainable transport for new developments, and ID4: Green and blue infrastructure.

3.33 **Policy S1: Presumption in favour of sustainable development** states that the LPA will take a positive approach when considering development proposals which reflect the presumption in favour of sustainable development.

3.34 **Policy S2: Settlement Hierarchy** sets out that the housing requirement for Guildford is 562 dwellings per annum over the plan period (2015-2034). Rural exception homes will account for 90 dwellings per annum and windfall will account for 750.

3.35 **Policy H3: Rural exception homes** states that small-scale affordable housing developments in the Green Belt will be permitted to meet identified local affordable housing needs provided that the site adjoins or is closely related to, and in safe and reasonable walking distance of a rural settlement.

- 3.36 **Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value** sets out that the Area of Outstanding Natural Beauty (now known as a National Landscape) will be conserved and enhanced to maximise its special landscape qualities and scenic beauty. Development proposals must have regard to its setting and will also be assessed against the provisions of the Surrey Hills Management Plan. In addition to the Surrey Hills AONB, the borough contains land designated as an Area of Great Landscape Value (AGLV), located in parts of the North Downs and which predominantly abuts the Surrey Hills AONB. The AGLV is locally designated and has its own inherent landscape quality and is significant in conserving the landscape setting of some towns and villages.
- 3.37 **Policy P2: Green Belt** states that the construction of new buildings in the Green Belt will constitute inappropriate development, unless the proposal involves extensions/alterations, replacement buildings or limited infilling within the settlement boundary.
- 3.38 **Policy P3: Countryside** sets out that development will be permitted in the area of 'countryside' where the development requires a countryside location or where a rural location can be justified, and where the proposal is proportionate to the nature and scale of the site, its setting and countryside location.
- 3.39 **Policy P4: Flooding, flood risk and groundwater protection zones** states that development in areas at medium or high risk of flooding, as identified on the latest Environmental Agency Flood risk maps and the Council's Strategic Flood Risk Assessment will be permitted when:
- a) The vulnerability of the proposed use is appropriate for the level of flood risk on the site,
 - b) The proposal passes the sequential exception test (where required),
 - c) A site specific flood risk assessment demonstrates that the development, including the access and egress, will be safe for its lifetime,
 - d) The scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site,
 - e) When relevant, appropriate flood warning and evacuation plans are in place and approved, and
 - f) Site drainage systems are appropriately designed, taking account of storm events and flood risk of up to 1 in 100-year chance.

Part 2: Local Plan Development Management Policies (adopted 2023)

- 3.40 The Local Plan Part 2 supplements the strategic policies in Part 1 by setting out detailed development management policies, of which the following are of particular relevance to the site assessment. Additional policies D4: Achieving High Quality Design, and D22: Registered Parks and Gardens may be relevant for specific development proposals which may follow Neighbourhood Plan site allocations.

- 3.41 **Policy P6: Protecting Important Habitats and Species** sets out that proposals should protect habitats by providing appropriate buffers or barriers to prevent adverse impacts to priority habitats or sites with biodiversity value. Proposals within or adjacent to ancient woodland are required to retain a minimum buffer of 15m between the development and the woodland, and tree survey is required which sets out all significant or ancient trees.
- 3.42 **Policy P8: Land Affected by Contamination** states that where proposals comprise or include land that is known or suspected to be affected by contamination, Site Risk Assessments will be required, along with an Options Appraisal and Remediation Strategy where contamination is identified.
- 3.43 **Policy P10: Water Quality, Waterbodies and Riparian Corridors** states that development proposals are required to retain or reinstate an undeveloped buffer zone on both sides of a main river measuring a minimum of ten metres from the top of the riverbank for new dwellings. The Tillingbourne which flows just north of Albury is designated as a main river.
- 3.44 **Policy D17: Renewable and Low Carbon Energy Generation and Storage** states that proposals renewable and low carbon energy generation and energy storage development will be supported, with strong support for community-led initiatives. Where proposals are in the Green Belt, climate change mitigation and other benefits will be taken into account when considering whether very special circumstances exist.
- 3.45 **Policy D18: Designated Heritage Assets** states that all proposals affecting designated heritage assets, including curtilage buildings and structures and their setting, are required to be supported by an evidence-based Heritage Statement. The policy sets out the required content of the Heritage Statement.
- 3.46 **Policy D19: Listed buildings** sets out that proposals are expected to conserve, enhance or where appropriate better reveal the significance of listed buildings and their settings.
- 3.47 **Policy D20: Conservation Areas** states that proposals within or which would affect the setting of a Conservation Area are expected to preserve or enhance its special character and appearance.

Surrey Hills AONB Management Plan 2020-2025 (adopted 2019)

- 3.48 Local authorities have a statutory duty to produce and review management plans for National Landscapes which fall within their administrative area. The Surrey Hill AONB Management Plan¹⁰ was prepared by the Surrey Hills National Landscape Management Board on behalf of the six authorities which jointly manage the National Landscape¹¹ and was adopted in November 2019. As set out in Local Plan Policy P1, development proposals will also be assessed against the provisions of the Management Plan, which includes the following policies that are relevant to the principle of residential, commercial and energy development within the National Landscape:

¹⁰ Available at <https://surreyhills.org/this-national-landscape/management/>

¹¹ Surrey County Council, Mole Valley District Council, Guildford Borough Council, Tandridge District Council, Reigate and Banstead Borough Council and Waverley Borough Council.

- 3.49 **Policy F4** states that development leading to the loss of farmland will normally be resisted unless there is an overriding public interest.
- 3.50 **Policy HC3** states that proposals will have due regard to the locally distinctive character of rural settlements and the setting of historic buildings.
- 3.51 **Policy P1** states that great weight will be attached to any adverse impact that the proposal would have on the amenity, landscape and scenic beauty of the National Landscape.
- 3.52 **Policy P2** states that development must respect the special landscape character of the locality, with particular attention to impacts on ridgelines, public views and tranquillity.
- 3.53 **Policy P4** states that proposals that would benefit the social and economic well-being of residents, including small scale affordable housing, will be supported, providing they do not conflict with the aim of conserving and enhancing the beauty of the landscape.
- 3.54 **Policy P6:** Development that would spoil the setting of the National Landscape by harming public views into or from the National Landscape will be resisted.
- 3.55 **Policy CE3:** Supports the provision and retention of affordable housing for local people and key workers.

Evidence Base Documents

- 3.56 Other evidence base documents which have been considered as part of the site assessment include:
- Guildford Landscape Character Assessment & Guidance Volume 1: Rural Assessment (January 2007)¹²; and
 - Albury Design Guidance and Codes (October 2023)¹³

¹² Available at <https://www.guildford.gov.uk/article/24722/Read-Guildford-s-Landscape-Character-Assessment-reports>

¹³ Prepared by AECOM to support the emerging Neighbourhood Plan but not publicly available at the time of writing.

4. Site Assessment

Sites Identified

- 2.1 In total, nine sites were identified for assessment. These were identified from the Neighbourhood Plan Call for Sites and through a site identification exercise undertaken by the Neighbourhood Plan Steering Group.
- 2.2 **Table 4.1** lists all identified sites for assessment. **Figure 4.1** shows the location of all identified sites, and **Figure 4.2** shows the sites and their final assessment final ratings.

Table 4.1 Sites identified for assessment

Site ref.	Site name	Area (Ha)	Source	Proposed uses
A	Malcolm's Field	1.22	Call for Sites	Market housing / affordable housing
B	Land to rear of Rose Cottage	0.44	Call for Sites	Market housing / affordable housing
C	Birmingham Farm	0.41	Call for Sites	Market housing / affordable housing
D	Land behind Albury Mill	0.24	Call for Sites	Housing
E	Land adjacent to Albury House	1.22	Call for Sites	Affordable housing Car parking
F	Land north of the Tillingbourne	0.42	Call for Sites	Market housing / affordable housing
G	Old Sawmill Yard	1.59	Call for Sites	Light industrial / workshops
H	Sherbourne Farm	0.37	Call for Sites	New access to serve existing employment/commercial site
I	Land south of Albury	0.44	Call for Sites	Renewable energy

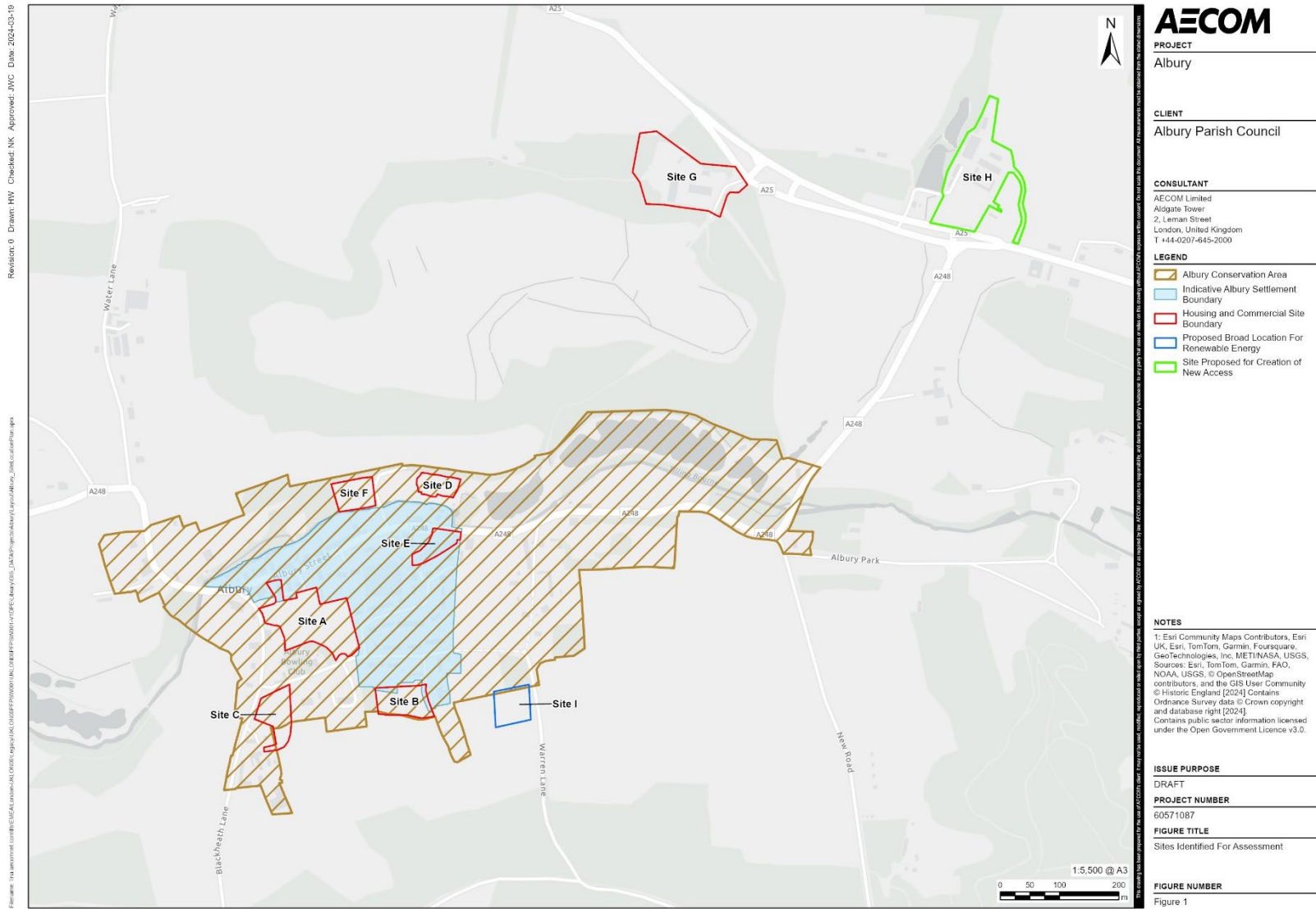


Figure 4.1 Map of all sites identified for assessment (source: AECOM)

Site Assessment Summary

- 4.1 This chapter also provides a summary the assessment findings for each of the nine potential development sites, including the indicative area for renewable energy development. Sites proposed for residential or commercial/employment development are presented in **Table 4.2**, whilst sites proposed for other uses (access or renewable energy) are presented in **Table 4.3**.
- 4.2 The summary table should be read alongside the completed proformas presented in **Appendix A**, which contains a more detailed analysis of the sites proposed for residential and commercial/employment uses.
- 4.3 The tables include a ‘traffic light’ suitability ratings for each site, indicating whether the site is suitable, available, and likely to be achievable for the proposed development.
- 4.4 In summary the assessment found that five of the seven sites assessed for residential or commercial/employment use are potentially suitable for development, subject to the mitigation of identified constraints. The remaining two sites are unsuitable for allocation. The suitability conclusions for these seven sites are shown in the map in **Figure 4.2**.
- 4.5 As set out in **Table 4.3**, the two sites proposed for new access and renewable energy development are not appropriate for allocation in the Neighbourhood Plan, either because they would not result in new built development, or because of national policy considerations. However, if the local community are supportive of these proposals, they could be identified in the Neighbourhood Plan as a community aspiration or project and the plan could express support for any future application which meets Neighbourhood Plan objectives.
- 4.6 Because of Albury’s location within the National Landscape and Green Belt, and in the rural area covered by Guildford Local Plan policy H3, allocations for residential development are not appropriate. Therefore, the conclusions in the assessment for those sites proposed for residential development reflect the site’s suitability to accommodate affordable housing development on rural exception sites. Sites which are potentially suitable for such development could be identified in the Neighbourhood Plan as preferred locations for the delivery of affordable housing, subject to the issues identified in the assessment being addressed.

Table 4.2 Site assessment summary for residential and commercial sites

Site ref.	Site name	Site area (Ha)	Proposed uses	Suitability conclusion (RAG rating)	Summary of conclusions
A	Malcolm's Field	1.22	Market housing/ affordable housing		<p>The site is potentially suitable for affordable housing development.</p> <p>Residential development in the Green Belt is restricted by national and local policy, but Local Plan policy H3 is supportive of small-scale affordable housing development on exception (i.e. unallocated) sites in the Green Belt. The site is located close to the centre of Albury, in close proximity to bus stops and local services. The majority of the site is outside but adjacent to the settlement boundary, although the northern tip of the site where it meets Albury Street lies within the settlement boundary.</p> <p>The site is largely comprised of a prominent green space (not publicly accessible) within the Conservation Area. It is opposite the Grade II church and adjacent to the Duchess' Memorial. Development should be sensitively designed to reduce the impact on the setting of these heritage assets, and on the character of the Conservation Area. There is potential for the garages in the north of the site to be redeveloped for residential use.</p> <p>Access can be taken from Church Lane or Albury Street. Church Lane is narrow, with no footway, whilst Albury Street is a busy A-road with a footway and existing vehicular access that may need to be widened to serve development of the site. Access should be discussed with the highway authority.</p>
B	Land to rear of Rose Cottage	0.44	Market housing/ affordable housing		<p>The site is potentially suitable for affordable housing development.</p> <p>Residential development in the Green Belt is restricted by national and local policy, but Local Plan policy H3 is supportive of small-scale affordable housing development on exception (i.e. unallocated) sites in the Green Belt. The site is located adjacent to the identified settlement boundary and</p>

Site ref.	Site name	Site area (Ha)	Proposed uses	Suitability conclusion (RAG rating)	Summary of conclusions
					<p>the built-up area of Albury, and within relatively close proximity to local services and bus stops.</p> <p>The site is within the Conservation Area, and there is potential for development to affect its character and the setting of the Grade II listed church which is close to and visible from parts of the site. However, the site is reasonably well enclosed, and this could be addressed through sensitive design, layout and landscaping.</p> <p>Vehicular and pedestrian access are currently restricted. The existing access along Church Lane is narrow, with no footway, and the shared access to the adjacent properties could not be widened to accommodate two-way traffic. It may be possible to provide a pedestrian link to Church Lane via the adjacent churchyard, which is in the same ownership, but this would not provide safe pedestrian access to Albury Street unless developed in conjunction with Site A.</p>
C	Birmingham Farm	0.41	Market housing/ affordable housing		<p>The site is potentially suitable for affordable housing development.</p> <p>Residential development in the Green Belt is restricted by national and local policy, but Local Plan policy H3 is supportive of small-scale affordable housing development on exception (i.e. unallocated) sites in the Green Belt. The site is located adjacent to the built-up area of Albury, and within relatively close proximity to local services and bus stops.</p> <p>The site is within the Conservation Area, and there is potential for development to affect its character as well as the setting of the unlisted yet historically important Rectory which is adjacent to the site (itself adjacent to the Grade II listed Church of St Peter and St Paul) to the northeast. This impact could be addressed through sensitive design, landscaping and use of materials to ensure new development is sensitive to its surroundings.</p> <p>The site is in a sensitive location on the edge of Albury, in</p>

Site ref.	Site name	Site area (Ha)	Proposed uses	Suitability conclusion (RAG rating)	Summary of conclusions
					<p>the transitional zone between the settlement and the countryside of the Surrey Hills National Landscape. It is clearly visible from the viewpoint at Newlands Corner. However, if developed, this is unlikely to result in a significant alteration of the settlement when seen from the viewpoint, as it sits at a similar elevation to the surrounding homes and would appear as a natural extension of the village.</p> <p>Vehicular and pedestrian access are currently restricted. The existing access along Blackheath Lane is narrow, and while vehicular access could be created through Birmingham Farm this would not be suitable for pedestrian access due to the lack of footway on Blackheath Lane. The landowner has indicated that a pedestrian access could be created through a link to the churchyard - this would require onward pedestrian connections through Site A to provide a safe pedestrian access to Albury Street.</p>
D	Land behind Albury Mill	0.42	Market housing/ affordable housing		<p>The site is potentially suitable for affordable housing development.</p> <p>Residential development in the Green Belt is restricted by national and local policy, but Local Plan policy H3 is supportive of small-scale affordable housing development on exception (i.e. unallocated) sites in the Green Belt. The site is located adjacent to the identified settlement boundary and built-up area of Albury, and within relatively close proximity to local services and bus stops.</p> <p>The site is within the Conservation Area, and in close proximity to several listed buildings on Albury Street. There is potential for development to affect the setting of the listed buildings, although the site is separated from them by gardens and vegetation along the Tillingbourne. It is likely that any impact could be addressed through sensitive design and landscaping.</p> <p>There is little development north of the Tillingbourne, and</p>

Site ref.	Site name	Site area (Ha)	Proposed uses	Suitability conclusion (RAG rating)	Summary of conclusions
					<p>development of the site could result in an uncharacteristic extension of the settlement onto the opposite bank of the river. However, the site is enclosed by mature vegetation as well as a steep bank to the north which serves to limit the potential visual impact of development. There is a publicly accessible green space immediately west of the site, and there are likely to be adverse impacts on amenity if the site is developed. Any development is required to be set back 10m from the bank of the river which would impact the developable area of the site and influence the layout.</p> <p>The site is accessed by an existing bridge over the Tillingbourne which leads to garages associated with properties on the south side of the river. There is no footway on the bridge, and it may be necessary to create one to serve residential development of the site. If developed for housing, there is potential for increased traffic movements through the Village Hall car park which could result in traffic management issues if events are taking place. Access arrangements should be discussed with the highway authority.</p>
E	Land adjacent to Albury House	0.24	Market housing/ affordable housing		<p>The site is unsuitable for affordable housing development. It is a greenfield site within the identified settlement boundary and built-up area. Over 50% of the site is occupied by mature trees which, whilst not subject to Tree Preservation Orders, are protected by their location within the Conservation Area. The remaining area (approx. 0.1 ha) is located in the north of the site, adjacent to Albury Street but currently screened with mature hedgerows.</p> <p>The site was formerly a garden area associated with the adjacent Grade II listed Albury House. It has been subject to several previous applications for residential development which have been refused due to the potential impact of development on the setting of Albury House, the openness of the former garden and the character of the Conservation</p>

Site ref.	Site name	Site area (Ha)	Proposed uses	Suitability conclusion (RAG rating)	Summary of conclusions
					<p>Area. It would not be possible to develop the site without adverse impacts on its openness and on the designated heritage assets, and the site is therefore unsuitable.</p> <p>The site has also been proposed for car parking. Whilst there is evidence from historic mapping that it was used for this purpose until approx. 2013, there would be adverse impacts on the setting of Albury House and of the character of the Conservation Area through the loss of undeveloped green space. Its appropriateness for this use should be discussed with the Conservation Officer.</p>
F	Land north of the Tillingbourne	0.37	Market housing/ affordable housing		<p>The site is potentially suitable for affordable housing development.</p> <p>Residential development in the Green Belt is restricted by national and local policy, but Local Plan policy H3 is supportive of small-scale affordable housing development on exception (i.e. unallocated) sites in the Green Belt. The site is located adjacent to the identified settlement boundary and built-up area of Albury, and within relatively close proximity to local services and bus stops.</p> <p>The site is within the Conservation Area, and in close proximity to several listed buildings on Albury Street. There is potential for development to affect the setting of the listed buildings, although the site is separated from them by gardens and vegetation along the Tillingbourne. It is likely that any impact could be addressed through sensitive design and landscaping.</p> <p>There is little development north of the Tillingbourne, and development of the site could result in an uncharacteristic extension of the settlement onto the opposite bank of the river. However, the site is enclosed by mature vegetation as well as a steep bank to the north which serves to limit the potential visual impact of development. The site includes an area of publicly accessible green space which is proposed to be retained, but there are likely to be adverse impacts on</p>

Site ref.	Site name	Site area (Ha)	Proposed uses	Suitability conclusion (RAG rating)	Summary of conclusions
					<p>amenity if the remainder of the site is developed. Proposals for the site also include new pedestrian access to the Village Hall and shops, as well as additional car parking spaces which would be a positive contribution to the amenities in the village core. Benefits of an improved pedestrian network are dependent on the final approved layout of any future development. Any development is required to be set back 10m from the bank of the river which would impact the developable area of the site and influence the layout.</p> <p>There is currently no vehicular access to the site. A new bridge is proposed to create access for vehicles and pedestrians from the Village Hall car park. There is potential for this to result in traffic management issues if events are taking place and this should be discussed with the highway authority.</p>
G	Old Sawmill Yard	1.59	Light industrial/ workshops		<p>The site may be appropriate for allocation for industrial, commercial or employment uses.</p> <p>The site is entirely in the Green Belt. It consists of a former sawmill and sand extraction site adjacent to a former landfill. The site includes a number of light industrial and commercial buildings, a gas turbine and wood storage facility, along with areas of hardstanding.</p> <p>Previous applications for industrial and commercial development have been granted permission based on the demonstration of very special circumstances for development in the Green Belt by the applicant. Further discussions with Guildford Borough Council are necessary to determine whether the site is considered to be Previously Developed Land prior to allocation of the site in the Neighbourhood Plan.</p>

Table 4.3 Site assessment summary for other proposed uses

Site ref.	Site name	Area (Ha)	Proposed uses	Summary of conclusions
H	Sherborne Farm	1.65	Creation of new access	<p>The site is not appropriate for allocation in the Neighbourhood Plan.</p> <p>It is an existing employment/commercial site, with several former farm buildings converted to other uses including a distillery and restaurant. There have been recent planning permissions for changes of use from agricultural to a variety of uses to serve the existing businesses, including offices, toilets and a farm shop.</p> <p>The site has been put forward to the call for sites with a proposal for a new access road to the east of the existing development. This would involve development on an open field adjacent to the farm complex which is in the Green Belt and Surrey Hills National Landscape, and there may be adverse landscape issues as a result of the creation of access.</p> <p>The access road would separate visitor traffic from servicing/deliveries for the existing businesses, and it was noted on the site visit that the current access is constrained and unsuitable for large vehicles. However, the suitability of the new access would need to be discussed with the highway authority to ensure it could be achieved safely, given the proposed access point onto the A25 is close to the A248 junction and at a point where the A25 splits into two carriageways.</p> <p>It would not be appropriate to allocate the site in the Neighbourhood Plan since the proposal relates to access rather than new built development. However, the Sherborne Farm could be identified in the Neighbourhood Plan as an important local employment site, with support for a new access subject to the potential landscape and highways issues being resolved.</p>
I	Land south of Albury (for solar site)	1.73	Renewable energy	<p>The site is not appropriate for allocation in the Neighbourhood Plan.</p> <p>It is a large field to the south-east of Albury and is proposed for small-scale renewable (solar) energy production. It is in the Green Belt and Surrey Hills National Landscape and adjacent to a Public Right of Way which passes directly east and north of the site.</p> <p>The southern half of the field is visible from the Public Right of Way and also from the viewpoint at Newlands Corner to the north-west of Albury. The northern part of the field slopes away towards the village and is more</p>

Site ref.	Site name	Area (Ha)	Proposed uses	Summary of conclusions
				<p>enclosed. The visual impact of a small-solar array on this part of the site is likely to be low, subject to appropriate landscaping.</p> <p>National planning policy states that many elements of renewable energy installations would constitute inappropriate development in the Green Belt, and that applicants should demonstrate very special circumstances to justify the proposed development. Local Plan Part 2 Policy D17 states that climate change mitigation will be taken into account when considering whether very special circumstances exist.</p> <p>The Neighbourhood Plan could include a policy or statement of support for renewable energy development in the neighbourhood area where the applicant is able to demonstrate very special circumstances and that the proposed development would not have an adverse impact on the special landscape of the Surrey Hills National Landscape or the purposes of the Green Belt.</p>

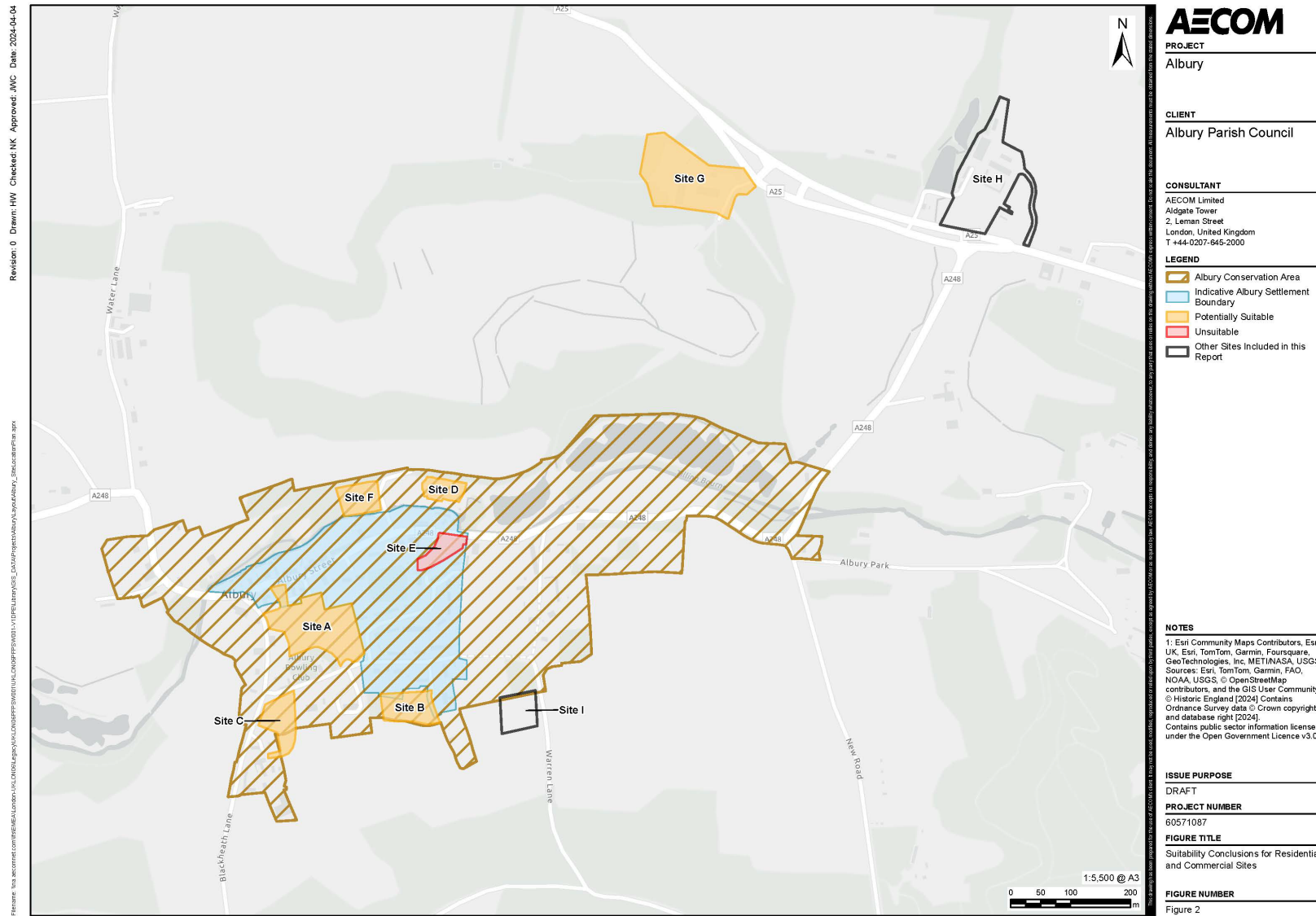


Figure 4.2 Map of suitability conclusions for residential and employment sites (source: AECOM)

5. Conclusions

Site Assessment Conclusions

- 5.1 Of the six sites assessed in this report for residential use, five sites are potentially suitable for affordable housing development on exception sites, subject to the mitigation of identified constraints. These sites are:
- Site A – Malcolm’s Field
 - Site B – Land to rear of Rose Cottage
 - Site C – Birmingham Farm
 - Site F – Land north of the Tillingbourne
 - Site D – Land behind Albury Mill
- 5.2 The remaining site proposed for housing (Site E – Land adjacent to Albury House) is unsuitable for residential development due to its impact on designated heritage assets. Site E has also been considered for use as a car park for overflow parking associated with the village centre. The site is also considered inappropriate for this use due to its impact on designated heritage at Albury House.
- 5.3 It is not generally appropriate to allocate exception sites, but the potentially suitable sites could be identified in the Neighbourhood Plan as preferred locations for affordable housing development to meet local needs.
- 5.4 The site proposed for commercial/employment development (Site G – Old Sawmill Yard) may be appropriate for allocation in the Neighbourhood Plan. Site G falls entirely within the Green Belt, however it is currently industrial in nature and includes several light industrial buildings. Industrial and commercial development on the site has previously been permitted based on demonstration of very special circumstances. Further discussions with Guilford Borough Council are necessary to determine whether the undeveloped parts of the site are considered to be Previously Developed Land. The Parish Council may wish to support commercial/employment development where the applicant can demonstrate very special circumstances exist.
- 5.5 It is not appropriate to allocate the existing employment site (Site H – Sherbourne Farm), as the proposed development relates to access rather than the creation of new commercial units. However, the Parish Council may wish to identify the site in the Neighbourhood Plan as an important local employment site to support its ongoing contribution to the local economy.
- 5.6 The broad location for small-scale solar power generation (Site L – Land south of Albury) is not appropriate for allocation in the Neighbourhood Plan due to national Green Belt policy. Any application for such development would need to demonstrate that there are special circumstances to justify such development in the Green Belt. However, the Parish Council may wish to support this type of development where the applicant can demonstrate such circumstances exist.

Next Steps

5.7 Based on the findings of this report, Albury Parish Council should engage with GBC and the community to select sites for allocation in the Neighbourhood Plan which best meet community needs and plan objectives from the shortlist of suitable and potentially suitable sites.

5.8 The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with Guildford Borough Council and the Surrey Hills National Landscape Management Board;
- The extent to which the sites support the vision and objectives for the NP;
- The potential for the sites to meet the identified infrastructure needs of the community;
- Engagement with key stakeholders; and
- General conformity with strategic Local Plan policy.

Other considerations

Viability

5.9 The Qualifying Body should be able to demonstrate that the sites are viable for development, i.e., that they provide an adequate financial return for the developer. As part of the site selection process, it is recommended that the Parish Council discusses site viability with GBC and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the identification of sites for development in the Neighbourhood Plan.

Appendix A Site Assessment Proformas

Site A

1. Site Details	
Site Reference / Name	Site A
Site Address / Location	Malcolm's Field
Gross Site Area (Hectares)	1.22
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing, garages
Land use being considered	Affordable housing, open greenspace, footpath and parking space.
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	21 affordable dwellings and car parking.
Site identification method / source	Call for sites
Planning history	No relevant or recent planning history
Neighbouring uses	Residential and Recreational



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes -</i></p> <ul style="list-style-type: none"> • AONB (National Landscape) • SSSI Impact Risk Zone: would need to consult Natural England for any residential development of 50 or more houses outside existing settlements/urban areas.
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p><i>Yes - Drinking Water Protected Area</i></p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p><i>No</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Low Risk</i></p>

2. Assessment of Suitability	
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	No - Grade 4
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes -</p> <ul style="list-style-type: none"> • Priority Species for CS Targeting - Brown Hairstreak • Priority Species for CS Targeting - Lapwing • Countryside Stewardship Water Quality Priority Areas (medium priority) • Sediment Issues Priority (medium priority)
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes – There is potential to create suitable access. The site is currently accessed by Church Lane which is narrow with no footway and may need to be widened. Access should be further discussed with the relevant highways authority.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes, see above.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes, see above.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>Yes, the site is identified for potential local green space in the emerging Neighbourhood Plan and therefore development of the entire site could result in the loss of amenity value.</p>

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	>1200m	>1200m	<400m to non-designated open space >800m to designated open space in local plan	>800m to Guildford Borough Cycle Network

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - The site is within the Area of Great Landscape Value associated with the AONB (National Landscape) (Local Plan policy P1). It lies within Guildford landscape character area 11 (Tillingbourne Greensand Valley) but it is enclosed by the existing built-up area and does not contain valued features identified in the landscape character assessment.</p>
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2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium</p>
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Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible -</p> <ul style="list-style-type: none"> <i>In conservation area</i> <i>The site is in close proximity to two Grade II listed structures; K6 Telephone Kiosk, and the Church of St Peter and St Paul.</i>
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<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Church memorial monument at southern edge of site</p>
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Planning Policy Constraints

<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
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<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy H2: Affordable homes Policy H3: Rural exception homes Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value Policy P2: Green Belt Policy P3: Countryside</p>
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<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
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<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
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<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
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2. Assessment of Suitability	
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes - If whole site was developed, would consist of a relatively large proportion of existing settlement, although in middle of existing built up area
3. Assessment of Availability	
<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	No - site is in single ownership
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Available now
4. Assessment of Viability	
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
5. Conclusions	
<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	21 dwellings proposed by landowner.
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? <i>Yes / No</i></p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown</p>

<p>Summary of justification for rating</p>	<p>The site is potentially suitable for affordable housing development.</p> <p>Residential development in the Green Belt is restricted by national and local policy, but Local Plan policy H3 is supportive of small-scale affordable housing development on exception (i.e. unallocated) sites in the Green Belt. The site is located close to the centre of Albury, in close proximity to bus stops and local services. The majority of the site is outside but adjacent to the settlement boundary, although the northern tip of the site where it meets Albury Street lies within the settlement boundary.</p> <p>The site is largely comprised of a prominent green space (not publicly accessible) within the Conservation Area. It is opposite the Grade II church and adjacent to the Duchess' Memorial. Development should be sensitively designed to reduce the impact on the setting of these heritage assets, and on the character of the Conservation Area. There is potential for the garages in the north of the site to be redeveloped for residential use.</p> <p>Access can be taken from Church Lane or Albury Street. Church Lane is narrow, with no footway, whilst Albury Street is a busy A-road with a footway and existing vehicular access that may need to be widened to serve development of the site. Access should be discussed with the highway authority.</p>
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Site B

1. Site Details	
Site Reference / Name	Site B
Site Address / Location	Land to the rear of Rose Cottage
Gross Site Area (Hectares)	0.44
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Residential garden, undeveloped greenfield
Land use being considered	Affordable housing, open greenspace, footpath and parking space.
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	12 affordable dwellings and car parking.
Site identification method / source	Call for sites
Planning history	Application Number: 07/P/01627. Proposal for gas storage site across wide area. Objected.
Neighbouring uses	Residential, church, greenfield



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes -</i></p> <ul style="list-style-type: none"> • AONB (National Landscape) • SSSI Impact Risk Zone: would need to consult Natural England for any residential development of 50 or more houses outside existing settlements/urban areas
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p><i>Yes - Drinking Water Protected Area</i></p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p><i>No</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Low Risk</i></p>

2. Assessment of Suitability	
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	No - Grade 4
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes -</p> <ul style="list-style-type: none"> • Priority Species for CS Targeting - Brown Hairstreak • Priority Species for CS Targeting - Lapwing • Countryside Stewardship Water Quality Priority Areas (medium priority) • Sediment Issues Priority (medium priority)
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - Although currently limited to eastern side of site
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? Yes / No / Unknown</p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown</p>	No
<p>Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown</p>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	>1200m	>1200m	<400m to non-designated open space >800m to designated open space in local plan	>800m to Guildford Borough Cycle Network

Landscape and Visual Constraints



<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. 	<p>Medium sensitivity - The site is within the Area of Great Landscape Value associated with the AONB (National Landscape) (Local Plan policy P1). It lies within Guildford landscape character area I1 (Tillingbourne Greensand Valley) and sits in the transitional zone between the settlement and the open farmland and woodland of the valley sides. Development has the potential to affect landscape character although it may be possible to address impacts through sensitive design.</p>
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible -</p> <ul style="list-style-type: none"> <i>In conservation area</i> <i>The site is in close proximity to two Grade II listed buildings; Greg Nag Baa and Left Hand Cottage, and the Church of St Peter and St Paul.</i>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy H2: Affordable homes Policy H3: Rural exception homes Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value Policy P2: Green Belt Policy P3: Countryside</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>A small portion of the site at the northern and eastern extents are within the settlement area. However the majority of the site lies adjacent to and connected to the existing built up area.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>

2. Assessment of Suitability	
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes - Potentially if whole site was developed, would consist of a relatively large proportion of existing settlement and on edge of existing built up area
3. Assessment of Availability	
<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	No - site is in single ownership
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Available now
4. Assessment of Viability	
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
5. Conclusions	
<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	12 dwellings proposed by landowner.
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown</p>

<p>Summary of justification for rating</p>	<p>The site is potentially suitable for affordable housing development.</p> <p>Residential development in the Green Belt is restricted by national and local policy, but Local Plan policy H3 is supportive of small-scale affordable housing development on exception (i.e. unallocated) sites in the Green Belt. A small portion of the site is located within the identified settlement boundary and it is adjacent to the built-up area of Albury, and within relatively close proximity to local services and bus stops.</p> <p>The site is within the Conservation Area, and there is potential for development to affect its character and the setting of the Grade II listed church which is close to and visible from parts of the site. However, the site is reasonably well enclosed, and this could be addressed through sensitive design, layout and landscaping.</p> <p>Vehicular and pedestrian access are currently restricted. The existing access along Church Lane is narrow, with no footway, and the shared access to the adjacent properties could not be widened to accommodate two-way traffic. It may be possible to provide a pedestrian link to Church Lane via the adjacent churchyard, which is in the same ownership, but this would not provide safe pedestrian access to Albury Street unless developed in conjunction with Site A.</p>
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Site C

1. Site Details	
Site Reference / Name	Site C
Site Address / Location	Birmingham Farm
Gross Site Area (Hectares)	0.41
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing
Land use being considered	Affordable housing and parking space.
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Six affordable dwellings and car parking.
Site identification method / source	Call for sites
Planning history	<p>Application Number: 07/P/01627. Proposal for gas storage site across wide area. Objected.</p> <p>Application Number: 21/P/00216. Proposal for change of use and conversion of existing agricultural barns to new workshop (Use Class E) and storage space (Use Class B8) together with new car parking and all ancillary following the demolition of one existing agricultural barn. Approved.</p> <p>Application Number: 17/P/01318. Proposal for refurbishment, alterations and Change of Use of the Old Barn, Birmingham Farm, Albury to a classic car restoration business. Approved.</p>
Neighbouring uses	Greenfield/agricultural
 <p>A map showing the location of Site C, outlined in red. The Albury Bowling Club is visible to the north of the site.</p>	 <p>A photograph of Site C, showing a green field with a line of trees in the background under a clear blue sky.</p>

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes -</i></p> <ul style="list-style-type: none"> • AONB (National Landscape) • SSSI Impact Risk Zone: would need to consult Natural England for any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p><i>Yes - Drinking Water Protected Area</i></p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p><i>No</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Low Risk</i></p>

2. Assessment of Suitability	
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	No - Grade 4
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes -</p> <ul style="list-style-type: none"> • Priority Species for CS Targeting - Brown Hairstreak • Priority Species for CS Targeting - Lapwing • Countryside Stewardship Water Quality Priority Areas (medium priority) • Sediment Issues Priority (medium priority)
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	>1200m	>3900m	<400m to non-designated open space >800m to designated open space in local plan	>800m to Guildford Borough Cycle Network

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - The site is within the Area of Great Landscape Value associated with the AONB (National Landscape) (Local Plan policy P1). It lies within Guildford landscape character area 11 (Tillingbourne Greensand Valley) but it does not contain valued features identified in the landscape character assessment.</p>
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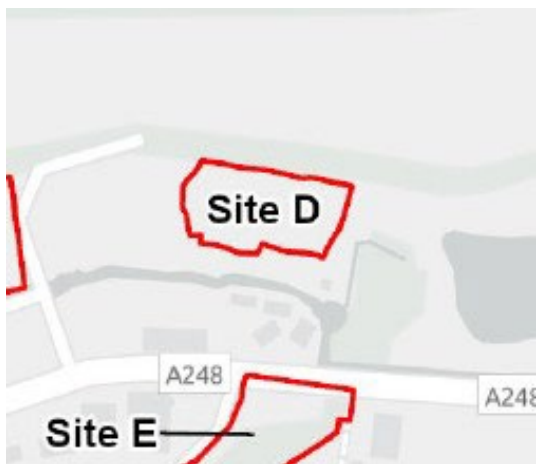
2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is visible from the Newlands Corner viewpoint to the northwest. However, small-scale development which is in keeping with the existing form of the settlement is unlikely to have significant adverse impacts on visual amenity as it would not lead to an uncharacteristic or noticeable extension of the village.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible -</p> <ul style="list-style-type: none"> In conservation area The site is in close proximity to three Grade II listed buildings; The Round House, Bettswy Cottage Hunter's Moon, and the Church of St Peter and St Paul.
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value Policy P2: Green Belt Policy P3: Countryside Policy E5: Rural economy</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>

2. Assessment of Suitability	
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No - Site already has buildings on.
3. Assessment of Availability	
<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	No - site is in single ownership
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Available now
4. Assessment of Viability	
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
5. Conclusions	
<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	Six dwellings proposed by landowner.
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown</p>

<p>Summary of justification for rating</p>	<p>The site is potentially suitable for affordable housing development.</p> <p>Residential development in the Green Belt is restricted by national and local policy, but Local Plan policy H3 is supportive of small-scale affordable housing development on exception (i.e. unallocated) sites in the Green Belt. The site is located adjacent to the built-up area of Albury, and within relatively close proximity to local services and bus stops.</p> <p>The site is within the Conservation Area, and there is potential for development to affect its character as well as the setting of the unlisted yet historically important Rectory which is adjacent to the site (itself adjacent to the Grade II listed Church of St Peter and St Paul) to the northeast. This impact could be addressed through sensitive design, landscaping and use of materials to ensure new development is sensitive to its surroundings.</p> <p>The site is in a sensitive location on the edge of Albury, in the transitional zone between the settlement and the countryside of the Surrey Hills National Landscape. It is clearly visible from the viewpoint at Newlands Corner. However, if developed, this is unlikely to result in a significant alteration of the settlement when seen from the viewpoint, as it sits at a similar elevation to the surrounding homes and would appear as a natural extension of the village.</p> <p>Vehicular and pedestrian access are currently restricted. The existing access along Blackheath Lane is narrow, and while vehicular access could be created through Birmingham Farm this would not be suitable for pedestrian access due to the lack of footway on Blackheath Lane. The landowner has indicated that a pedestrian access could be created through a link to the churchyard - this would require onward pedestrian connections through Site A to provide a safe pedestrian access to Albury Street.</p>
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Site D

1. Site Details	
Site Reference / Name	Site D
Site Address / Location	Land behind Albury Mill
Gross Site Area (Hectares)	0.21
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Amenity space
Land use being considered	Affordable housing and parking space.
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Six 79sqm bungalows, eight car parking spaces.
Site identification method / source	Call for sites
Planning history	Application Number: 07/P/01210. Extension to bay window area on Riverside Houses A & B, approved under Planning Permission 06/P/02447 dated 26/01/07 and redirecting and widening of the river. Approved. Application Number: 08/P/01676. Detached double garage to serve riverside houses A & B (development under construction) approved under 06/P/0171 approved 26/01/07 and 07/P/1210 approved 15/08/07. Refused. Application Number: 09/P/00041. Detached double carport to provide one covered car parking space for each of the Riverside houses A and B and the removal of two existing car parking spaces (development under construction) approved under 06/P/02447 approved 26/01/07 and 07/P/01210 approved 15/08/07). Refused.
Neighbouring uses	Residential, woodland, parking



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes -</i></p> <ul style="list-style-type: none"> • AONB (National Landscape) • SSSI Impact Risk Zone: would need to consult Natural England for any residential development of 50 or more houses outside existing settlements/urban areas.
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p><i>Yes - Drinking Water Protected Area</i></p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p><i>No</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk - Southern edge of site adjacent to River Tillingbourne but no clear risk apparent</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Low Risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p>	<p><i>Unknown - Grade 3, not known whether 3a or 3b</i></p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p style="color: red;">Yes / No / Unknown</p>	<p style="color: red;">Yes -</p> <ul style="list-style-type: none"> • Priority Species for CS Targeting - Brown Hairstreak • Priority Species for CS Targeting - Lapwing • Northwestern part of site in Woodland Priority Habitat Network (high priority) • Countryside Stewardship Water Quality Priority Areas (medium priority) • Sediment Issues Priority (medium priority)
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p style="color: red;">Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p style="color: green;">Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p style="color: red;">Yes / No / Unknown</p>	Yes - Accessible via bridge connecting Albury Stret to rear access of Mill development which would likely require upgrading should the site come forward for development.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p style="color: red;">Yes / No / Unknown</p>	Yes - over a bridge
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p style="color: red;">Yes / No / Unknown</p>	Yes - over a bridge
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p style="color: orange;">Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p style="color: orange;">Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p style="color: red;">Within / Adjacent / No / Unknown</p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p style="color: orange;">Within / Adjacent / No / Unknown</p>	Within – The site contains several mature trees.
<p>Is the site likely to be affected by ground contamination?</p> <p style="color: orange;">Yes / No / Unknown</p>	Unlikely - adjacent to past land use of a paper mill, but unlikely to be contaminated

2. Assessment of Suitability

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	>1200m	>3900m	<400m to non-designated open space >800m to designated open space in local plan	>800m to Guildford Borough Cycle Network

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - The site is within the Area of Great Landscape Value associated with the AONB (National Landscape) (Local Plan policy P1). It lies within Guildford landscape character area 11 (Tillingbourne Greensand Valley) but it is enclosed by the existing built-up area and dense vegetation, and it does not contain valued features identified in the landscape character assessment.</p>
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<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is visible from publicly-accessible open space north of the Tillingbourne and from the Village Hall and its car park, although it is reasonably well-enclosed to the north and east.</p>
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2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible -</p> <ul style="list-style-type: none"> • In conservation area
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy H2: Affordable homes Policy H3: Rural exception homes Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value Policy P2: Green Belt Policy P3: Countryside</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary via a bridge</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - Unlikely as relatively small site and has good screening from trees - although is outside of built up area</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>No - site is in single ownership</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Yes, to achieve appropriate vehicular access to the site, the existing bridge access may require upgrading.</p>
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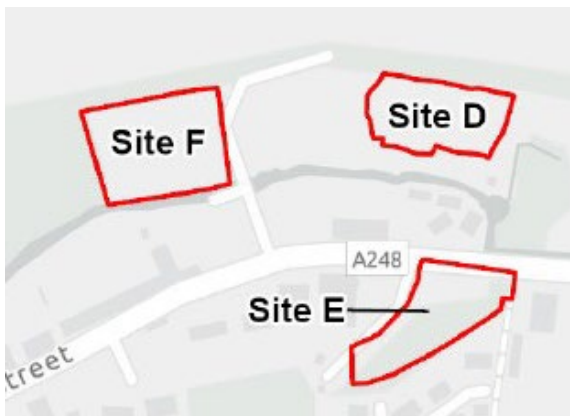
5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>Six dwellings proposed by landowner.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Amber: The site is potentially suitable, available and achievable</p>
<p>Are there any known viability issues? <i>Yes / No</i></p>	<p>Unknown</p>

<p>Summary of justification for rating</p>	<p>The site is potentially suitable for affordable housing development.</p> <p>Residential development in the Green Belt is restricted by national and local policy, but Local Plan policy H3 is supportive of small-scale affordable housing development on exception (i.e. unallocated) sites in the Green Belt. The site is located adjacent to the identified settlement boundary and built-up area of Albury, and within relatively close proximity to local services and bus stops.</p> <p>The site is within the Conservation Area, and in close proximity to several listed buildings on Albury Street. There is potential for development to affect the setting of the listed buildings, although the site is separated from them by gardens and vegetation along the Tillingbourne. It is likely that any impact could be addressed through sensitive design and landscaping.</p> <p>There is little development north of the Tillingbourne, and development of the site could result in an uncharacteristic extension of the settlement onto the opposite bank of the river. However, the site is enclosed by mature vegetation as well as a steep bank to the north which serves to limit the potential visual impact of development. There is a publicly accessible green space immediately west of the site, and there are likely to be adverse impacts on amenity if the site is developed. Any development is required to be set back 10m from the bank of the river which would impact the developable area of the site and influence the layout.</p> <p>The site is accessed by an existing bridge over the Tillingbourne which leads to garages associated with properties on the south side of the river. There is no footway on the bridge, and it may be necessary to create one to serve residential development of the site. If developed for housing, there is potential for increased traffic movements through the Village Hall car park which could result in traffic management issues if events are taking place. Access arrangements should be discussed with the highway authority.</p>
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Site E

1. Site Details	
Site Reference / Name	Site E
Site Address / Location	Land adjacent to Albury House
Gross Site Area (Hectares)	0.24
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Scrub/woodland
Land use being considered	Affordable housing and car parking spaces.
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Ten two-three bedroom homes, and 13 parking spaces.
Site identification method / source	Call for sites
Planning history	Application Number: 11/P/02191. Proposal for construction of two 3 bedroom semi-detached dwellings and associated amenity, landscaping, storage, parking and access arrangements. Refused. Application Number: 12/P/01367. Detached two storey block comprising 1 x 3 bed house, 2 x 2 bed houses, 2 x 1 bed flats & 2 studio flats together with refuse and cycle store with associated amenity, landscaping, storage, parking and access arrangements. Refused. Application Number: 13/P/01569. Outline application for the construction of up to three residential units on the former car park to the side and rear of Albury House. All other matters reserved. Refused.
Neighbouring uses	Residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes -</i></p> <ul style="list-style-type: none"> • AONB (National Landscape) • SSSI Impact Risk Zone: would need to consult Natural England for any residential development of 50 or more houses outside existing settlements/urban areas.
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p><i>Yes - Drinking Water Protected Area</i></p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p><i>No</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Low Risk</i></p>

2. Assessment of Suitability	
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	No - Grade 4
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes -</p> <ul style="list-style-type: none"> • Priority Species for CS Targeting - Brown Hairstreak • Priority Species for CS Targeting - Lapwing • Countryside Stewardship Water Quality Priority Areas (medium priority) • Sediment Issues Priority (medium priority)
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	Within

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	>1200m	>3900m	<400m to non-designated open space >800m to designated open space in local plan	>800m to Guildford Borough Cycle Network

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - The site is within the Area of Great Landscape Value associated with the AONB (National Landscape) (Local Plan policy P1). It lies within Guildford landscape character area I1 (Tillingbourne Greensand Valley) but it is enclosed by the existing built-up area and does not contain valued features identified in the landscape character assessment.</p>
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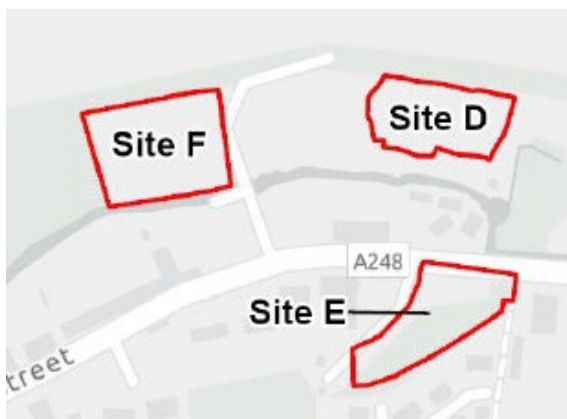
2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact, and/or mitigation not possible -</p> <ul style="list-style-type: none"> • In conservation area • Within close proximity to two Grade II listed buildings; Weston Lodge, and Albury House. <p>Previous applications have been refused due to the potential impact of development on the setting of Albury House, the openness of its former garden (this site) and the character of the Conservation Area.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy H2: Affordable homes Policy H3: Rural exception homes Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value Policy P2: Green Belt Policy P3: Countryside</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p>	<p>Within the existing settlement boundary</p>

2. Assessment of Suitability	
<i>Within / Adjacent to and connected to / Outside and not connected to</i>	
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No - Unlikely as relatively small and within built up area
3. Assessment of Availability	
<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	No - site is in single ownership
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Available now
4. Assessment of Viability	
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
5. Conclusions	
<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	Red: The site is not currently suitable and achievable
<p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	Unknown

<p>Summary of justification for rating</p>	<p>The site is unsuitable for affordable housing development. It is a greenfield site within the identified settlement boundary and built-up area. Over 50% of the site is occupied by mature trees which, whilst not subject to Tree Preservation Orders, are protected by their location within the Conservation Area. The remaining area (approx. 0.1 ha) is located in the north of the site, adjacent to Albury Street but currently screened with mature hedgerows. The site was formerly a garden area associated with the adjacent Grade II listed Albury House. It has been subject to several previous applications for residential development which have been refused due to the potential impact of development on the setting of Albury House, the openness of the former garden and the character of the Conservation Area. It would not be possible to develop the site without adverse impacts on its openness and on the designated heritage assets, and the site is therefore unsuitable.</p> <p>The site has also been proposed for car parking. Whilst there is evidence from historic mapping that it was used for this purpose until approx. 2013, there would be adverse impacts on the setting of Albury House and of the character of the Conservation Area through the loss of undeveloped green space. Its appropriateness for this use should be discussed with the Conservation Officer.</p>
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Site F

1. Site Details	
Site Reference / Name	Site F
Site Address / Location	Land north of the Tillingbourne
Gross Site Area (Hectares)	0.24
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Garden, amenity space
Land use being considered	Affordable housing, open greenspace and parking space.
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Six affordable dwellings.
Site identification method / source	Call for sites
Planning history	No recent or relevant planning applications
Neighbouring uses	Residential, greenfield, offices, carparking



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes -</i></p> <ul style="list-style-type: none"> • AONB (National Landscape) • SSSI Impact Risk Zone: would need to consult Natural England for any residential development of 50 or more houses outside existing settlements/urban areas.
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p><i>Yes - Drinking Water Protected Area</i></p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p><i>No</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Medium risk - site is partially within Flood Zone 2.</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Low Risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p>	<p><i>Unknown - Grade 3, not known whether 3a or 3b</i></p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p style="color: #C00000;">Yes / No / Unknown</p>	<p style="color: #C00000;">Yes -</p> <ul style="list-style-type: none"> • Adjacent to Priority Habitat - Deciduous Woodland • Priority Species for CS Targeting - Tree Sparrow • Priority Species for CS Targeting - Lapwing • Priority Species for CS Targeting - Brown Hairstreak
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p style="color: #C00000;">Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p style="color: #008000;">Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p style="color: #008000;">Yes / No / Unknown</p>	Yes - Accessible via bridge connecting Albury Stret to rear access of Mill development.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p style="color: #008000;">Yes / No / Unknown</p>	Yes - Accessible via bridge connecting Albury Stret to rear access of Mill development.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p style="color: #008000;">Yes / No / Unknown</p>	Yes - Accessible via bridge connecting Albury Stret to rear access of Mill development.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p style="color: #C00000;">Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p style="color: #C00000;">Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p style="color: #C00000;">Within / Adjacent / No / Unknown</p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p style="color: #C00000;">Within / Adjacent / No / Unknown</p>	Within – The site contains several mature trees.
<p>Is the site likely to be affected by ground contamination?</p> <p style="color: #C00000;">Yes / No / Unknown</p>	No

2. Assessment of Suitability

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>Yes - The site is not currently a designated open space but it is partially publicly accessible and provides amenity value.</p>

Accessibility
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	>1200m	>3900m	<400m to non-designated open space >800m to designated open space in local plan	>800m to Guildford Borough Cycle Network

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - The site is within the Area of Great Landscape Value associated with the AONB (National Landscape) (Local Plan policy P1). It lies within Guildford landscape character area 11 (Tillingbourne Greensand Valley) but it is enclosed by the existing built-up area and dense vegetation, and it does not contain valued features identified in the landscape character assessment.</p>
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<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is visible from publicly-accessible open space north of the Tillingbourne and from the Village Hall and its car park, although it is reasonably well-enclosed to the north and west. If accessed via a new bridge, this is likely to result in increased visual impact.</p>
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2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible -</p> <ul style="list-style-type: none"> • In conservation area
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy H2: Affordable homes Policy H3: Rural exception homes Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value Policy P2: Green Belt Policy P3: Countryside</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary via a bridge</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - Unlikely as relatively small site and has good screening from trees - although is outside of built up area</p>

3. Assessment of Availability	
<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	No - site is in single ownership
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Available now
4. Assessment of Viability	
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	Unknown - proposal involves creation of new bridge
5. Conclusions	
<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	Six dwellings proposed by landowner.
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? <i>Yes / No</i></p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown - proposal involves creation of new bridge</p>

<p>Summary of justification for rating</p>	<p>The site is potentially suitable for affordable housing development.</p> <p>Residential development in the Green Belt is restricted by national and local policy, but Local Plan policy H3 is supportive of small-scale affordable housing development on exception (i.e. unallocated) sites in the Green Belt. The site is located adjacent to the identified settlement boundary and built-up area of Albury, and within relatively close proximity to local services and bus stops.</p> <p>The site is within the Conservation Area, and in close proximity to several listed buildings on Albury Street. There is potential for development to affect the setting of the listed buildings, although the site is separated from them by gardens and vegetation along the Tillingbourne. It is likely that any impact could be addressed through sensitive design and landscaping.</p> <p>There is little development north of the Tillingbourne, and development of the site could result in an uncharacteristic extension of the settlement onto the opposite bank of the river. However, the site is enclosed by mature vegetation as well as a steep bank to the north which serves to limit the potential visual impact of development. The site includes an area of publicly accessible green space which is proposed to be retained, but there are likely to be adverse impacts on amenity if the remainder of the site is developed. Proposals for the site also include new pedestrian access to the Village Hall and shops, as well as additional car parking spaces which would be a positive contribution to the amenities in the village core. Benefits of an improved pedestrian network are dependent on the final approved layout of any future development. Any development is required to be set back 10m from the bank of the river which would impact the developable area of the site and influence the layout. There is currently no vehicular access to the site. A new bridge is proposed to create access for vehicles and pedestrians from the Village Hall car park. There is potential for this to result in traffic management issues if events are taking place and this should be discussed with the highway authority.</p>
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Site G

1. Site Details	
Site Reference / Name	Site G
Site Address / Location	Old Sawmill Yard
Gross Site Area (Hectares)	1.59
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Industrial/ workshops.
Land use being considered	Light industrial/workshops.
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Three industrial units; 450sqm, 185sqm, 185sqm.
Site identification method / source	Call for sites
Planning history	Application Number: 15/P/01369. 2015 proposed development of a wood fuel hub (B2 use), including the demolition of four existing buildings and the construction of a single mono-pitch building and outdoor storage yard which will be used for the storage, processing and distribution of chipped timber wood fuel. Approved. Application Number: 19/P/01707. 2019 proposed change of use of land from biomethane plant to open wood storage yard and removal of all existing plant and equipment. Approved.
Neighbouring uses	Greenfield



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes: AONB (National Landscape)</i> <i>SSSI Impact Risk Zone: would need to consult Natural England for any development involving landfill. incl: inert landfill, non-hazardous landfill, hazardous landfill. Also, for any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).</i> <i>Ancient Woodland adjacent to south of site</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p><i>Yes - Drinking Water Protected Area</i></p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p><i>No</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Flood Zone 1: Low Risk</i> • <i>Flood Zone 2: Medium Risk</i> • <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> • <i>Flood Zone 3 (highly vulnerable site use): High Risk</i> 	<p><i>Low Risk</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Medium Risk</i></p>

2. Assessment of Suitability	
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	Unknown - Grade 3, not known whether 3a or 3b
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes -</p> <ul style="list-style-type: none"> • Priority Species for CS Targeting - Brown Hairstreak • Priority Species for CS Targeting - Lapwing • In Woodland Priority Habitat Network (high priority) • Adjacent to ancient woodland • Countryside Stewardship Water Quality Priority Areas (medium priority)
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	Adjacent – Ancient Woodland to south
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p>Is the site likely to be affected by ground contamination?</p>	Yes, next to landfill site and industrial land use

2. Assessment of Suitability

<i>Yes / No / Unknown</i>	
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	>1200m	>3900m	<400m to non-designated open space >800m to designated open space in local plan	>800m to Guildford Borough Cycle Network

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - The site is within the Area of Great Landscape Value associated with the AONB (National Landscape) (Local Plan policy P1). It lies within Guildford landscape character area K3 (St Martha's Wooded Greensand Hills) and is surrounded by woodland. Although the landscape character assessment identifies the contribution of wooded areas as an unsettled backdrop to the Tillingbourne valley, the site is already developed and the proposed repurposing for light industrial use is unlikely to lead to additional adverse landscape impact.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity - the site is occupied by a number of light industrial/commercial units which are visible from the A25 but otherwise screened by topography and vegetation. Further commercial development is unlikely to result in adverse visual impact.</p>

2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact on designated heritage assets
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation - No identified non-designated heritage within or adjacent to the site.
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value Policy P2: Green Belt Policy P3: Countryside Policy E5: Rural economy
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	A mix of greenfield and previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No - Site already has buildings on.

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>No - site is in single ownership</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Unknown - land remediation may be required</p>
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>Three industrial units (450sqm, 185sqm, 185sqm) proposed by landowner.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? <i>Yes / No</i></p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Unknown - land remediation may be required</p>
<p>Summary of justification for rating</p>	<p>The site may be appropriate for allocation for industrial, commercial or employment uses.</p> <p>The site is entirely in the Green Belt. It consists of a former sawmill and sand extraction site adjacent to a former landfill. The site includes a number of light industrial and commercial buildings, a gas turbine and wood storage facility, along with areas of hardstanding.</p> <p>Previous applications for industrial and commercial development have been granted permission based on the demonstration of very special circumstances for development in the Green Belt by the applicant. Further discussions with Guildford Borough Council are necessary to determine whether the site is considered to be Previously Developed Land prior to allocation of the site in the Neighbourhood Plan.</p>

