ALBURY PARISH NEIGHBOURHOOD PLAN

2026 – 2041

Draft Plan (v7.6)

PUBLISHED BY

Albury Parish Council under the Neighbourhood Planning (General) Regulations 2012 (as amended).

MAY 2026

GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure of the Plan.

1. INTRODUCTION & BACKGROUND

This section explains the background to this Neighbourhood Plan.

2. THE NEIGHBOURHOOD AREA

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

3. PLANNING POLICY CONTEXT

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

4. COMMUNITY VIEWS ON PLANNING ISSUES

This section explains the community involvement that has taken place.

5. VISION, OBJECTIVES & POLICIES

This key section firstly provides a statement on the Neighbourhood Plan Vision and Objectives. It then details policies which are proposed to address the issues outlined in Section 4. These policies are listed on page 23. There are also Policy Maps towards the back of the plan starting on page 95.

6. IMPLEMENTATION

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

2 Front Cover image view south from Newlands Corner source: Stu Bevan

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FOREWARD BY TIM WALL CHAIR OF ALBURY PARISH NEIGHBOURHOOD PLAN STEERING GROUP

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

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

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

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

Albury Parish is set entirely in the Green Belt, Surrey Hills National Landscape (formerly AONB) and Area of Great Landscape Value and was not "inset" from the Green Belt in the Guildford Borough Local Plan 2019. This offers some protection for natural landscape, and biodiversity but, places constraints on rural economic growth and the need for affordable housing. Our Housing Needs Surveys 2018 and 2024 indicated a housing stock profile skewed to larger properties with the cost of market housing in the parish a significant barrier to young people, families and those on lower incomes. Both surveys identified the need for affordable properties[1]. If this goes unmet an unbalanced community with an ageing demographic profile poses a threat to our much-valued community facilities, which is prevalent in similar areas of south-east England. New housing needs are being addressed in Guildford Borough though affordable housing remains in short supply.

Visitors are directed to Albury Parish to enjoy its rural and historic landscape for recreation. Whilst this offers welcome support for rural business it creates problems for the parish which faces a growing influx of tourists, cyclists, commuters and traffic, posing threats to the

[1] *Albury Parish Housing Needs Survey 2024 - APPENDIX J*

landscape, habitats and species, with rural roads congested and unsafe. Land use exploitation exacerbates this. The policies laid out in our Neighbourhood Plan set out to address these issues and thus deliver our "vision".

This Neighbourhood Plan cannot provide direction outside the remit of planning policy, even where issues are identified by the community as of importance. However, we recommend they are addressed separately by the Parish Council. These are laid out on page 89.

I would like to thank all parishioners who engaged with the development of our Neighbourhood Plan, The Albury Estate and landowners, our Planning Consultant James Garside and in particular the past and present members of our Neighbourhood Plan Steering Group who have remained committed to the project during its development and who devoted so much of their own time to help achieve it. In particular I'd like to thank Sandra Dennis, Stu Bevan, John Brockwell, Peter Gellatly, Fran Breslin, Sally Blake, and Andi McCann all of whom have contributed significantly to deliver this project since its inception in 2018.

Tim Wall

Chair Albury Parish Neighbourhood Plan Steering Group.

1. INTRODUCTION & BACKGROUND

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

1.2. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2041. The Plan will form part of the development plan for the parish, alongside the Guildford Borough Local Plan: strategy and sites 2015 – 2034 adopted on the 25 April 2019. The Borough Council adopted part 2 of its Local Plan, Development Management Policies, on 22 March 2023.

1.3. Neighbourhood Plans provide local communities with the chance to manage the quality of development in their areas. Once approved at a referendum, the Plan becomes part of the Council's statutory development plan and carries significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all the relevant basic conditions (see Figure 1 - Neighbourhood Plan - Basic Conditions below).

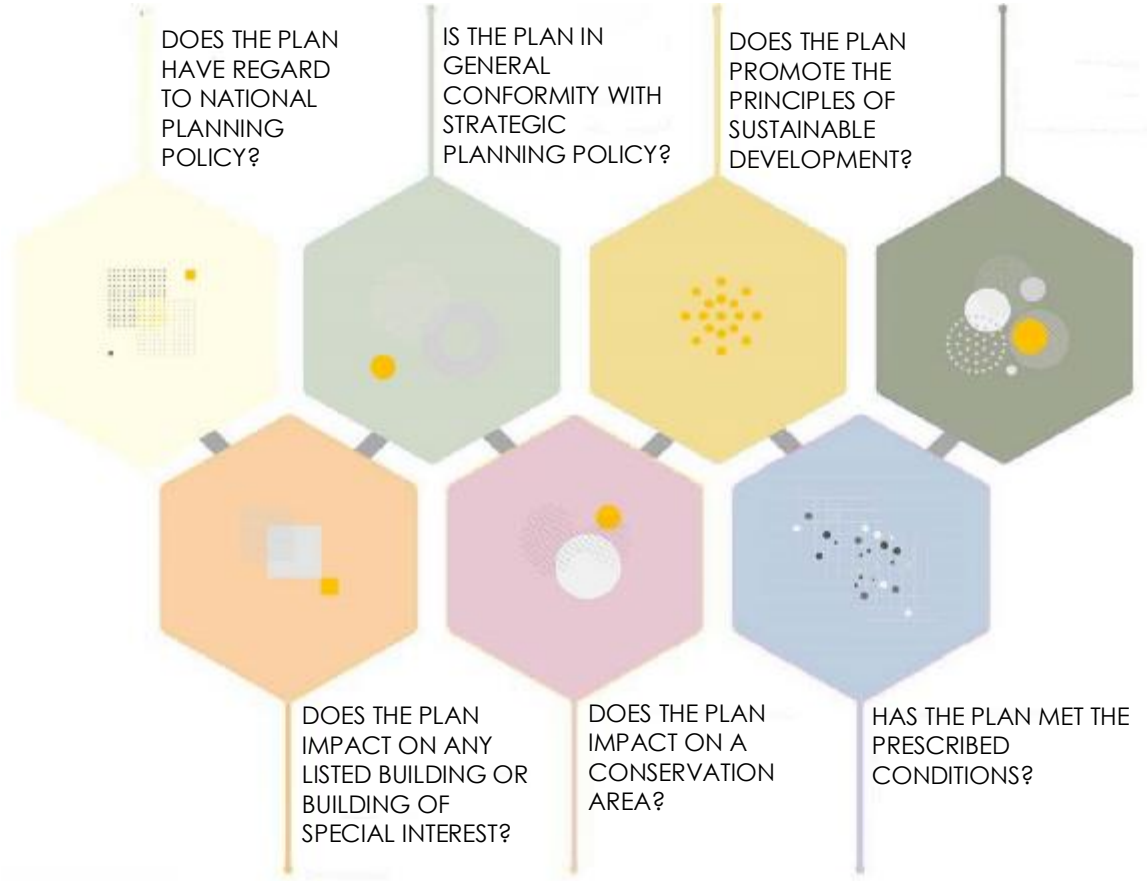

Figure 1 - Neighbourhood Plan - Basic Conditions

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

THE LEVELLING UP AND REGENERATION BILL

1.5. The Government published the Levelling-up and Regeneration Bill in May 2022 which provides a new framework for the planning system. Neighbourhood planning continues to form an important part of the planning system, and the Bill sets out what details can be included within a Neighbourhood Plan, reiterates the weight

given to Neighbourhood Plans in the decision-making process and also proposes a more simplified version of the neighbourhood plan process.

'NET ZERO STRATEGY AND ENVIRONMENT ACT 2021

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

THE PRE-SUBMISSION PLAN

1.7. This is the opportunity for the Parish Council to formally consult on the final proposed vision, objectives and policies of the Draft Neighbourhood Plan (the Pre-Submission Plan). A preliminary parish consultation took place between April and June 2024 and the results can be found in APPENDIX L. The Parish Council has reviewed the relevant national and local planning policies and assessed how they affect this area. It has also gathered its own evidence, and its reports are published separately in the evidence base.

STRATEGIC ENVIRONMENTAL ASSESSMENT & HABITATS REGULATIONS ASSESSMENT

1.8. A Strategic Environmental Assessment (SEA) assesses the environmental implications of a proposed policy or Plan. It allows for the cumulative effects of development and policies to be assessed and addresses any identified issues at an early stage alongside economic and social considerations. A screening request was submitted to GBC in 2024 for this purpose in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). An SEA report was commissioned in 2025. It was prepared by AECOM and can be found in APPENDIX Q.

1.9. The Neighbourhood Plan Steering Group consulted GBC to confirm if an HRA would be needed given the proximity of the neighbourhood area to a range of internationally protected habitats including the Thames Basin Heaths Special Protection Area (SPA) and Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC. GBC undertook an assessment and advised that this would not be required. Their report can be found at APPENDIX M.

THE NEXT STEPS

1.10. The Parish Council has reviewed the comments made by parishioners who participated in the Neighbourhood Plan consultation in 2024 APPENDIX L, assessed where amendments were required, and prepared this final draft version of the Plan and submitted it to Guildford Borough Council for a further consultation, to arrange for its examination by an independent examiner and subsequent referendum, if the examiner is satisfied that the draft plan meets the basic conditions.

2. THE NEIGHBOURHOOD AREA

2.1. **Location**: The parish of Albury lies in the county of Surrey, five miles south-east of Guildford, seven miles west of Dorking and within the Metropolitan Green Belt. (See MAP G for a map showing the neighbourhood area boundaries)

The parish has Albury village at its centre, with separate hamlets at Newlands Corner (2 miles) north of the village and to its south Albury Heath, Little London, Brook (1.5 miles), and Farley Green (2 miles) with extensive open space between them. There are pockets of light rural economy, notably Silent Pool (1.2 miles from Albury village). The parish includes an unusually high number of rights of way-footpaths, bridleways and byways. The inhabited areas are separate but connected, each retaining its unique built style.

The area is largely a rural economy with larger shopping facilities at Guildford and Dorking. Bus services run through the parish to Guildford, Cranleigh and Dorking though there are no railway stations. The nearest train stations are at Gomshall, and Chilworth (Great Western Railway) connecting Gatwick Airport to Reading, and Clandon and Guildford stations (South Western Railway) connecting Guildford to London Waterloo. The A3 and M25 motorways connecting London and further afield, are 5 miles to the north. A substantial upgrade to the A3/M25 Wisley interchange is due to be complete in spring 2026.

2.2. Demographics: The parish is approximately 16.29 km squared, comprising 4405 acres. Much of the parish (3000 acres) is owned by the Duke of Northumberland and is known as The Albury Estate. The Estate owns multiple properties in the parish, all characterized by green painted gables and drainpipes which, it rents at below market rates.

There are 456 residential homes in the parish, split geographically as follows:

Area of Parish	**Number of Homes**
Albury village	201
Sherbourne	44
Newlands Corner and North Downs	11
Farley Green	127
Albury Heath including Brook and Little London	73
Total	**456**

These figures exclude approximately 250 static holiday caravans at Edgeley Caravan Park.

There are 886 names on the Electoral Register (excluding Edgeley Park). With a parish population of 1177 (source 2021 census), split 54% female/47% male. Most residents (74%) own their homes and 26% rent.

56% are employed, of these 31% work part-time[2].

The local demographic is more affluent than the national average[3]:

	Guildford including Albury *	England*
AB	37.97%	22.96%
C1	32.39%	30.92%
C2	16.4%	20.64%
DE	13.5%	25.49%

The local statistics reflect an aging population in the parish as follows[4]:

Age statistics Tillingbourne valley*	
Under 16 years	17%
16-24 years	8%
25-34 years	7%
35-49 years	17%
50-64 years	26%
65+	26%

2.3. **Parish boundaries**: The parish is bounded to the north by Merrow (3 miles) and West Clandon (4 miles), to the west by Chilworth (2 miles), to the south by Shamley Green (5 miles), Cranleigh (7 miles), and to the east by Shere (2 miles).

[2] source census 2021 figures may be affected by Covid.
[3] data source for figures provided census 2021
[4] data source for figures provided census 2021

2.4. Parish history:

Prehistoric Era: Evidence of early human activity includes a large Bronze Age burial mound at Newlands Corner (2400-1500 BC) with Neolithic flint tools found in the surrounding hills. The name "Harrowshill" hints at a possible Anglo-Saxon sacred site.

Roman Influence: The remains of a nationally significant Romano-Celtic temple at Farley Heath highlight the area's importance during Roman occupation. These temples, used for community spiritual needs, are rare in England. A Roman road near Ewhurst likely passed close by.

Ancient Pilgrim's Way: The Pilgrim's Way, a route used since the Stone Age and later by pilgrims to Canterbury, crosses the parish. Archaeology dates it back to 600-450 BC. It was a major thoroughfare, becoming part of the North Downs Way in 1978.

Old Albury Village and Church: The original village was located in Albury Park. Its heart was the Saxon-era St. Peter and St. Paul Church (now the Old Saxon Church), as mentioned in the Domesday Book 1086. The church features Saxon and Norman architecture, including pre-Conquest masonry, a 13th-century door, and a 15th-century painting.

Manorial History: In 1086 Azor held the land and Richard de Tonbridge became overlord after the Norman Conquest, his descendants-maintained overlordship until the 16th century. The Norman Conquest imposed the feudal system-tenant lords paid taxes to the monarch. Roger D'Abernon and his ancestors oversaw the manor for five centuries. In 1633, it was sold to John Gresham of Fulham, who, with George Duncombe, conveyed it to the trustees of Thomas Earl of Arundel in 1638. It then passed to Henry Howard in 1655, who later became Duke of Norfolk. He sold it to Heneage Finch, first Earl of Aylesford. It was subsequently sold to William Clement Finch, and then in 1800 to Samuel Thornton.

In 1819, Henry Drummond (1786-1860), a prominent MP, religious leader, and banker, purchased Albury Estate, encompassing the entire parish. He commissioned Augustus Welby Pugin (famous for work on the Houses of Parliament) to renovate Albury Mansion and embarked on a building program that significantly shaped the parish. This program included the construction of numerous buildings

featuring Pugin's distinctive "barley twist" chimneys, a hallmark seen throughout Albury village.

Under Henry Drummond, the original village of Albury was relocated to the hamlet of Weston, outside Albury Park. This relocation "enhanced" the privacy and aesthetic of Albury Mansion. The original village buildings were largely removed. Weston was renamed as Albury. Drummond rebuilt Weston House, the former manor house in Weston, constructed the Catholic Apostolic Chapel in Sherbourne, built a mortuary chapel in the Saxon Church and a new parish church St Peter and St Paul (1842) in the newly established Albury village. He established the Catholic Apostolic church which today has 11 million followers worldwide and still brings tourists to the parish. Following Henry Drummond's death, the estate passed to his daughter who married William Hugh, sixth Duke of Northumberland. Through this marriage, Albury Estate became part of the Percy family's holdings, one of England's most influential aristocratic families. They retain ownership to this day, continuing to shape its history and landscape.

Industrial History: Albury Parish, has a rich industrial heritage from the Domesday Book to the late 20th century. The Tillingbourne river's abundant water resources fueled a range of manufacturing activities. The valley was remarkably industrialized by the 17th century, boasting 24 mills which powered various industries, including corn milling, gunpowder manufacturing, paper making (including bank note production), iron forging, wire drawing, tanning, fulling, and water pumping. The Surrey Vernacular Map 1645-1647 shows a mill at Weston on the Tillingbourne. Albury Park Mill was originally a corn mill built in 1667 but was destroyed by a gunpowder explosion in 1727. Rebuilt in 1790, it became a paper mill under Charles Ball, producing bank notes including counterfeit currency for the French royal family including the Count of Artois, latterly King Charles X of France. The mill ceased operations in 1810 and was converted into a laundry (now the Old Laundry in Albury Park). Early paper mills in the valley produced sheets individually, relying on clean water to process pulp from rags. London, lacking this resource, depended on Surrey's paper mills. The introduction of chlorine in the late 18th century and improved machinery shifted paper production to London.

In 1809, the Ball family leased two newly built paper mills Postford Upper Mill (Paynes Pond/Waterloo Pond) and Postford Lower Mill (Postford Pond/Bottings Mill in

Chilworth parish). These ponds had previously powered the Chilworth Gunpowder Mills in the 17th century. The Grade II listed Pigeon House in Weston Yard, dating back to 1550, is a remnant of the Saxon Manor House of Weston. Weston Yard was the manor's farmyard. The Pigeon House held over 600 pigeons, used for meat and fertilizer, their droppings used for gunpowder production.

2.5. **Development:** The 1871 Surrey Sheet XXXIII map shows many more buildings in the parish. Albury village has blacksmiths, a school, and post office. Enclosed fields, reflect the Agricultural Revolution. Smaller fields near settlements may indicate Henry Drummond's provision of small holdings for labourers.

In the 20th century Albury village witnessed significant changes in its housing, primarily through the conversion and demolition of existing structures rather than extensive new construction. In the 1980's Weston Farm ceased operations, and its former farm buildings were repurposed into residential cottages. Bakery Mews emerged following the closure of the village bakery. Tuppers Court, a former elderly care home, was demolished, and the land redeveloped for social housing now Westonfields. The government's "right to buy" policy led to the privatisation of council housing at Kingsfield in Farley Green, and Westonfields, shifting the demographics of these neighborhoods. In the 1990's closure of the milk delivery premises adjacent to the village shop brought new housing development to the site. In the late 20th century Millennium Cottages were constructed on previously disused allotment land, adding to the village's housing stock. Albury Mill was converted into residential housing, preserving a piece of Albury's industrial heritage while adapting it for modern living. However, many older buildings remain and the distinctive Pugin chimneys, Bargate stone, and iron stone construction are retained. The 20th century also brought the designation of Conservation area to Albury village, and an area close to St Martha's. With the advent of the motor car and railway it also brought tourists notably to sites of beauty like Newlands Corner.

Farley Green saw new development in the 1920's when Albury Estate sold off land to pay death duties. In 1941 the site at Edgeley Park was leased to the Surrey Downs Sun Club, a naturist organisation. The club established chalets, a tennis court, and a swimming pool, marking the site's early use for leisure. Over time, Edgeley Park transitioned from a basic camping and caravanning site to one featuring circa. 250 permanently sited luxury lodges.

The parish however remains ostensibly rural in nature.

2.6. **Listed Buildings**: The parish has a high number of Listed Buildings (46), including 2 ancient monuments and Grade I and Grade II buildings. These buildings are associated with rural, industrial, religious and aristocratic history and still draw visitors to the parish.

The table below shows the locations in the parish:

Grade	Description	Location			
		Albury	Brook	Farley Green	TOTAL
I	Structure	2			2
II	House	25	4	2	31
II	Structure	10	1		11
Scheduling	Structure	1		1	2
TOTAL		38	5	3	46

All listed properties can be found in APPENDIX E – Heritage report.

2.7. **Transport:** The railway introduced in the late 19th century runs east-west through the centre of the parish south of Albury village but has no stations in the parish. Bus services have reduced in the 20th century and no longer serve areas south of the parish but are confined to the A25 and A248 running between Guildford, and Dorking. The road network consists of the 2 A roads which are known without affection as the "south Guildford bypass". They are incongruous in the parish traversing The Street in Albury village which has largely narrow or no pavements. Other roads in the parish are rural, often passable by only one vehicle.

2.8. **Conservation***:* The parish is in the Surrey Hills National Landscape, the Green Belt, and Area of Great Landscape Value (AGLV). There are Sites of Special Scientific Interest (SSSI's), areas of Ancient Woodland, and Ancient and Veteran Trees. It also has local designations with Sites of Nature Conservation Importance (SNCI's), Regionally Important Geological/Geomorphological Sites (RIGS) (MAP P) and a large Biodiversity Opportunity Area (BOA) (MAP Q). There are several endangered species, bats and invertebrates along with ancient trees. These are identified in the Green Infrastructure Report APPENDIX F. These designations distinguish it as an area of high environmental importance, but this also severely restricts development

opportunities. The flood map MAP N shows the flood risk from the Tillingbourne River and some areas of the parish suffer from "run off".

2.9. **Landscape**: The parish is dissected by the river Tillingbourne. The hills on either side were formed over a long period of submergence. Folding and erosion produced the varied landscape. Strips of different rock types run east-west through the area, and these differences give rise to variations in the height of land, its natural vegetation and its present-day land use. Prominent to the north are the North Downs: the chalk rock covered with sand and gravel and woodland. From the summit at Newlands Corner the chalk slopes steeply south. Where the land is too steep to cultivate, scrubland occurs. The lower, gentler, slopes form an open landscape of large fields, under arable cultivation. The chalk is underlain by clay which serves to hold up rainwater draining down through the permeable chalk above. In places this 'overflows' creating springs that eroded hollows or 'combes' in the hillside producing lakes of water as at The Silent Pool.

The east-west strip is a belt of coarse sand, the Folkestone Beds. Here erosion is slow and the outcrop stands up as a semi-continuous ridge from St Martha's Hill in the west to Weston Wood in the east. Soils on the Folkestone Beds are very infertile and dry. Consequently, the outcrop is heavily wooded largely with conifers, heather and ferns. The Folkestone Beds lend their character to many buildings in the parish as mixed with the sands are thick layers of ironstone which feature as blocks and layers in house fronts and walls, whilst smaller chips are embedded as decoration in the courses of mortar.

The valley floor is cut down into a layer of sandstones which are equally infertile; the Hythe Beds. They can be seen in the land south of the Tillingbourne, where sunken lanes exposure them and a wider outcrop of Folkestone Beds. Much of this is, wooded but the southern half forms the open scrub of Blackheath, Albury Heath and Farley Heath where the Hythe Beds reappear to form the wooded escarpments of Winterfold Heath, Pitch Hill and Holmbury, overlooking the clay lowlands of the Inner Weald.

WILLIAM IV

3. PLANNING POLICY CONTEXT

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

NATIONAL PLANNING POLICY

3.2. The National Planning Policy Framework (NPPF) 2012 published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the latest NPPF version published in December 2024 are considered especially relevant:

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

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

STRATEGIC PLANNING POLICY

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

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

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

THE GUILDFORD BOROUGH LOCAL PLAN: DEVELOPMENT MANAGEMENT POLICIES 2023 – 2034 (GBLPDMP)

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

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

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

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

4. COMMUNITY VIEWS ON PLANNING ISSUES

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

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

4.3. By 2023 the evidence reports, a draft Neighbourhood Plan and the first Housing Needs Survey (2018) had been prepared. A Parish Design Guide was commissioned from AECOM in 2024, APPENDIX A.

4.4. In response to the 2018 and 2024 Housing Needs Surveys a call for sites was made to landowners. Landowners were identified in the Guildford LAA (Land Availability Assessment) reports and adverts were placed in the parish magazine inviting them to put forward potential sites suitable for affordable housing. These sites began formal assessment by AECOM in 2023 and their "Site options and Assessment Report" was published April 2024. APPENDIX B

4.5. Throughout late April to June 2024, community events were held inviting parishioners to view and comment on the draft Neighbourhood Plan and policies and sites identified as "potential" for affordable housing and rural enterprise. This

informal process of consultation ended in June 2024, and the Steering Group incorporated these views into the final draft of the Albury Parish Neighbourhood Plan which was submitted under regulation 14 in (????). The outcome of this (period???? week) consultation was further incorporated into this version of our Neighbourhood Plan.

4.6. The outcome of the 2024 parish consultation can be found in APPENDIX L.

5. VISION, OBJECTIVES & POLICIES

VISION

5.1. Albury Parish will grow successfully as a sustainable community whilst protecting the openness and permanence of the Green Belt and retain its special historic and landscape qualities. New affordable housing, rural economic growth and community facilities will meet local needs and be designed to address climate change. The character of settlements, landscape, habitats, species and views will be preserved, and tourist assets and facilities and the Albury Village Conservation Area will be enhanced.

5.2. Advances in broadband and sustainable energy will help rural business growth and working from home and improve carbon footprint. Traffic management and parking will deliver, less pollution, better safety and quality of life for residents and visitors, without detriment to the area's special qualities. Whilst change in the wider area will be significant, this will provide opportunities for improved connectivity beyond the Parish.

OBJECTIVES

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

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

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

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

5.7. To meet identified affordable housing needs.

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

INTRODUCTION TO THE POLICIES

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

5.10. Many policy matters have been left to the adopted Guildford Local Plan to cover. This has avoided unnecessary repetition of policies between this Neighbourhood Plan and the adopted Local Plan, though they have a mutual, helpful inter-dependence.

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

Figure 2 - Albury Village Hall
(Credit Stu Bevan)

6. LIST OF POLICIES

Policy ANP 1 – Design and Design Codes 25

Policy ANP 2 – Albury Village Conservation Areas 27

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7. ANP1: ALBURY PARISH DESIGN & GUIDANCE CODES

7.1. The Albury Parish Neighbourhood Plan identifies the different built style and characteristics of 5 distinct areas of the parish:

i. Albury village
ii. Sherbourne
iii. Newlands Corner and the North Downs
iv. Albury Heath, Brook, and Little London
v. Farley Green

7.2. The Albury Parish Design Guide APPENDIX A has been prepared as a reference guide for future development to ensure the characteristics of these areas are retained.

7.3. Policies ANP1, 2, 3, 4, 5 and 15 establish the importance of high-quality design of development in the parish both for new and existing properties, and throughout the parish to maintain and enhance local character. It directs applicants to bring forward proposals consistent with the design guidance contained in the Albury Design Guidance and Codes attached APPENDIX A. The content of the Code forms part of the policy but has been attached as an Appendix purely for practical reasons.

7.4. The Albury Design Guidance and Codes adds further detail to the Guildford Residential Design Guide SPD (2004) and Residential Extensions and Alterations SPD (2018) and establishes the essential design considerations within the 5 areas identified in 7.1. These design considerations set out key features that make each village/settlement locally distinctive to ensure new development reflects the rich and varied architectural heritage of the parish to complement policies D1 (Place Shaping) and D3 (Historic Environment) of the Guildford Local Plan (GLP) and policies D4 (High Quality Design) and D8 (Residential Infill) in particular of the Development Management Policies Plan.

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

features, and materials. New development that is sympathetic to its local character, notably being the consistent use of local materials, layout, architectural features and the grain of the historic core and the open countryside setting of the settlements as identified in the Albury Design Guidance and Codes, APPENDIX A will be supported provided that it is in accordance with policies set out in this Neighbourhood Plan, the Guildford Local Plan 2019, NPPF and Surrey Hills National Landscape guidance.

Policy ANP 1 – Design and Design Codes

Development proposals, including extensions to existing buildings, will be supported where they accord with policies set out in the Neighbourhood Plan, the Guildford Local Plan and the NPPF and where:

i. It is demonstrated through a design statement that they have full regard to the unique characteristics and features of the locality and essential design considerations and general design principles as set out in the Albury Design Guidance and Codes attached as APPENDIX A.

ii. They are of high quality and sustainable design and construction and respond positively to the parish-built environment and local character (including design, scale, mass, form, layout, the grain of the historic village core, architectural features and materials), important local views, the natural environment and the open countryside/landscape setting, as identified in the Albury Design Guidance and Codes APPENDIX A and Surrey Hills National Landscape guidance.

iii. In the absence of a Conservation Area appraisal guide for Albury village Conservation Area, the Albury Parish Design Guidelines and Codes APPENDIX A should be used instead.

8. ANP2: CONSERVATION AREAS

8.1. There are two Conservation Areas in the parish one is adjacent to St Martha's parish. The latter contains one of the former mills which has subsequently been redeveloped but there no buildings of significant Listed heritage or design. The most significant Conservation Area contains Albury village which is known for its unique Pugin designed chimneys, stone and brickwork which feature on many of the buildings. These conservation areas are identified in MAP R

8.2. The historic and cultural importance of Albury village is significant. It is vital than any development acknowledges this and is sympathetic to maintaining the unique character of this Conservation Area.

8.3. The parish contains a large number of Listed Buildings associated with its rural, industrial, religious and aristocratic history including: 2 Scheduled Monuments, 2 Grade I and 42 Grade II Listed structures and buildings – many of these are in Albury village and Sherbourne. An inventory of the listed buildings in the Albury village Conservation Area can be found in the Design & Heritage Report APPENDIX E.

8.4. The Albury village Conservation Area has not had a formal Conservation Appraisal by Guildford Borough Council and the Albury Design Guidance and Codes (APPENDIX A) sets out to address this and preserve the unique character of the village Conservation Area until a formal CAA is undertaken. It should inform the design of any development.

Policy ANP 2 – Albury Village Conservation Areas

1. Development proposals should preserve and enhance the historic environment, particularly the special architectural and historic significance of the designated Albury Conservation Area and its setting. Features identified as positive characteristics of the Conservation Area and its immediate setting are defined in the Albury Design Guidance and Codes attached as APPENDIX A, to which all proposals must have full regard.
2. Any harm to the significance of this heritage asset will require clear and convincing justification and only be permitted where allowed under the NPPF.
3. In the absence of a Conservation Area Appraisal guide for Albury village Conservation Area, the Albury Parish Design Guidelines and Codes APPENDIX A should be used instead.

9. ANP 3: AFFORDABLE HOMES TO MEET LOCAL NEEDS

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

9.2. AECOM produced the Albury Affordable Housing Site Assessment report in 2024 which assessed the suitability of 6 potential sites for affordable housing (sites A-F in MAP B). These sites had been included in the "calls for sites" in 2018 and 2023 for the Guildford Borough Council Land Availability Assessments and had subsequently been put forward as possible sites for affordable housing in the Neighbourhood Plan by landowners. The AECOM Affordable Housing Site Assessment report APPENDIX B should be taken into account for any proposed schemes. This report was included in the Neighbourhood Plan Parish Consultation 2024.

9.3. Between April-June 2024 a Neighbourhood Plan Parish Consultation took place for parishioners to review the Neighbourhood Plan policies, and 6 potential sites for affordable housing (sites A-F) as identified in MAP B. Full details of how the consultation was advertised to parishioners and the outcome can be found in APPENDIX L. There were 61 potential properties shown across the 6 sites (A-F MAP B). The number of properties far exceeded the required 12 affordable dwellings identified in the 2024 Housing Needs Survey APPENDIX J and there was no expectation that they would all be built, but this approach provided the community with options to choose from.

9.4. 15% of households registered on the Parish Electoral Register responded to the 2024 Neighbourhood Plan Parish Consultation. Of these 82% of respondents were in favour of building new affordable homes on some of the 6 sites (A-F MAP B) identified in Albury village, though many said they were only supportive provided several conditions could be met and not every site received positive feedback. This

information helped the Parish Council make a reduced site selection for inclusion in the Neighbourhood Plan. It is important that parishioner's comments received during the consultation are taken into account by landowners at planning application stage. The comments can be found in APPENDIX L.

9.5. Taking into account the outcome of the Neighbourhood Plan Parish Consultation 2024 APPENDIX L, the AECOM Sites Assessment Report 2024 APPENDIX B and the AECOM SEA APPENDIX Q, and mindful that any new development must be within or adjacent to the village settlement boundary (the only settlement in the parish)- MAP A. the Parish Council has agreed to include 2 sites (site A Malcom's Field and site C Birmingham Farm as identified in MAP E) as Rural Exception sites for affordable housing in the Neighbourhood Plan. Details of the Parish Council's considerations can be found in APPENDIX Q. This decision is made on the understanding that:

i. The number of properties built on these sites meets and does not exceed the need identified in the Housing Needs Survey 2024 APPENDIX J
ii. Planning applications for affordable housing on sites A and C in MAP B must demonstrate that they have addressed the concerns raised by the community in the Neighbourhood Plan Parish Consultation 2024. These can be found in APPENDIX L.
iii. To occupy the new affordable housing on sites A and C MAP B applicants must have a local connection to Albury parish. The parish Housing Needs Survey 2024 APPENDIX J identified households currently living in the parish who are in need of affordable housing though they are not necessarily on the Guildford Borough Council Housing Register. However, consideration should also be given to the 19 households registered on the Guildford Borough Council Housing Register who don't currently live in the parish and were not eligible to respond to the survey, but who also have a local connection to Albury. It is recommended that the Parish Council keeps a register of those in need of affordable housing who live in the parish who can be contacted when affordable homes become available, and every opportunity is taken to it to ensure it is offered in the first instance to those with a genuine connection to Albury.

iv. In order to be aware of current affordable housing needs the Parish Council will undertake a new parish Housing Needs Survey every 5 years with the next due in 2029. This means there will be 3 future Housing Needs Assessments during the life of the Neighbourhood Plan in 2029, 2034 and 2039.

v. Rural exception sites are defined in the Guildford Local Plan as "small sites identified in rural areas used for affordable housing and to remain so indefinitely in order to meet the local housing needs of rural communities where sites would not normally be used for housing due to other policies. A proportion of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. Policy H3 of the Guildford Borough Local Plan then further explains that rural exception sites must meet the following criteria:

   a) the site adjoins or is closely related to, and in safe and reasonable walking distance of a rural settlement, and

   b) the number, size and tenure of homes would be appropriate to meet, or to contribute to meeting, the identified affordable housing needs of the local community, and

   c) the affordable homes are secured in perpetuity.

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

9.7. Albury Parish is a 'Designated Rural Area' described under section 157(1) of the Housing Act 1985. Proposals for residential development will be required to provide affordable housing having regard to the 'Designated Rural Area' status of the parish, in line with Policy H2 of the Guildford Borough Local Plan (or any replacement) and the National Planning Policy Framework and according to policies in the Neighbourhood Plan and Albury Design Guidance and Codes APPENDIX A.

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

9.9. New development should be designed to provide new green amenity spaces, reflecting and extending the existing network of accessible green spaces in the parish and be in accordance with policies within local and national planning policy and the Neighbourhood Plan.

Policy ANP 3 – Affordable Homes To Meet Local Needs

1. The Neighbourhood Plan allocates two sites, identified on Policy MAP B, as Rural Exception sites for 12 affordable homes plus 5 market homes to support the delivery of the affordable housing as set out in the 2024 Housing Needs Survey APPENDIX J.

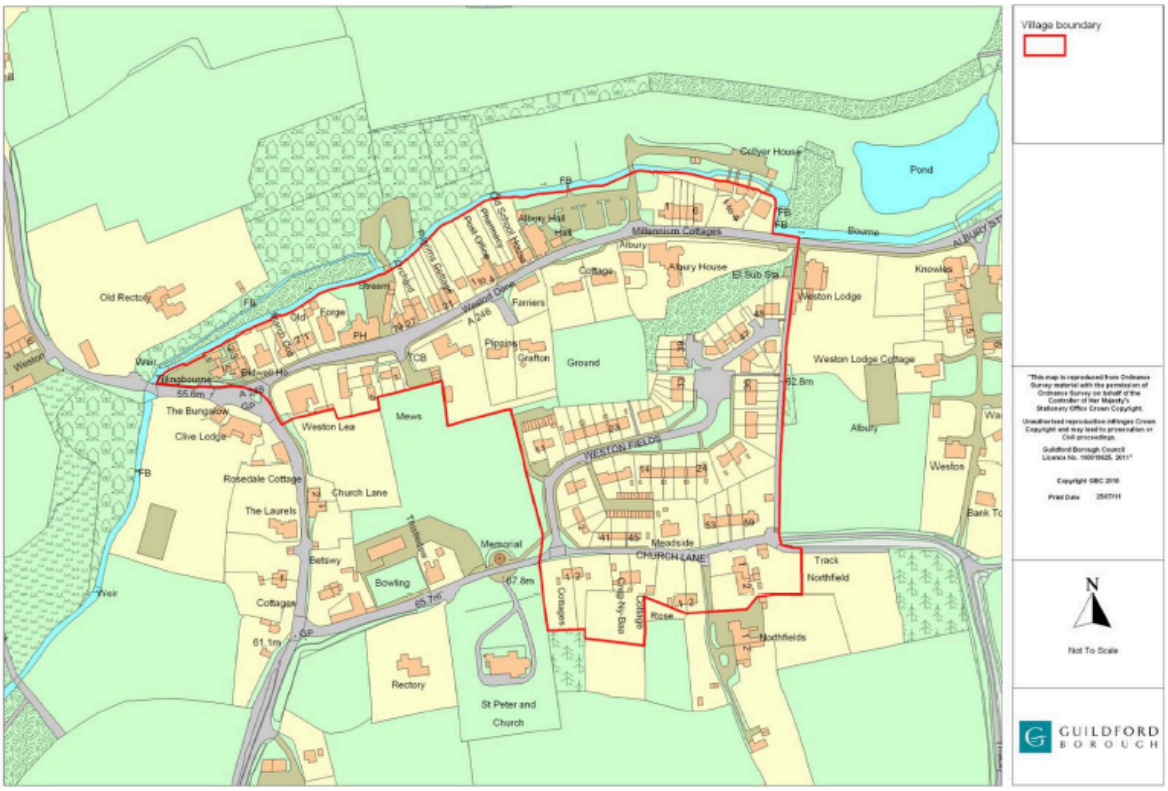
   Site A: Malcom's Field

   i. 6 one/two bed affordable homes
   ii. one/two bed open market homes

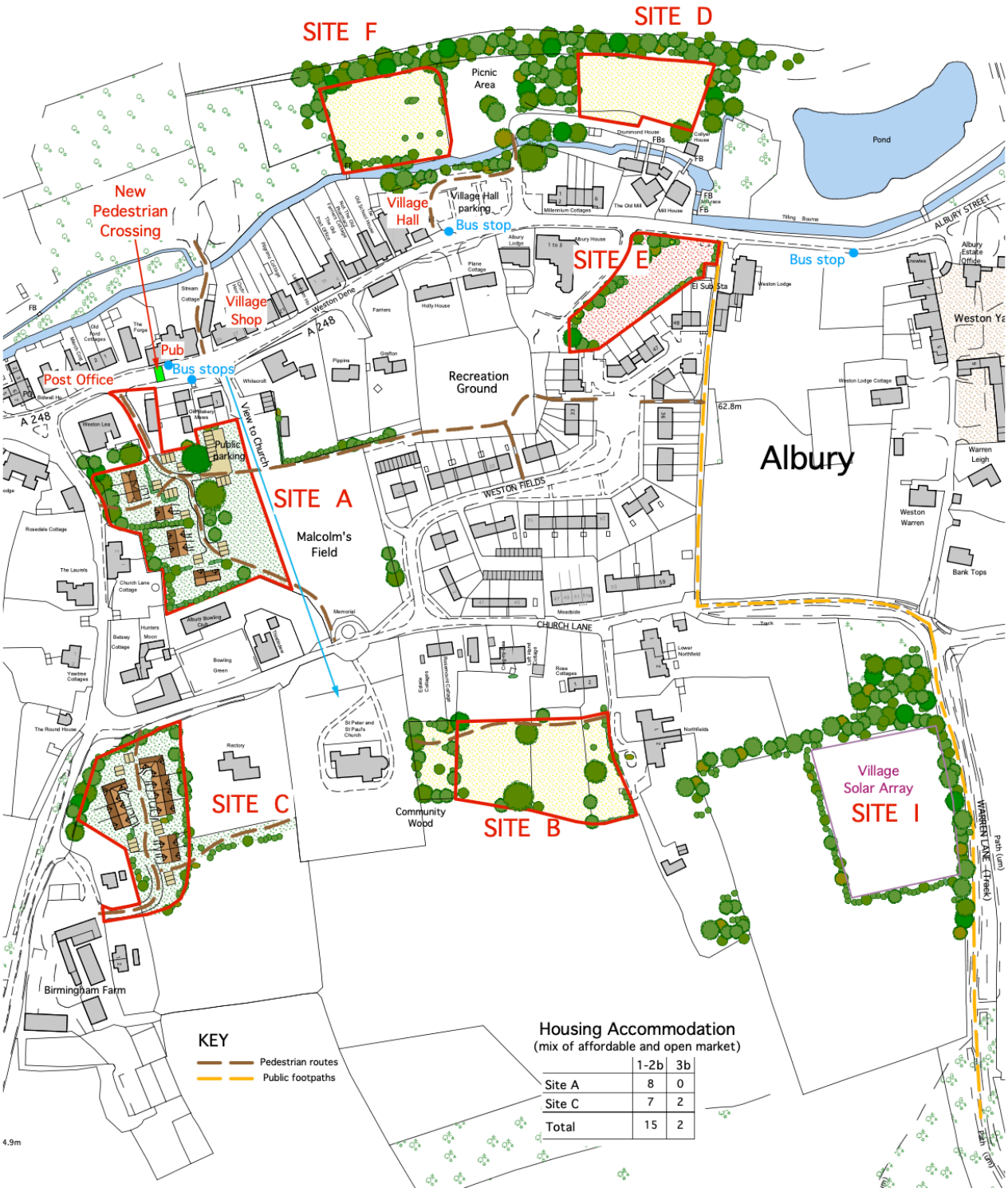
   Site C: Birmingham Farm

   I. one/two bed properties, 2 three bedroom affordable homes
   ii. one/two bed open market homes:

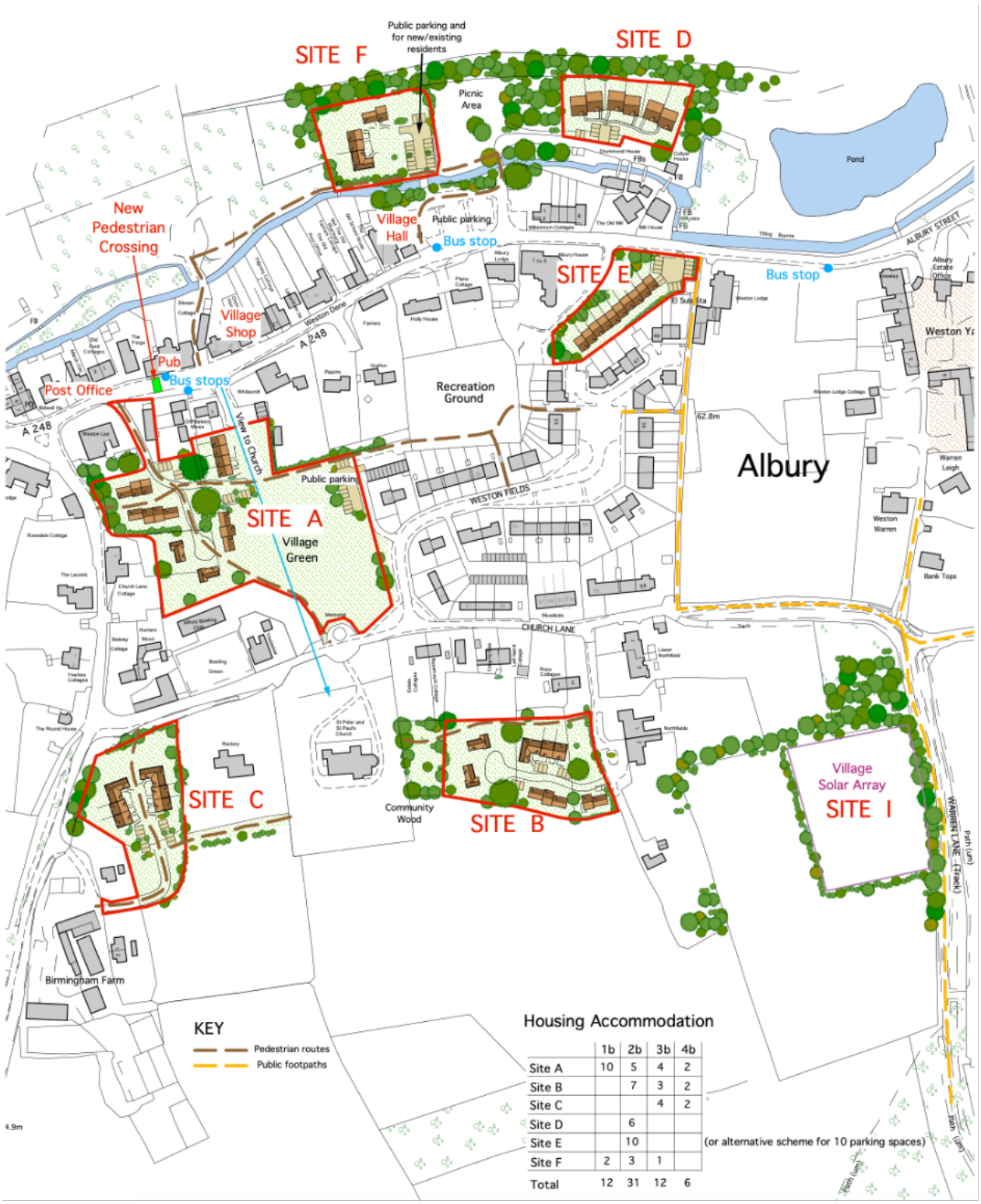
2. Developments for affordable housing, including sites A and C as identified in MAP B and additional rural exceptions sites as defined in the GBC Local Plan, will only be supported where:
   i. They preserve the rural character of Albury village or its setting, and the number of new homes built is broadly in line with the recommendations of the current Housing Needs Survey 2024 APPENDIX J or any replacement.
   ii. The scheme comprises an appropriate tenure mix (broadly consistent with that defined in the Albury Parish Housing Needs Survey 2024 Error! Reference source not found. (or most recent version thereof), unless there is clear evidence to support an alternative tenure mix. A small proportion of open market homes will only be acceptable where it is robustly demonstrated that the affordable scheme would not otherwise be financially viable. With 25% of affordable homes to be "starter homes" in line with recommended policy.
   iii. The site is either (i) identified in MAP E (ii) a suitable rural exception site (see definition in supporting text) (iii) is within the village settlement boundary or built up area, or (iv) is on previously developed land or surplus farm buildings.
   iv. The affordable homes remain affordable in perpetuity
   v. Affordable homes are offered in the first instance to those with a genuine connection to Albury.



MAP A Albury Settlement Boundary



MAP B Albury Village Affordable Housing Sites – Revised post 2024 Parish Consultation



	1b	2b	3b	4b
Site A	10	5	4	2
Site B		7	3	2
Site C			4	2
Site D		6		
Site E		10		
Site F	2	3	1	
Total	12	31	12	6

MAP C Affordable Housing Sites (Original Nominations from Land Owners)

10. ANP4: INFILL RESIDENTIAL DEVELOPMENT

10.1. There is no expectation in the Guildford Local Plan 2019 that Albury Parish will deliver new homes to meet the Borough's housing needs nor any strategic policy provisions to meet any housing requirement through the conventional method of site allocations in a neighbourhood plan as the parish is washed over by Green Belt. However, unallocated windfall residential development can be considered appropriate if it meets the exceptions set out in NPPF, principally limited infilling consistent with NPPF paragraphs 154(e), 154(f) and 154(g).

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

10.3. This approach meets the requirements of GLP Policy P2 which supports limited infilling and Policy D1(4) which acknowledge the importance of village character and local distinctiveness. As identified in the Design Code APPENDIX A

Policy ANP 4 – Infill Residential Development

Development proposals for the construction of new dwellings on land within the built-up area of Albury village and the settlement areas as laid out in the Guildford Local Plan, will be considered as 'limited infilling' in the Green Belt if:

i. the site forms a small gap in an otherwise continuous built-up frontage and is effectively enclosed on at least three of its sides by buildings of the same height as the proposed buildings
ii. the development does not obscure an important local view into the countryside as defined within the Albury Design Code and Guidelines APPENDIX A; and,
iii. the development is of high quality and designed to reflect local character, including in relation to height, scale, mass, design and materials. Any gaps between dwellings takes into account the policies of this Neighbourhood Plan and the Albury Design Guidance and Codes APPENDIX A as a whole.
iv. The development does not result in the loss of significant trees or leave an adverse impact on biodiversity
v. The development does not result in an undue loss of neighbouring amenity.
vi. The development provides adequate levels of on-site amenity space.

11. ANP5: HERITAGE

11.1. Albury Parish is an area with an extensive history dating back to the Neolithic, Anglo Saxon, Roman times and progressing with its aristocratic, religious, and industrial past. It has a very large number of Grade 1 and Grade 2 buildings and ancient monuments which is notable. Full details of these can be found in the Heritage Report APPENDIX E. Many buildings in the parish are influenced by architect Augustus Welby Pugin and include his barley twist chimneys. The parish has a thriving history society which is underfunded and under resourced.

11.2. The Parish has a rich cultural heritage, but this is currently not recorded in a central or easily accessible manner. The Parish Council is requested to invest in the collation and digitisation of the history of the parish and its buildings to provide better accessibility for parishioners and visitors.

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

11.4. Guildford Borough Council maintain a list of buildings of special local architectural or historic interest, these are non-designated heritage assets. This is known as the 'Local List' and currently includes over 200 buildings and structures including telephone boxes, post boxes and walls throughout the Borough[5]. There are currently no buildings that are Locally Listed on the Guildford Borough Council register of Locally Listed Buildings in Albury parish.

11.5. It is recommended that the Parish Council considers the following for Local Listing or local Blue Plaque scheme: "Resurrection Corner" in the graveyard of the parish church of St Peter and St Paul which is the burial place of several of the Albury Apostles, and The Barn Church at Farley Green which is the only public building in Farley Green. The latter was gifted to the Parish and is an original barn converted into a church and is a regular venue for public gatherings. These sites should be compared against the SCC selection criteria https://www.surreycc.gov.uk/land-planning-and-development/heritage-and-planning/listproject/selectioncriteria.

[5] Guildford Borough Historic Environment Information - Appendix A Local List (2016)

Figure 3 - St Peters Church Graveyard – showing Resurrection Corner

Figure 4 - Farley Green – St Michaels Barn Church
(https://www.alburychurches.org)

Policy ANP 5 – Heritage

1. Retaining Heritage

    i. Any development should not detract from the heritage and be designed in a manner that is consistent that identified for each settlement area in the Albury Design Guide APPENDIX A.

2. Listed Buildings and Scheduled Ancient Monuments

    i. Development proposals to (or within the setting of) a Listed Building or Scheduled Ancient Monument should be sensitively designed to conserve and where possible enhance the significance of the heritage asset and its setting.

    ii. Development proposals that cause harm to the significance of a Listed Building or Scheduled Ancient Monument should require clear and convincing justification and will only be permitted where the public benefits of the scheme demonstrably outweigh the harm identified.

3. Locally Listed Buildings

    i. The Neighbourhood Plan identifies the following buildings as potential to be Locally Listed Buildings. Development proposals affecting Locally Listed Buildings should be sensitively designed to conserve and where possible enhance the significance of the building and its setting. Any harm to, or loss of the building's significance will be considered in line with National policy and guidance and the relevant policies of the Neighbourhood Plan.

        a) Resurrection Corner" in the graveyard of the parish church of St Peter and St Paul

        b) The Barn Church at Farley Green

12. ANP6: LOCAL SERVICES AND COMMUNITY FACILITIES

12.1. To protect the local services and community facilities within the parish the Neighbourhood Plan includes a policy to safeguard the existing services and facilities and ensure any development is undertaken carefully and with consideration.

12.2. A description of each facility and its community value is provided in the Community Facilities Report APPENDIX D and is shown on the policies MAP H. Collectively, these facilities are cherished by the community and offer a valuable and vital resource to support community life and therefore warrant the protection of policies.

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

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

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

12.6. The Community Choices Report 2016 (TBD) illustrated a requirement for a nursery, and coffee shop in Albury village. The Rural Enterprise Report 2018 APPENDIX G, further supports this. Support should be given to incorporate them within existing

Community Facilities where possible and the Parish Council is requested to look at this or other options. The Parish Council is also asked to give consideration to a Farm Shop and Farmers Market for the sale of locally produced produce.

Policy ANP 6 – Local Services & Community Facilities

1. The Neighbourhood Plan identifies the following community facilities, as shown on the Policy MAP H:

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

2. Proposals that would enhance existing community facilities will be supported provided the improved/updated/new buildings or structures comply with national green belt policies and are designed and sited in such a way that their impact on the open nature and rural character of the area is preserved and avoids harm to Albury Heath SNCI, Albury Conservation Area and other heritage assets, where applicable. They should not have a harmful effect on the amenity of surrounding residents and be in accordance with the NPPF, Guildford Borough Local Plan policies, Neighbourhood Plan policies and the Albury Design Codes and Guidance APPENDIX A. Any enhancements to existing community facilities should also provide improved parking capacity to meet any increased demand on the facility.

3. Proposals to change the use of, or part of a community, open space, sport or recreation facility including the multi-use (or for ancillary uses) of existing facilities that are surplus to requirements will only be supported where it can be clearly evidenced that any loss will not undermine the overall viability and importance of the community facility concerned – as set out in GBC Local Plan ID4 and ID7

13. ANP7: COMMERCIAL AND LAND-BASED ACTIVITIES AND USES

13.1. The parish incorporates several commercial businesses derived from land use development. These include but are not limited to: SUEZ landfill site (now closed), Albury Fisheries lakes, IGAS site, Edgeley Park Caravan site, Eco lodge tourism, Woodhill sandpit, Albury vineyard. Although Rural Enterprise is encouraged in the Neighbourhood Plan, it needs to be managed in a way that does not impact the biodiversity of the parish, produce pollutants, noise or other damage, adversely affect the amenity of parishioners, cause unreasonable increases in the volume of traffic or introduce inappropriately sized vehicles which cannot be sustained small rural roads.

13.2. Land use for commerce or tourism is generally less regulated regarding its impact on the Surrey Hills National Landscape and Green Belt than residential use. As such this has created situations where land use is incongruous within the parish. For example:

i. The SUEZ landfill site on the A25 had a significant detrimental visual and environmental impact on the parish from its position on the North Downs overlooking Albury village and Albury Heath, the land remains inaccessible to the public due to pollutants. Excessive HGV movements were problematic on rural roads.

i. In 2023 a planning application was refused at the IGAS site at New Road because it would harm the Green Belt, cause an unacceptable risk to rare lichen habitats, and did not meet the exceptional circumstances for development in the Surrey Hills National Landscape. The hydrogen it would have produced was exceeded by the by-product carbon and other pollutants which would have posed a threat to the environment.

ii. Edgeley Park is a commercial static caravan site occupying circa. 26 acres and contains approx. 250 mobile homes which is incongruous in ratio and density compared to the rest of Albury parish which contains only circa. 500 residential properties. Edgeley Park is overly crowded and visible from distant views in the Green Belt. Further, its rules for occupancy lend themselves to abuse with evidence of permanent residency and small businesses. The movement of new and old lodges

is unregulated and regularly blocks rural roads. There is insufficient parking on-site which leads to overspill on local roads.

iii. The 2024 planning application for a landfill site at Woodhill Sandpit at Farley Green would have caused excessive HGV movements delivering and leaving the site on roads that are unsuitable for passing traffic. The site would have been visually incongruous from the Green Belt and had a detrimental effect on the ecology and habitats of Farley Heath.

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

Policy ANP7 – Commercial & Land-Based Activities & Uses

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

i. Where the use or activity, including operational hours, illumination, and transport movements, is appropriately managed to avoid an adverse impact on residential neighbours. Any necessary controls on the permitted activity or use must be secured through conditions and/or legal agreements prior to planning permission being granted.
ii. An adequate level of parking is contained on-site.
iii. Where it is demonstrated, through a Design and Access Statement, that any new development is of a high-quality design and scale that is compatible with the character and appearance of the surrounding area and conserves and enhances the natural beauty of the Surrey Hills National Landscape.

Policy ANP7 – Commercial & Land-Based Activities & Uses

iv. Where it is demonstrated that the proposal complies with national and local Green Belt policy, the Surrey Hills National Landscape and Neighbourhood Plan policies.

v. Where it is robustly demonstrated that the proposal would avoid unacceptable levels of noise, light pollution, air quality or odour. Where mitigation is required to effectively manage and avoid any harmful impact, this should be secured through conditions and/or legal agreements prior to planning permission being granted. There is no light spillage or sound beyond the site and is in line with Policy ANP12 – Dark Skies.

vi. Where it is robustly demonstrated through a Transport Assessment that the proposal would avoid an unacceptable impact on the local highway network or to highway safety.

vii. Where it is demonstrated that the proposal would avoid an adverse impact on wildlife and habitats, in line with Policy ANP13 - Biodiversity.

14. ANP8: RURAL ENTERPRISE

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

14.2. Between April-June 2024 a consultation took place for parishioners to review the Neighbourhood Plan policies, including 2 rural enterprise sites at Site G the Old Sandpit/Sawmill on the A25, and site H Sherbourne Farm. (sites identified on **Error! Reference source not found.**). The consultation was advertised by posters, 3 meetings in the village hall, on the parish and Neighbourhood Plan websites and via social media. Every home in the parish received newsletters at the start and end of the consultation encouraging their participation. Full details of the outcome can be found in APPENDIX L (Outcome of The Parish Consultation 2024)

14.3. 15% of households registered in the parish Electoral Register responded and there was overall support for development of sites G and H as proposed in MAP D however, many respondents gave their support on condition that certain aspects of the proposals were addressed.

14.4. Where provision is found, it is often in the form of converted rural buildings. With continued growth of this type of premises considered inevitable to meet the needs of what is essentially a local market consisting of rural businesses which operate in the area. The NPPF §88 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable development. As such, the Parish Council will continue to support sustainable re-use of redundant agricultural buildings or redevelopment of existing buildings to provide small scale and well-designed new buildings to meet future commercial and office-based needs in these locations, provided they accord with Green Belt policy and do not result in unsafe access or visitor parking arrangements.

14.5. Several sites in Albury parish, including Sherbourne Farm, Home Farm, Weston Farm, and Birmingham Lane Farm that are presently actively engaged in rural diversification by converting otherwise unproductive or redundant farm buildings for small scale office and/or light commercial use and flexible start-up

accommodation. Other such sites have the potential for similar uses as market conditions and opportunities may dictate, and there is a growing propensity of professionals and trades working from home. These will be supported,

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

14.7. The policy also sets out the Parish Council's support for the retention of a public house, shops and a post office in Albury village as essential local shops and facilities in the parish. Similarly, there is support for the pub in Little London. The Parish Council will resist the loss of these as they are a vital part of rural parish life.

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

14.9. The Parish Council will support farm diversification and re-use of existing agricultural buildings for employment purposes provided they comply with the GBC Local Plan, the NPPF, an all policies in the Neighbourhood Plan and the Albury Design Guidance and Codes APPENDIX A.

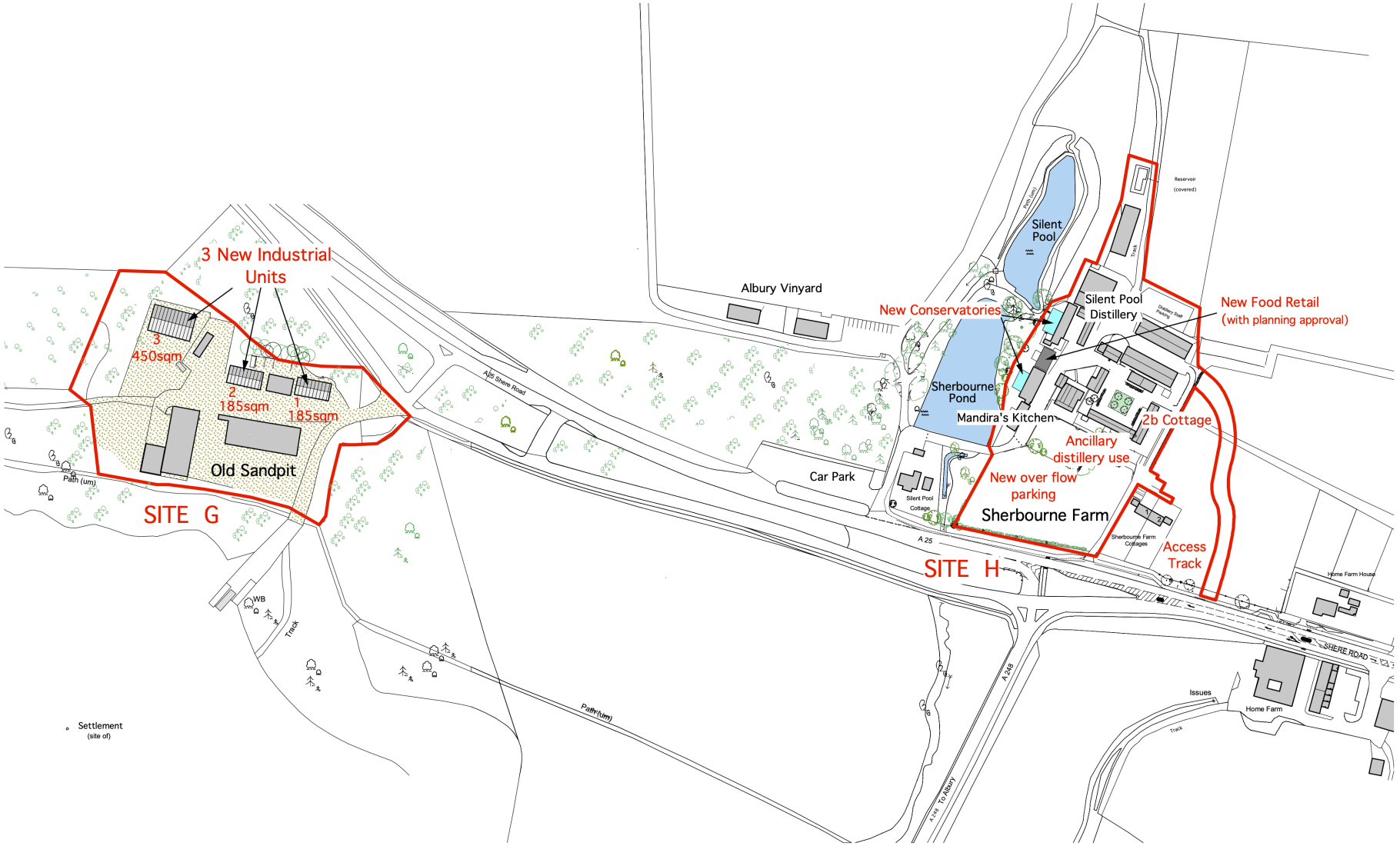
Figure 5 - Albury Vineyard

Figure 6 - Albury Post Office

Figure 7 – Albury Village Stores

Figure 8 - Silent Pool Gin

Figure 9 - Mandira's Kitchen



MAP D Rural Enterprise Locations

Policy ANP8 – Rural Enterprises

1. Development for small scale rural office space or other small-scale rural enterprise or development to provide well-designed business premises at sites G and H, as identified on the Policy MAP B, will be supported, provided they accord with Green Belt policies, safeguard the amenity of surrounding neighbours, provide adequate visitor parking and traffic management and servicing and delivery arrangements and comply with the Guildford Borough Local Plan 2019, the NPPF and the Albury Parish Neighbourhood Plan policies and the Albury Design Guidance and Codes APPENDIX A.

2. Schemes for each site must reasonably address the views expressed by residents who responded to the Neighbourhood Plan Parish Consultation 2024. Planning applications should robustly show how these have been addressed. A summary of the comments can be found in APPENDIX L. The Parish Council is requested to review these comments when any planning applications are submitted for the sites.

3. Development proposals for the retention, enhancement and creation of new business space allowing for flexibility to cater for the changing needs of the local economy, will be supported where they comply with The Guildford Borough Local Plan 2019, the NPPF, the Albury Parish Neighbourhood Plan and Albury Design Guidelines APPENDIX A.

4. The diversification and re-use of existing agricultural buildings for employment purposes will be supported provided they comply with the Guildford Local Plan, the NPPF and all policies as set out in this Neighbourhood Plan and the Albury Design Guidance and Codes APPENDIX A.

5. Proposals that will result in the loss of employment floor-space will be resisted, unless it can be demonstrated that either there will be an increase in jobs as a result of the proposals enabling a higher employment density to be achieved, or it has been demonstrated that the use is no longer viable through an active and comprehensive marketing exercise over a period of at least 12 months from initial vacancy with the Parish Council notified in writing at the start of this process and consulted regarding alternatives

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

15. ANP9: TOURISM

15.1. The Tourism Report APPENDIX H sets out the need to encourage Tourism in the parish as it helps sustain the viability of rural enterprise and addresses the demand for amenity space, however this needs to be balanced to protect the Green Belt, Surrey Hills National Landscape, biodiversity, the natural environment and avoid excessive traffic on local roads. The reasonable amenity of parishioners also needs protection.

15.2. A listing of the parish tourism assets is contained in the Tourism Report APPENDIX H.

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

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

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

15.6. The Parish Council are asked to compile an 'Albury Triangle' walk encompassing Newlands Corner, Silent Pool, Albury village with appropriate signage and to provide signage for existing walks outlined on MAP J. This will benefit tourism and rural enterprise

Figure 10 - Newlands Corner

Figure 11 - Albury Fishing Pond

16. ANP10: TOURIST ACCOMMODATION

16.1. A list of the Parish tourism assets is contained in the Tourism Evidence Report APPENDIX H.

16.2. Tourist accommodation is provided within the parish at the Guildford Manor Hotel, the Drummond pub and at various smaller outlets including B&B, Shepherd's Huts etc. However, the largest provider is a holiday park with circa. 250 static caravans which has grown to a setting and density that is incongruous by comparison to the rest of the parish. A lack of enforcement of the lease has allowed owners to reside as full time residents, with evidence of businesses run from the site without contribution by way of council tax. This policy sets out to establish that such sites, new and existing must operate only for recreational purposes and must comply with GBC local policies, the NPPF and policies as set out in this Neighbourhood Plan.

Figure 12 - Edgley Park

Figure 13 - The Drummond Albury

Policy ANP10 - Tourist Accommodation

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

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

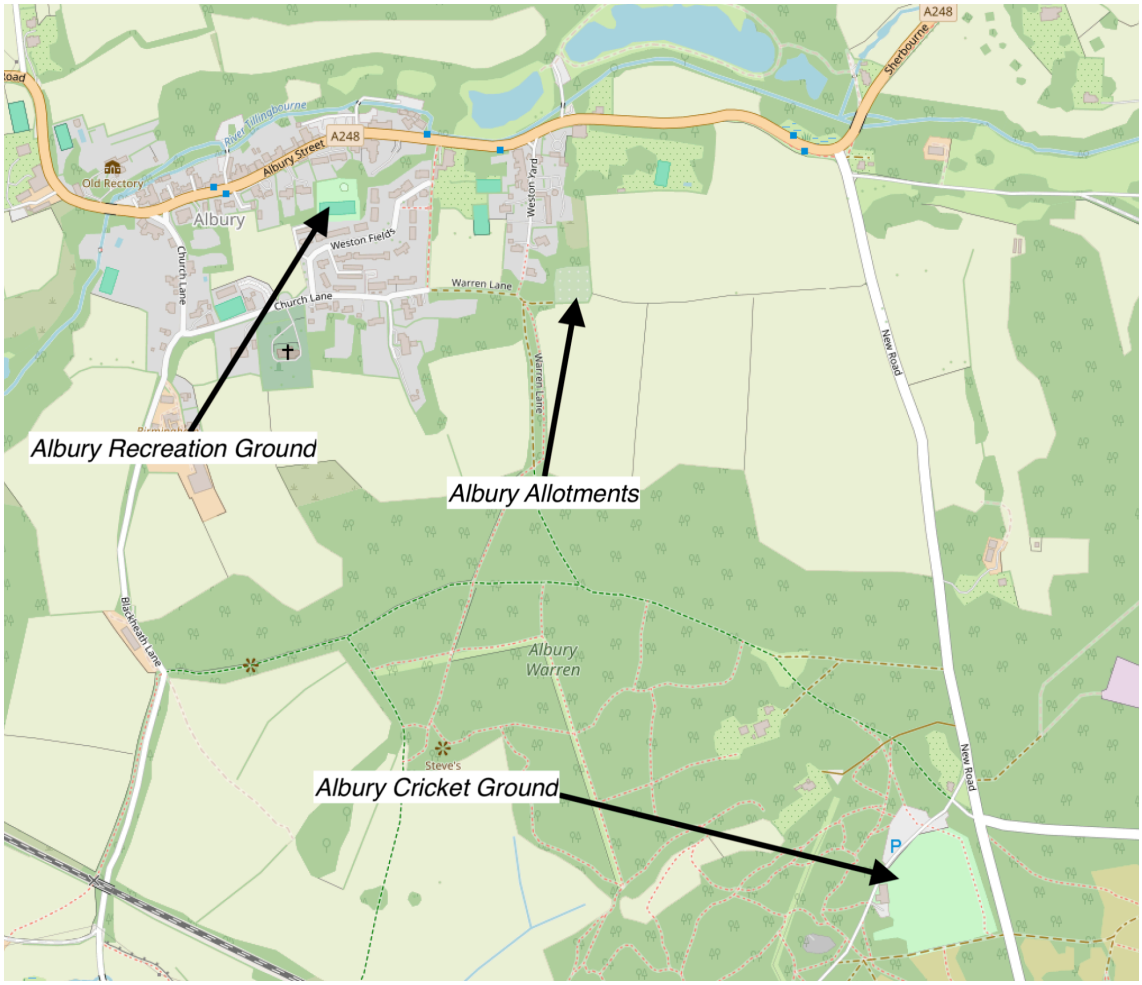
3. To ensure compliance with part (2) above, development proposals for new holiday park accommodation will be subject to holiday occupancy conditions including maximum occupancy of 11 months per calendar year. Permissions will only be granted for holiday occupancy provided all the following criteria are met:

    i. It can be demonstrated how the prevention of accommodation for permanent residential use will be managed, monitored and enforced which should be agreed between Guildford Borough Council and the site/property owner or operator and secured through conditions and/or a legal agreement prior to planning permission being granted: and

    3. Proposals must demonstrate how they will have regard to the Albury Design Guidance (APPENDIX A) through a Design and Access Statement and will not be permitted where they fail to preserve the openness of the Green Belt or conserve and enhance the natural beauty of the Surrey Hills National Landscape and its biodiversity.
    4. The proposed or existing density of the overall holiday park site does not exceed the settlement density per hectare of the nearest residential settlement area in the parish specifically Farley Green, Little London, Brook, Albury village.
    5. The development is in line with the relevant polices of the Guildford Borough Local Plan and the policies set out in the Neighbourhood Plan.

17. ANP 11: LOCAL GREEN SPACES

17.1. The outcome of the Neighbourhood Plan Parish Consultation 2024 APPENDIX L identified that some areas of the parish have significant value to parishioners. The sites listed below are designated as Local Green Spaces, all of which have demonstrated they are close to the community they serve, are of special significance to the community, are not extensive tracts of land and are consistent with national planning policy for Local Green Space as set out in the National Planning Policy Framework. The landowners of the sites put forward have been consulted and are supportive of their inclusion as Local Green Space. Details and maps of each site can be found in the Local Green Space Report APPENDIX O.



MAP E Local Green Spaces

Policy ANP11 – Local Green Spaces

1. The sites listed below (and identified in APPENDIX O) are designated as Local Green Spaces and protected from development. Development proposals on designated Local Green Spaces will be supported only where such development demonstrably enhances the recreational use or amenity value of the green space.
    i. Albury Village Recreation Ground
    ii. Albury Sports club and playing field
    iii. Albury Village allotments

18. ANP12: DARK SKIES

18.1. The Surrey Hills National Landscape policy champions natural darkness and promotes initiatives to reduce light pollution and measures to protect and enhance the dark night[6]. Artificial light can have a significant detrimental impact on the environment, ecology (particularly nocturnal species) and human health unless appropriately designed and managed. A light pollution map for the parish can be found in MAP O.

18.2. Planning Practice Guidance confirms:[7] "Artificial light is not always necessary. It has the potential to become what is termed 'light pollution' or 'obtrusive light,' and not all modern lighting is suitable in all locations. It can be a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside or the night sky, especially in areas with intrinsically dark landscapes. Intrinsically dark landscapes are those entirely, or largely, uninterrupted by artificial light." Policy D12 Development Policy of the GBC Local Plan sets out to provide greater support for sustainable, low impact development.

18.3. The Neighbourhood Plan supports Albury as a dark skies parish and the Dark skies policy was supported by parishioners who responded to the Neighbourhood Plan parish consultation 2024 (APPENDIX L).

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

18.5. Proposals for all development will be expected to demonstrate how it is intended to minimise light pollution. Information on these measures must be submitted with

[6] Surrey Hills AONB Dark Skies Initiative (https://surreyhills.org/dark-skies/ - accessed 30 Jan 2023)
[7] NPPG Paragraph: 001 Reference ID: 31-001-20191101 49.

applications, and an appropriate lighting scheme will be secured by planning condition.

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

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

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

Figure 14 - Dark Skies

(Credits Glenn Bates of Guildford Astronomical Soc and free from Unsplash)

Policy ANP12 – Dark Skies

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

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

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

19. ANP13: BIODIVERSITY

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

19.2. Albury parish has a number of vulnerable species (including the Hazel Dormouse, Barbarstelle, Serotine and Brandt's Whiskered Bats, invertebrates, birds and insects). Newlands Corner and Merrow Downs is one of the most important ancient yew sites in Western Europe with over 600 Ancient, Veteran and Mature Yews. Albury Park has over 300 Ancient, Veteran and Notable trees on the Ancient Tree Inventory, and is by far the most important site for lichens in Surrey. The parish also contains SSSI's SNCI's BOA's and Ancient Woodland and The Tillingbourne is a chalk river, as detailed on Policy MAP P. In addition to development, the parish attracts large numbers of people for recreational purposes including walkers, cyclists, horse riders and increasingly off-road vehicles. These present additional threats to wildlife and habitats. The Green Infrastructure Report provides detail (APPENDIX F).

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

19.4. To address this threat, it is important to make the parish more wildlife friendly by creating more habitats for native insects, birds, reptiles and mammals, trees and plants whilst retaining and protecting their habitats wherever possible.

19.5. The Environment Act (Nov 2021) established the requirement for mandatory biodiversity net gain (BNG) and became a legal requirement from February 2024. The Act includes the following key components:

i. Minimum 10% gain required calculated using an approved Biodiversity Metric and approval of a net gain plan. Guildford Borough Council has adopted 20% and this higher expectation is adopted in the Neighbourhood Plan.
ii. Habitat secured for at least 30 years via obligations/ conservation covenant.
iii. While habitat can be delivered on-site, off-site or via statutory biodiversity credits, the mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss (see mitigation hierarchy below).
iv. Does not change existing legal environmental and wildlife protections.

19.6. **Net gain** The NPPF places a renewed emphasis on the need for developments not just to protect existing wildlife but contribute to net gain in nature conservation. The Guildford Local Plan sets a requirement for development to achieve a 20% biodiversity net gain. The Neighbourhood Plan supports this approach. The biodiversity net gain hierarchy means the following actions in the following order of priority as listed below.

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

19.7. **Wildlife corridors**. Whilst preserving the sites is important, it is the links between different habitats the "green infrastructure" which allows wildlife to move around and thrive. These include green spaces, woodland, Local Green Spaces, rivers and ponds, allotments, hedgerows, street trees, graveyards, back gardens, railway cuttings and embankments, drainage ditches, road verges, fields and disused land. Providing habitat corridors supports the health and resilience of wildlife which is essential to enhancing its ability to support the ecosystem we rely on: air purification, water and climate regulation. Green spaces perform multiple functions from wildlife habitat to, routes for cycling and walking, space to grow food, trees to regulate microclimates and foliage to prevent water runoff. These green corridors should be preserved.

19.8. Trees and hedges: Proposals should be designed to retain ancient, veteran and mature trees (particularly in ancient woodland) or trees or hedgerows or ecological, arboricultural or amenity value and should be accompanied by a tree survey that establishes the health and longevity of any affected trees. Development proposals must not contain an unacceptable loss of, or damage to, existing trees or woodlands or hedges or significant landscaping during or because of development. Where trees must be lost because of development, these must be replaced at a ratio of 2:1 within the site, with a preference for native trees and for fruit and nut trees. The responsible planting of additional trees that reduce or absorb air pollution will be supported.

19.9. **Green and Blue Infrastructure** The parish contains a variety of green and blue infrastructure that provides an environmental support system for the community and wildlife. The Neighbourhood Plan designates this as a network for the purpose of promoting nature recovery and for mitigating climate change. The network includes Blackheath SSSI, Colyer's Hanger SSSI, the River Tillingbourne corridor, ancient woodland, ancient tree sites, chalk grassland and pasture and other land of biodiversity and open space of community value, including amenity green space and Local Green Spaces.

19.10. The policy defines the presence of Green and Blue Infrastructure assets in the parish. By doing so it has regard to NPPF paragraph 179(a) and 192 and provides local definition to Guildford Local Policies P1, P2, P3, P4, P5 P6, P7 on Biodiversity and Green Infrastructure. Its purpose is linked with the vision and principles outlined

in the Nature Wealth Report and Natural Capital Investment Plan for Surrey published by the Hampshire and Surrey Nature Partnership in March 2018 and April 2022 by defining a network of green infrastructure assets in the Neighbourhood Plan area as a means of providing environmental support for the community and wildlife by promoting habitat creation and linkage.

19.11. The Neighbourhood Plan designates Surrey Wildlife Trust to name locations as a Biodiversity Net Gain offsetting sites. Development proposals that will lead to the extension of the Network will be supported, provided they are consistent with all other relevant policies of the development plan.

19.12. The allotments in Albury village (see MAP E for their location) make a strong contribution to the parish's biodiversity and so should be retained and conserved.

19.13. Newlands Corner has some of the most spectacular views in Surrey and attracts an estimated 550k visitors a year with around 122k vehicles using the site. It has a café, visitors centre and toilets. It also contains some of the oldest yew trees in the Parish, over 1000 years old. In order to protect the trees and biodiversity of Newlands Corner, any development or extension of the current visitors centre which could damage trees, plants or wildlife will be refused unless justified through the policy below.

19.14. **Education** The areas of green infrastructure and biodiversity are evolving and will continue to do so during the life of the Neighbourhood Plan. It is therefore vital that a coordinated approach is taken so that community involvement is at the heart of delivering this policy. The parish council is requested to set up a working group with responsibility to review the parish and identify areas of strength and weakness in net zero, climate change, green infrastructure and biodiversity, to remain informed of new developments in these fields that can support introduction and efficiencies and be applied in the parish, to find resources for professional advice funding sources and for these to be communicated to parishioners.

19.15. This working group could include the resources offered by parishioners who volunteered their services when responding to the Neighbourhood Plan public consultation 2024.

Policy ANP13 - Biodiversity

1. Development proposals must preserve and enhance the parish's biodiversity, particularly protected species and nationally and locally designated sites, priority habitat, ancient woodland, ancient tree sites, and other local sites through the following measures. Developments that endanger unique habitats or species will be refused

    i. Retaining existing wildlife features, corridors and habitat, including hedgerows and trees of value and heritage as they support species, climate and air quality. Where it is robustly demonstrated that trees of ecological, arboricultural and amenity value cannot be retained, they should be replaced on-site at a ratio of at least 2:1 with a preference for native trees and for fruit and nut trees.
    ii. Priority habitats, priority species and protected species should be retained and not adversely affected.
    iii. Incorporating new native planting and landscaping that creates new habitats, nesting (e.g. for birds and bats) and foraging opportunities.

2. New development proposals, unless 'exempt' development as set out in the Environment Act 2021), shall achieve a Biodiversity Net Gain (BNG) of 20% measured by the statutory biodiversity metric against the pre-development biodiversity value of the site. In line with the BNG Mitigation Hierarchy, this should be provided on-site in the first instance with the use of off-site BNG units or statutory credits only accepted where it is robustly demonstrated that there are practical reasons why BNG cannot be achieved on site. A 'Biodiversity Net Gain Plan' must be submitted with applications for development on sites over 0.1ha and will be secured by condition.

3. Development proposals affecting the Local Green Spaces identified on Policy Map MAP E and ANP 11: Local Green Spaces must demonstrate how biodiversity has been conserved and enhanced, in line with the mitigation hierarchy. These sites have been identified as being of special community value and should be protected.

4. The Albury Neighbourhood Plan designates a Green and Blue Infrastructure Network, as shown on MAP Q. Within and adjacent to the Green and Blue Infrastructure Network, habitat creation and linkages will be promoted, including Biodiversity Net Gain offsetting sites. Proposals for development that will cause the loss of or adversely affect the ecological value or function of the land for that purpose will be resisted unless suitable alternative provision can be provided.

20. ANP14: IMPORTANT VIEWS

20.1. This policy and the Albury Design Guidance and Codes APPENDIX A identify a series of views from public vantage points within the parish that are considered 'iconic' and especially important by local people in defining the relationship between the parish, its settlements and the surrounding countryside. The policy is consistent It with NPPF §187 and the Surrey Hills AONB Management Plan 2020 - 2025[8] in so far as it contributes to and enhances the natural and local environment.

20.2. The 16 "Important Views" are identified on the maps by settlement area in the Albury Design Guidance and Codes APPENDIX A and identified in APPENDIX K were included as part of the Neighbourhood Plan 2024 parish consultation and were identified as having special merit and include:

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

[8] Surrey Hills Management Plan https://surreyhills.org/this-national-landscape/management/surrey hills-board/

xi. Park Road at the South Lodge bend down the footpath towards Shere and the North Downs

xii. Sandhurst Copse and Sheepwalk west to Charterhouse, south to the South Downs, and north to St Martha's Hill, (2 views)

xiii. The Catholic Apostolic Chapel from Sherbourne

xiv. Weston Pond towards Albury village

xv. From the Totem pole on Albury Heath towards the South Downs

xvi. From Lockner Halt east towards the parish church of St Peter and St Paul I Albury village and the North Downs and Newlands Corner.

Figure 15 - Apostolic Church

Figure 16 - Newlands Corner

Figure 17 - Newlands Corner (Stu Bevan)

Figure 18 - Viewing Platform - Landfill Site

Figure 19 - St Martha's from Reelhall Farm

Policy ANP14 – Important Views

1. The Neighbourhood Plan identifies 16 "Important Views" as indicated in the Albury Parish Design Guidance APPENDIX A. Development proposals within Albury Parish that are located within or immediately adjoining an "Important View" will only be supported where it is demonstrated that the openness and key features of the view, such as buildings (including distant), key features and areas of landscape and the juxtaposition of the village edge and surrounding countryside will be maintained.

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

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

21. ANP15: NET ZERO, CLIMATE CHANGE AND BUILDING DESIGN

21.1. Climate change is recognised as a threat to society. Britain is committed to stringent carbon reduction measures through the 2008 Climate Change Act which feeds through to national planning policy encouraging a proactive approach to mitigating and adapting to climate change with targets to be achieved by 2050. Guildford Borough Council declared a climate emergency in July 2019 and has published a Climate Action Plan which sets out a commitment towards making the Council's activities net-zero by 2030. The Guildford Borough Local Plan also includes policies which support zero carbon development.

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

21.3. **Zero carbon building** - To mitigate emissions that worsen climate change it is essential that buildings in Albury parish minimise energy use and maximise energy efficiency and the production and use of renewable energy to meet needs. As this Neighbourhood Plan has a lifetime of 15 years there is an implied expectation that any new development will be built to the current highest building standards by adhering to the latest zero carbon policy, national, local and Neighbourhood Plan policies, and should aim to be future proofed.

21.4. Sustainable development should include the use of renewable energy and should seek where practical to benefit and connect to the wider local community and not just the development site. It should also take advantage of natural sustainable resources such a water capture, siting, and orientation as well as insulation, heat retention and reflection as appropriate.

21.5. Waste management should prioritise waste reduction, recycling, and composting initiatives to minimise waste going to landfill.

21.6. **Residential: new buildings** - The scope for new development opportunities in the parish are constrained by the Green Belt, settlement area and Surrey Hills National Landscape. Achieving highly energy efficient buildings through a process of design performance will make a significant contribution to mitigating climate change in the parish. As such, any new development should aim to meet high levels of sustainable design and construction.

21.7. The Neighbourhood Plan includes a policy that sets sustainability targets for new development. Recent changes to Buildings Regulations have introduced sustainability standards that are more stringent than those set out in the Guildford Local Plan. The Neighbourhood Plan supports these targets but encourages developers to improve upon them where possible. This includes a requirement for a "Whole Life Zero Carbon" report. This should be provided at the planning application stage to avoid leaving it to the Building Regulations stage, by which time the opportunity may have been lost. The "Whole Life Zero Carbon" report will enable the design team to understand and respond to the lifetime consequences of their design decisions and to design for adaptability, longevity and contribute to resource efficiency.

21.8. It is acknowledged that there may sometimes be a trade-off between the objectives of this policy and local design policy as set out in the Albury Parish Design Guide APPENDIX A, policy issued by Guildford Borough Council and those for the Surrey Hills National Landscape. It therefore allows for some limited degree of flexibility.

21.9. **Existing and historic buildings: residential and non-residential** - Even if all new housing were to be carbon neutral from tomorrow this would still not be enough to achieve carbon emission reductions to meet 2050 targets, as around 70% of the UK's buildings that will be in use in 2050 already exist. As new development is low in the parish the percentage of existing buildings in Albury parish is much higher. In order to meet these targets, it is necessary to improve the energy efficiency of existing buildings, including historic and listed buildings. Albury parish has a high number of historic buildings as identified in APPENDIX E the Heritage Report, so this is an important area of focus and will require community education in order to determine how it can be achieved and to access funding.

21.10. The Parish Council is requested to set up a working group to identify properties that may benefit from retro fitting energy efficient schemes, and to contact the owners, providing information on advice and grant funding.

21.11. Development should not damage the health of the air by increasing emissions of harmful pollutants to it. Such pollutants include: greenhouse gases; those considered to cause adverse impacts to the natural environment or be harmful to human health. All development must aim to be at least 'air quality neutral' and not cause or contribute to worsening air quality.

21.12. Heat management. Development should demonstrate how it has been designed to mitigate and adapt to climate change and natural hazards. In particular how it can minimise heat generation through energy efficient design. Consideration should be given to moderating external temperatures through planting and landscaping, reducing the amount of heat entering a building through orientation, shading measures, balconies, internal or external blinds, fenestration, and insulation. Consider passive ventilation through the use of openable windows and cross ventilation and mechanical ventilation and minimising internal heat generation through energy efficient design and adopting pipe configurations which minimise heat loss.

21.13. **Education** The areas of net zero, climate change and building design are evolving and will continue to do so during the life of the Neighbourhood Plan. It is therefore vital that a coordinated approach is taken so that community involvement is at the heart of delivering this policy. The Parish Council is requested to set up a working group with responsibility to review the parish and identify areas of strength and weakness in net zero, climate change, green infrastructure and biodiversity, to remain informed of new developments in these fields that can support introduction and efficiencies and be applied in the parish, to find resources for professional advice, funding sources and for these to be communicated to parishioners.

21.14. This working group could include the resources offered by parishioners who volunteered their services when responding to the Neighbourhood Plan public consultation 2024. Some of these include professionals in the field of green energy and architecture.

Policy ANP15 – Net Zero, Climate Change & Building Design

1. New residential development should achieve high levels of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon standards through the following measures:

    i. Siting and orientation to optimise passive solar gain
    ii. Use of high quality, thermally efficient building materials
    iii. Incorporating energy efficiency measures such as loft and wall insulation and double glazing and maximising the use of renewable energy, including solar voltaic panels.
    iv. Incorporating energy efficiency measures such as loft and wall insulation and double glazing and maximising the use of renewable energy, including solar voltaic panels.
    v. Providing dedicated space for the storage and sorting of recycling.
    vi. Incorporating best practice building standards to future proof the development, including Passivhaus.
    vii. Designing and constructing buildings to mitigate and adapt to climate change through measures to avoid overheating, including through building orientation and landscaping, incorporating passive heat control measures and minimising the need for heat generation through energy efficient design.

2. New non-residential developments should aim to meet the same standards of construction as for residential developments (as set out in Part 1 above), where relevant, and in addition should aim to meet the Buildings Research Establishment BREEAM building standard of "excellent" or "outstanding" and any guidance or legislation that supersedes it.

3 Development proposals for the conversion and / or alterations to existing buildings will be supported where they include energy reduction measures and demonstrate through an Energy Assessment how the sustainable design and construction standards set out in Building Regulations and/or the Guildford Local Plan are being achieved. The retrofit of heritage assets, including renewable energy measures, will be supported providing it safeguards the significance of the heritage asset and is supported by the relevant heritage organisations

22. ANP16: RENEWABLE ENERGY

22.1. **Renewable Energy** - Albury Parish can generate renewable energy. The history of the parish shows the contribution the River Tillingbourne has played in driving mills and may still have a role to play in producing micro hydro-electric power. Much of the parish is under managed woodland and woodchip is one of the key forms of biomass used to create renewable energy. Harvested biomass can reduce emissions by displacing fossil fuels as an energy source, but to achieve emission reductions biomass must, as a minimum, be harvested from sustainably managed land that has stable or increasing carbon stocks over time. As a consequence, the source of the fuel and how the land has been managed influences how sustainable it will be. Most woodland in the parish is sustainably managed by the Albury Estate. There are also sites capable of providing solar arrays and the potential for wind farming. The inclusion of renewable energy schemes would need to be designed and sited sensitively so as not to detract from the Surrey Hills National Landscape, Green Belt, key views and biodiversity. The development of renewable energy sources will be supported providing that they accord with national and local planning policies and those policies set out in the Neighbourhood Plan

22.2. **Solar array site I** - Between April-June 2024 a consultation took place for parishioners to review the Neighbourhood Plan policies, including site I, a potential solar array site in Albury village. Site identified on MAP B.

22.3. 15% of those registered on the parish Electoral Register responded and there was overall support for development of site I as proposed. However, many respondents gave their support on condition that certain aspects of the proposals were addressed. Full details of the consultation and outcome can be found in APPENDIX L.

Policy ANP16 – Renewable Energy

1. Development of site I for a solar array development will be supported where the following criteria are satisfied:
    a. It has been robustly demonstrated through a Landscape and Visual Impact Assessment that the landscape impact, with particular regard to on the setting of Albury village, Newlands Corner and the Surrey Hills National Landscape, has been minimised with mitigation measures incorporated, where necessary.
    b. The development complies with the Guildford Borough Local Plan, NPPF, Albury Parish Neighbourhood Plan, and Surrey Hills National Landscape.
    c. Where it has been demonstrated that the views expressed by residents who responded to the Neighbourhood Plan Parish Consultation 2024 as set out in APPENDIX L, have been addressed. In particular residents were keen that the development of solar array sites/green energy sites should benefit the whole community and not just those belonging to the landowner.

2. Proposals for individual and community scale energy from hydro-electricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions, wood fuel products and green energy schemes will be supported subject to the following criteria:

    i. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape;
    ii. Harm to heritage assets is avoided or justified in line with national policy and the Guildford Local Plan;
    iii. the proposed development does not create an unacceptable impact on the amenities of local residents; and
    i. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance or create pollution.

23. ANP17: FLOOD RISK

23.1. **Flooding and climate** - The latest predictions are that climate change will result in more extreme weather in the UK, with heavier rainfall events and an increased risk of flooding, more and longer-lasting heat waves and higher sea levels. We are already seeing increasing numbers of heavy rainfall events, with greater risk of river and flash flooding and scarcity of water due to heat waves. (sources:

Committee on Climate Change (2017). UK Climate Change Risk Assessment: Synthesis Report www.theccc.org.uk/wp-content/ uploads/2016/07/UK-CCRA-2017-Synthesis-Report-Committee-on Climate-Change.pdf

High risk of unprecedented UK rainfall in the current climate, Nature Communications 8, Article number: 107(2017) www. nature.com/articles/s41467-017-00275-3

Flooding in England: A National Assessment of Flood Risk. Environment Agency (2009), www.gov.uk/government/uploads/ system/uploads/attachment_data/file/292928/geho0609bqds-e-e.pdf 45 Met Office (November 2018).

UKCP18 Derived Projections of Future Climate over the UK, www.metoffice.gov.uk/pub/data/ weather/uk/ukcp18/science-reports/UKCP18-Derived-Projections of-Future-Climate-over-the-UK.pdf 46 House of Commons Environmental Audit Committee (July 2018). Heatwaves: adapting to climate change, https://publications. parliament.uk/pa/cm201719/cmselect/cmenvaud/826/826.pd)

23.2. There are areas of Albury parish that are vulnerable to run off and flash flooding. To address this there is a necessity to prevent flooding to properties, protect against overheating and harness rainfall.

23.3. Community Infrastructure Levy can be used on local infrastructure, and this should be investigated to help fund flood relief in prone areas.

Policy ANP17 – Flood Risk

1. New development should include flood risk proposals demonstrating a sustainable and integrated approach to the management of flood risk, surface water (including run off) and foul drainage. These proposals should be robust to the expected impacts of climate change.

2. New developments should incorporate methods to harness water capture, reduce water usage, reduce surface water flooding, and include sufficient landscaping which is retained in perpetuity and use permeable surfaces. This might include best-practice water efficient appliances and fittings, green roofs, water tanks/butts for rainwater harvesting and other water storage features.

3. Any development involving the replacement of permeable surfaces with non-permeable surfaces, the loss of trees, soft landscaping or any other features that reduce surface water runoff is required to use appropriate mitigation measures to prevent an increase in flood risk within the site or elsewhere.

24. ANP18 SUSTAINABLE TRANSPORT & PARKING

24.1. **Sustainable transport** - Re-shaping transport systems has the potential to enhance quality of life. Better facilities for walking, cycling and public transport, alongside reductions in car traffic creates benefits including improved health, and air quality, more hospitable public spaces, greater footfall to support rural enterprise and helps to meet environmental targets. The transport sector is responsible for approximately 36% of all UK energy use so reducing car usage can bring significant benefits.

24.2. The rural nature of Albury parish and the poor provision of public transport means many parishioners are dependent on private car usage. There are no schools in the parish or doctor's surgery and bus services do not run frequently to benefit commuters and school children. APPENDIX I - Travel and Traffic report. The Guildford to Redhill railway line runs through the middle of the parish but there are no stations within its boundaries. The closest stations are Chilworth (2 miles to the west) and Gomshall (2.5 miles to the east). These stations are, unfortunately, only served infrequently. There are also stations at Clandon (6 miles) and Effingham Junction (10 miles) which sit on the line to London – these are popular with commuters but require the use of vehicles to access the stations.

24.3. The Neighbourhood Plan Parish Consultation 2024 identified traffic and traffic calming as one of the most significant problems in the parish. Some traffic issues cannot be addressed through a Neighbourhood Plan. This policy is included to provide direction to the Parish Council of the issues raised and to enable them to act accordingly and provide policy that affects development that is designed poorly and could exacerbate the problem and is covered in the Report Recommendations to the Parish Council.

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

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

i. to provide 'commuter time' bus services for school children and commuters who need to access stations and towns. This is reinforced by ANP15: Net Zero, Climate Change And Building Design.
ii. Investigate if such a service could be linked with other villages

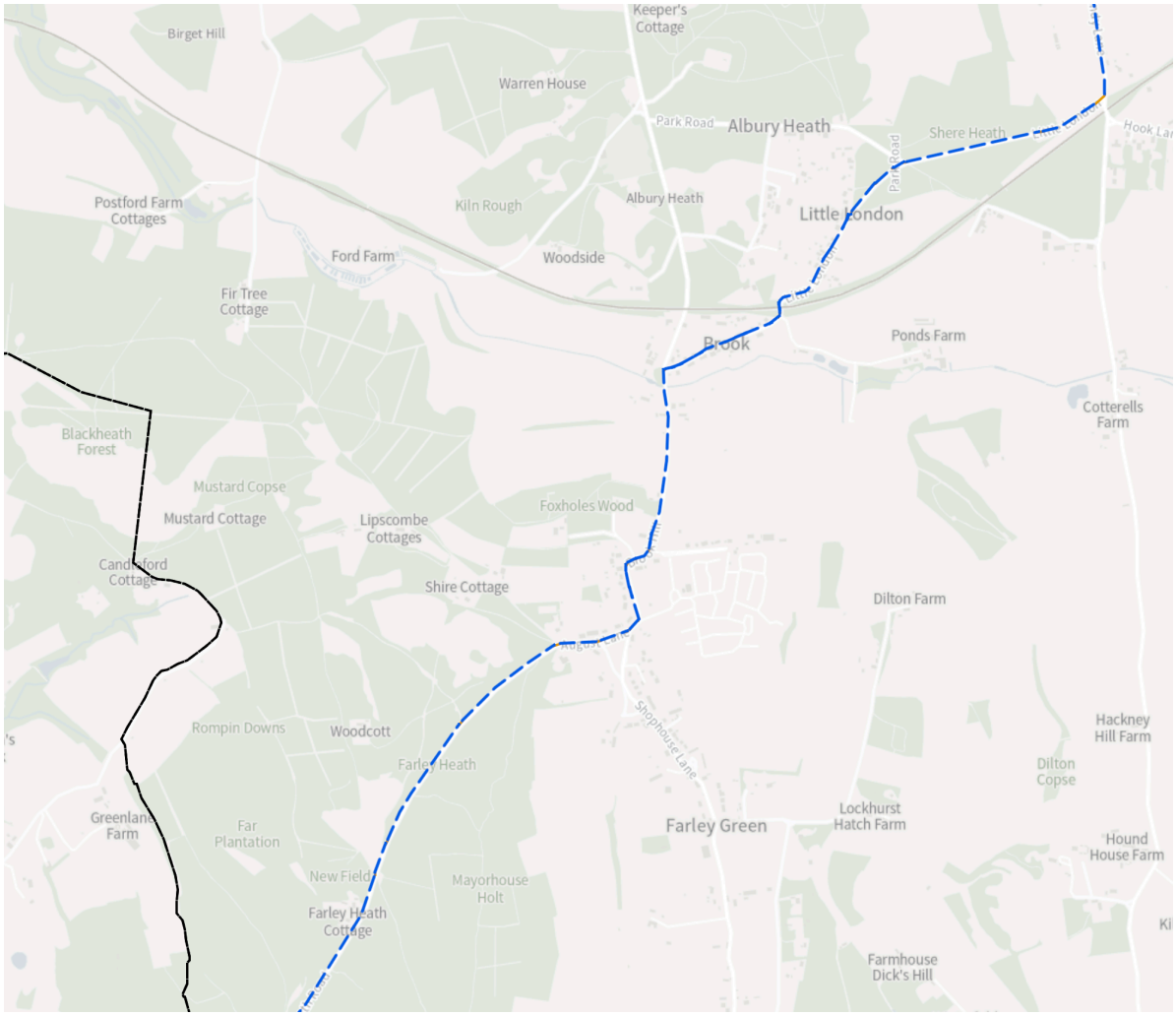
A community bus service with other local parishes should be investigated for peak time travel to local towns, railways stations, schools, and doctor's surgeries. The reduction of bus services should be resisted.

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

24.7. Many roads in the parish have no pavements, and those that do are often unsuitable for those who require the use of mobility aids, such as wheelchairs or scooters; or for parents with babies in prams or buggies and many crossing points are hazardous and unpleasant. Increasing the width of pavements (particularly on The Street in Albury Village) will be supported.

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

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



MAP F Showing Cycle Route NCN22 Through the Parish (Surrey County Council)

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

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

to work with SCC Highways to ensure that flooding and runoff are addressed as needed.

24.12. The Active Travel MAP K shows the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network and/or improve the attractiveness of rural routes, through tree planting for example. At the very least, the policy requires that proposals that will undermine the existing Network of footpaths and cycle networks will be refused permission. The extension of, and improvements to, the existing footpaths (shown in MAP M) and cycle routes (shown in MAP F & MAP L) are identified as opportunities to improve the Network and Active Travel

24.13. The Neighbourhood Plan Consultation 2024 identified The Street in Albury, Church Lane, Weston Fields and Newlands Corner as areas of particular concern to parishioners due to increased traffic speeds, narrow pavements and poor visibility. The Parish Council are asked to address these issues by forming a Traffic Calming Group with an ongoing remit to address these and other traffic 'hotspots' in the parish. The provision of a crossing on The Street near the village shop and pub and average speed cameras should also be considered. Opportunities for more parking in Albury village should also be explored.

Policy ANP18 – Sustainable Transport & Parking

1. Development proposals that provide publicly accessible footpaths and/or cycleways within the site connecting to the public highway, where practical and feasible, will be supported where agreed with the local highways authority. These should be sensitively designed to minimise the impact on the street scene.

2. To encourage and enable an increase in walking and cycling, all new residential and non-residential development, where reasonable and viable, will be expected to make a financial contribution to a package of local sustainable transport measures, to be agreed with the Parish Council.

3. All development proposals must provide sufficient on-site parking, in accordance with current GBC parking standards for new development and should not rely on parking on roads.

4. All new residential and non-residential development should provide electric vehicle charging infrastructure in accordance with current Building Regulations and/or GBC standards. These should be sensitively designed and located to avoid harm to heritage assets or their settings, the character of the area, as defined in the Albury Design Guidance APPENDIX A, and Surrey Hills National Landscape. Consideration should be given to extending its usage

5. Proposals for employment, leisure or retail development should provide electric charging points for staff and visitors. to the wider community

6. All development proposals must provide safe, secure, accessible, and sheltered cycle parking in accordance with current Guildford Borough Council standards which should be sensitively designed and sited in keeping with the surrounding area.

7. New car park facilities in Albury Village and Sherbourne Farm will be supported.

Figure 20 - Duke of Edinburgh Group

Figure 22 - Cyclists Through Albury

Figure 23 - Caravan Being Delivered To Edgley Park

Figure 21 - Traffic Jam At Brook Crossing

25. ANP19: ALLOTMENTS

25.1. The allotments in Albury village (See MAP H) are located close to properties in the parish which tend to have smaller amenities space allowing parishioners to grow their own produce in a manner that is sustainable, supports biodiversity and is a useful amenity for parishioners

25.2. The allotments in Albury village are located at the end of Church Lane and The Warren but are relatively inaccessible for allotment holders as they are in a field on raised ground, making the delivery and extraction of equipment and goods difficult. Water is provided by a trough, there is no running water or electricity. Despite these set backs the allotments are well supported with few vacancies. They are well sited in Albury village close to properties which typically have smaller amenity space compared to other areas of the parish.

Policy ANP19 - Allotments

1. The allotments in Albury village, as shown on MAP H, should be retained. And improvements that enable greater use, including resolving the poor access to the site, will be supported.

26. IMPLEMENTATION

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

DEVELOPMENT MANAGEMENT

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

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

LOCAL INFRASTRUCTURE IMPROVEMENTS

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

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

26.6. Section 18 (Recommendations To The Parish Council) sets out the recommendations the Neighbourhood Plan Steering Group make to the Parish Council to implement and manage the policies set out in this Neighbourhood Plan

and also to assist the Parish Council on managing areas that fall outside the remit of the Neighbourhood Plan policies but were identified in the Neighbourhood Plan Consultation 2024 as of significant importance to the parish.

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

27. RECOMMENDATIONS TO THE PARISH COUNCIL

27.1. The process of developing this Neighbourhood Plan has enabled the Steering Group to assess the key areas of importance to achieve our agreed vision for the parish, and for the community to contribute to this through community consultation. In order for the Neighbourhood Plan to be implemented it will be important for the Parish Council to take action. These areas are set out below:

27.2. ANP2 - Albury Village Conservation Area

- Ask Guildford Borough Council to prepare a Conservation Area Appraisal Report for the Albury Village Conservation Area that can be used to inform character and design guidance.

27.3. ANP3 - Affordable Homes to Meet Local Needs

- In order to address current affordable housing needs, the Parish Council is requested to undertake a Housing Needs Survey every 5 years commencing in 2029 and for the results of this to be incorporated into the Neighbourhood Plan in order to update the affordable housing needs of the parish.
- The Housing Needs Surveys are sent out to homes in the parish and though they are indicative of those needing affordable housing who live in the parish, this group is not necessarily registered on the Guildford Housing Register. Also, the Housing Needs Survey does not take into account people who live outside the parish but who are registered on the Guildford Housing Register, have a genuine link to the parish and are seeking affordable homes here. The Parish Council are requested to keep a register of those needing affordable homes who live in the parish who are not on the Guildford Housing Register so they can be contacted and considered when affordable housing becomes available alongside those on the GBC Housing Register.
- The Parish Council are asked to determine how affordable homes can be kept in perpetuity.

- The Parish Council are requested to be mindful of the comments raised by parishioners in the 2024 Neighbourhood Plan parish consultation regarding the sites put forward for affordable housing and assess if they are being adequately addressed when planning applications are submitted.

27.4. ANP5 – Heritage

- The Parish Council is requested to work with Albury History Society and the Albury Estate to determine how a more central, digitised, accessible library of parish history can be made. At the moment this is not held in one place, is not in digital form and there are few resources to support it despite parish interest in the area. In addition, the Parish Council should investigate providing historical walks, signage, Local Listing and a "blue plaque" scheme for buildings of note. This area may require funding. CIL and grants may need to be investigated.

27.5. ANP6 - Local Services and Community Facilities

- The Community Choices Report 2016 showed requirement for a nursery, and coffee shop in Albury village. The Rural Enterprise Report 2018 further supports this. The option of a Farm shop and Farmers Market have also been raised as part of the Neighbourhood Plan parish consultation 2024. The Parish Council is requested to investigate the possibility of delivering these.
- There is a need for more parking at Albury Village Hall and in Albury village generally, particularly in Westonfields. The Parish Council is requested to address this.
- The Parish Council is requested to investigate better parking and access for the allotments in Albury village.

27.6. ANP8 - Rural Enterprise

- The Parish Council are requested to be mindful of the comments raised by parishioners in the Albury Parish NP Consultation 2024 APPENDIX L,

regarding the sites put forward for rural enterprise and assess if they are being reflected when planning applications are submitted.

- The Parish Council is requested to look at ways to improve and increase parking at Silent Pool and provide a pedestrian road crossing so the site can be accessed better by Albury and Shere parishioners as well as tourists.

27.7. ANP9 - Tourism

- The Parish Council is requested to identify a walk that would guide visitors to historical and natural sites of beauty in the parish whilst also encompassing rural enterprise establishments including shops, post office, public houses and Silent Pool rural enterprise site. This may be called the "Albury Triangle" and include Newlands Corner, Albury village and historical centre, Little London and Silent Pool. The Optohedron Walk (MAP J), might be extended to include this.

27.8. ANP13 - Biodiversity, & ANP15 Net Zero, Climate change & Building Design

- ANP13 and 15 cover areas of Biodiversity and Net Zero these are areas of ongoing development. The Parish Council is requested to set up a working group to monitor these changes in national and local policy and to implement them as appropriate. The group should also consider the recommendations set out in the policies in particular the need to investigate how existing homes in the parish can be adapted to be energy efficient and carbon neutral. To examine funding options to deliver this and put together an ongoing education programme for parishioners as a resource which needs to be proactive rather than reactive. This area may need funding. An assessment should be undertaken of properties in the parish that are not connected to mains gas and alternatives reviewed as these may be the most inefficient homes.
- The Parish Council is requested to set up a working group to identify properties that may benefit from retro fitting energy efficient schemes,

and to contact the owners, providing information on advice and grant funding.

- Community Infrastructure Levy can be used on local infrastructure, and this should be investigated to help fund flood relief in prone areas.
- The Parish Council are requested to be mindful of parishioner's comments in the NP Parish Consultation 2024 APPENDIX L when assessing planning applications for the Solar Array site I and try to ensure this and other green energy sites benefit the wider parish.

27.9. ANP18 – SUSTAINABLE TRANSPORT AND PARKING

- The Parish Council is requested to set up a Travel and Traffic working group of parish councillors and parishioners to address the traffic, speeding and parking problems identified in ANP18 and APPENDIX I the Travel and Transport Assessment Report and parishioner's comments from the Neighbourhood Plan parish consultation 2024 APPENDIX L.
- The Parish Council are requested to work with Surrey County Council and local bus companies to amend bus timetables to accommodate commuters and school children in the parish. If this is not possible then a community bus set up with other local villages should be considered.
- The Parish Council are requested to work with train providers to ensure that services to local stations do not suffer from reduced timetables as trains provide a vital part of the wider travel network for parishioners and visitors.
- Funds raised from Community Infrastructure Levy (CIL) and S106 monies will be put towards the costs of maintaining and improving the network and footpaths and cycle paths and sustainable transport improvements. Developer contributions towards these costs will be sought in appropriate cases.

27.10. ANP 19 ALLOTMENTS

- It is recommended that the Parish Council addresses this including parking. There are currently no composting facilities and limited services which should be addressed.

27.11. Funding

- The Parish Council is requested to look at funding sources available to deliver the Neighbourhood Plan initiatives including S106, CIL and grant funding and to prioritise the areas identified in the Neighbourhood Plan as they are a representation of the priorities that parishioners support for Albury Parish identified in APPENDIX L.

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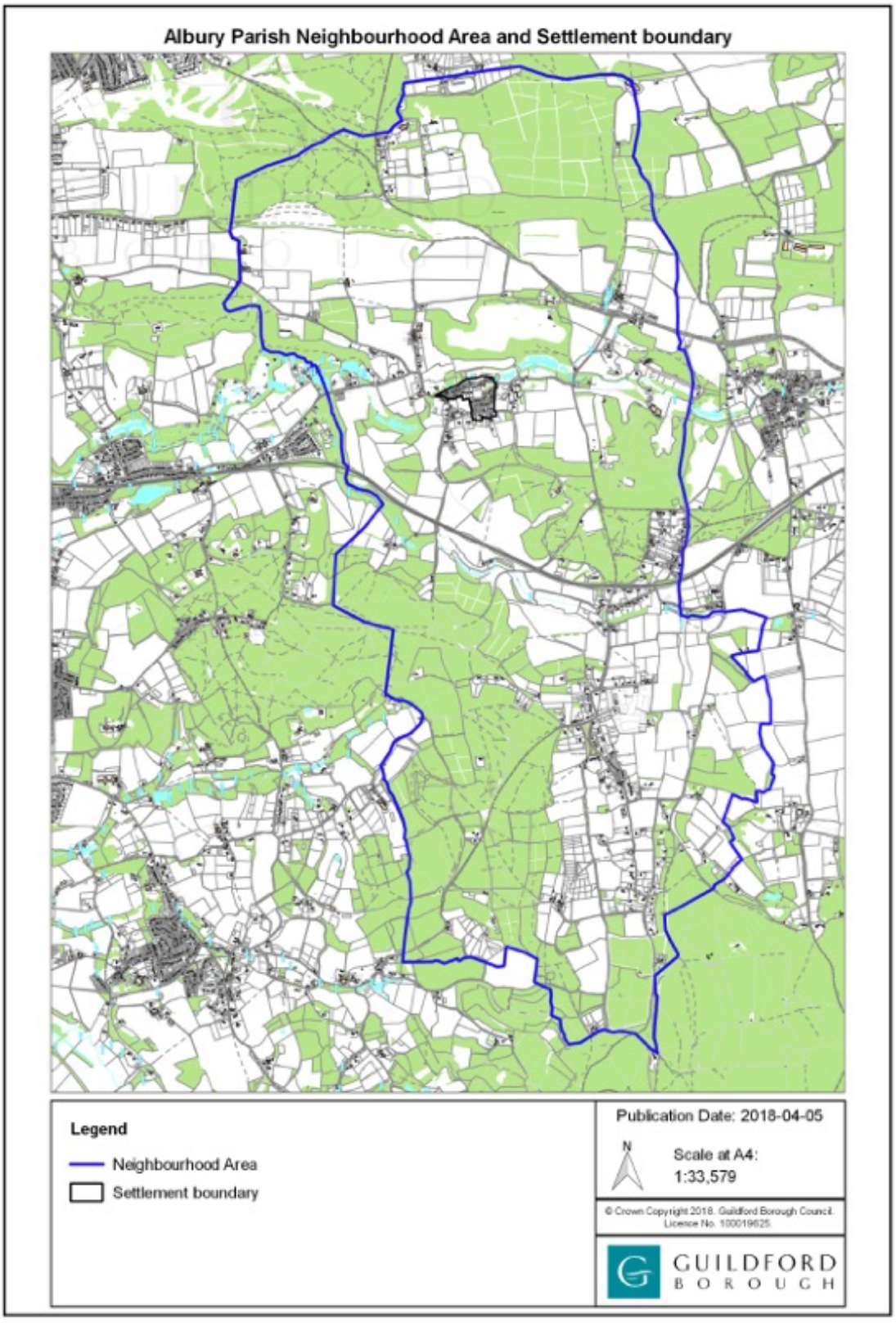
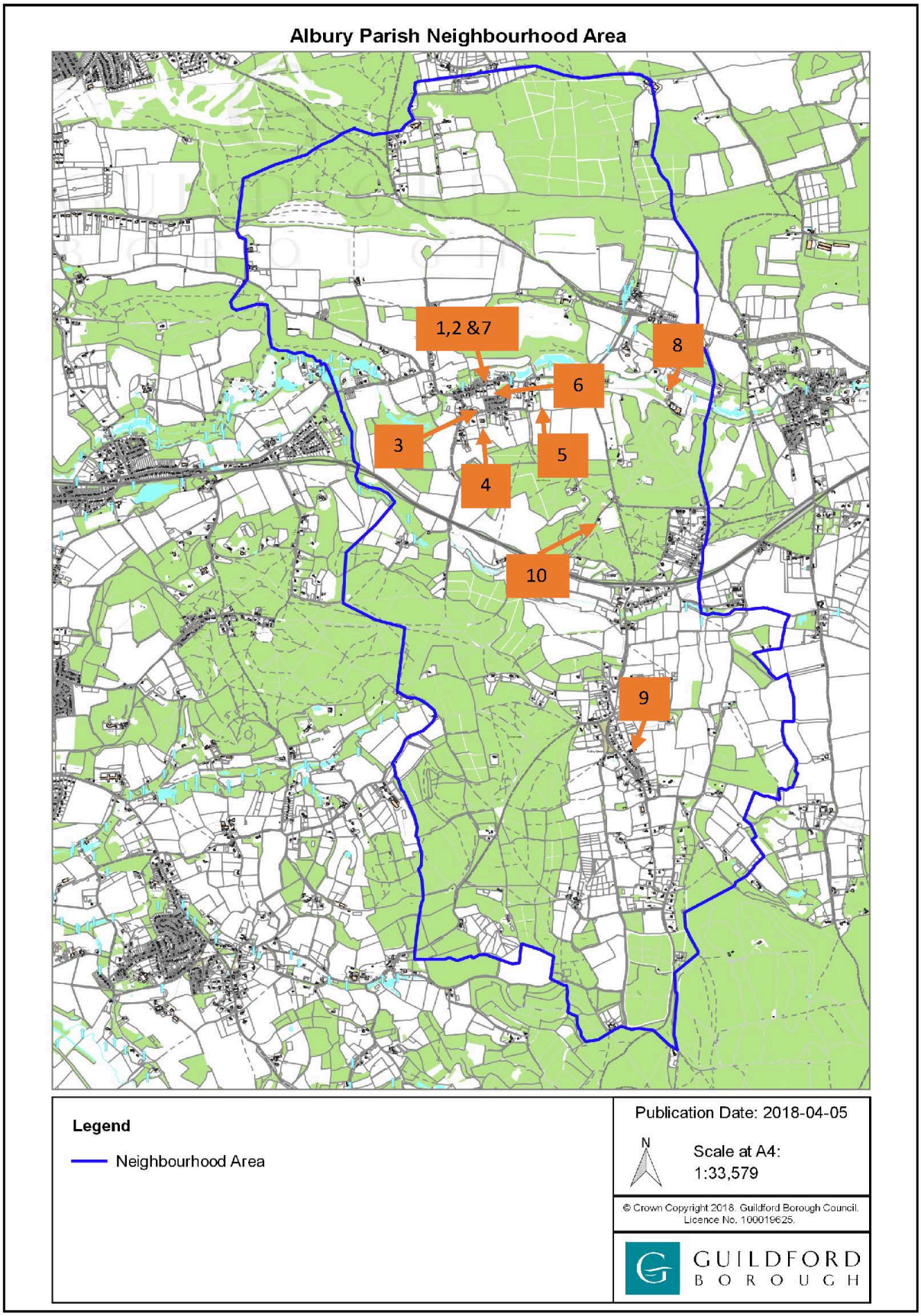


MAP G Designated Neighbourhood Area



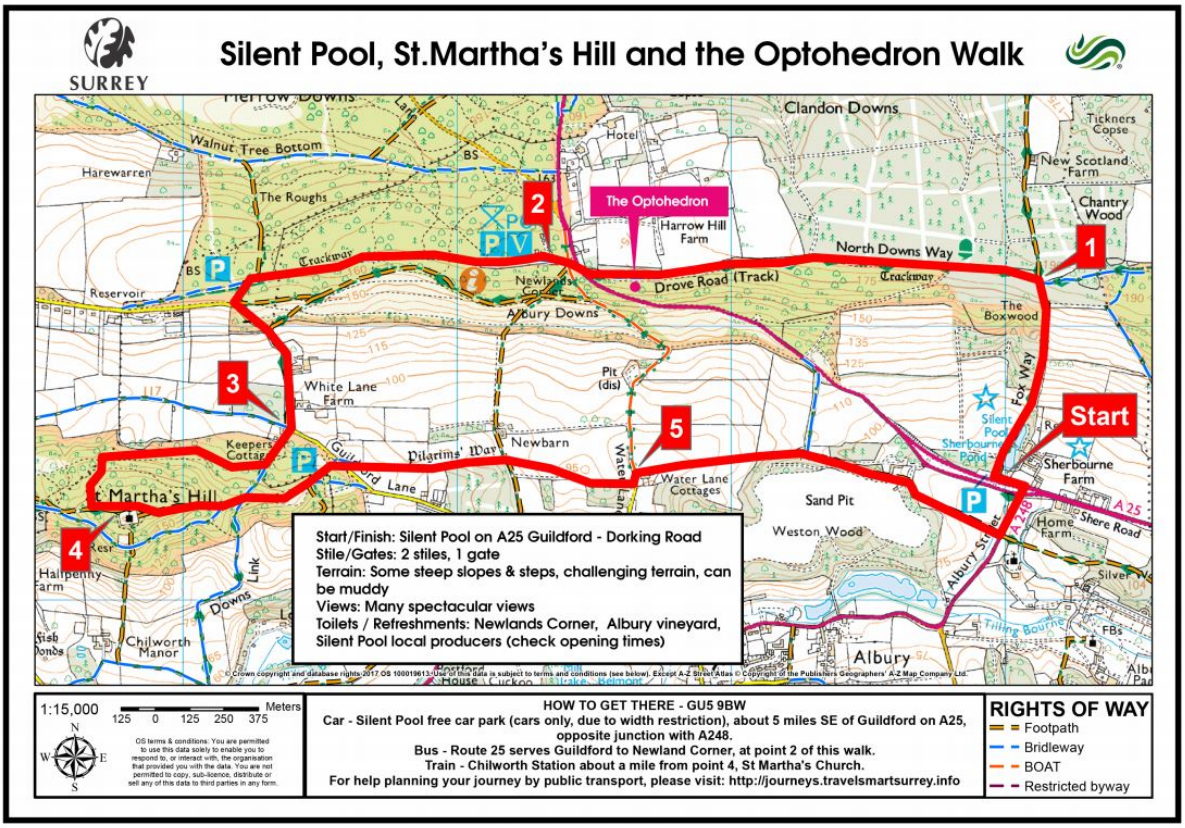
MAP H Community Facilities Locations

Yellow = Footpaths

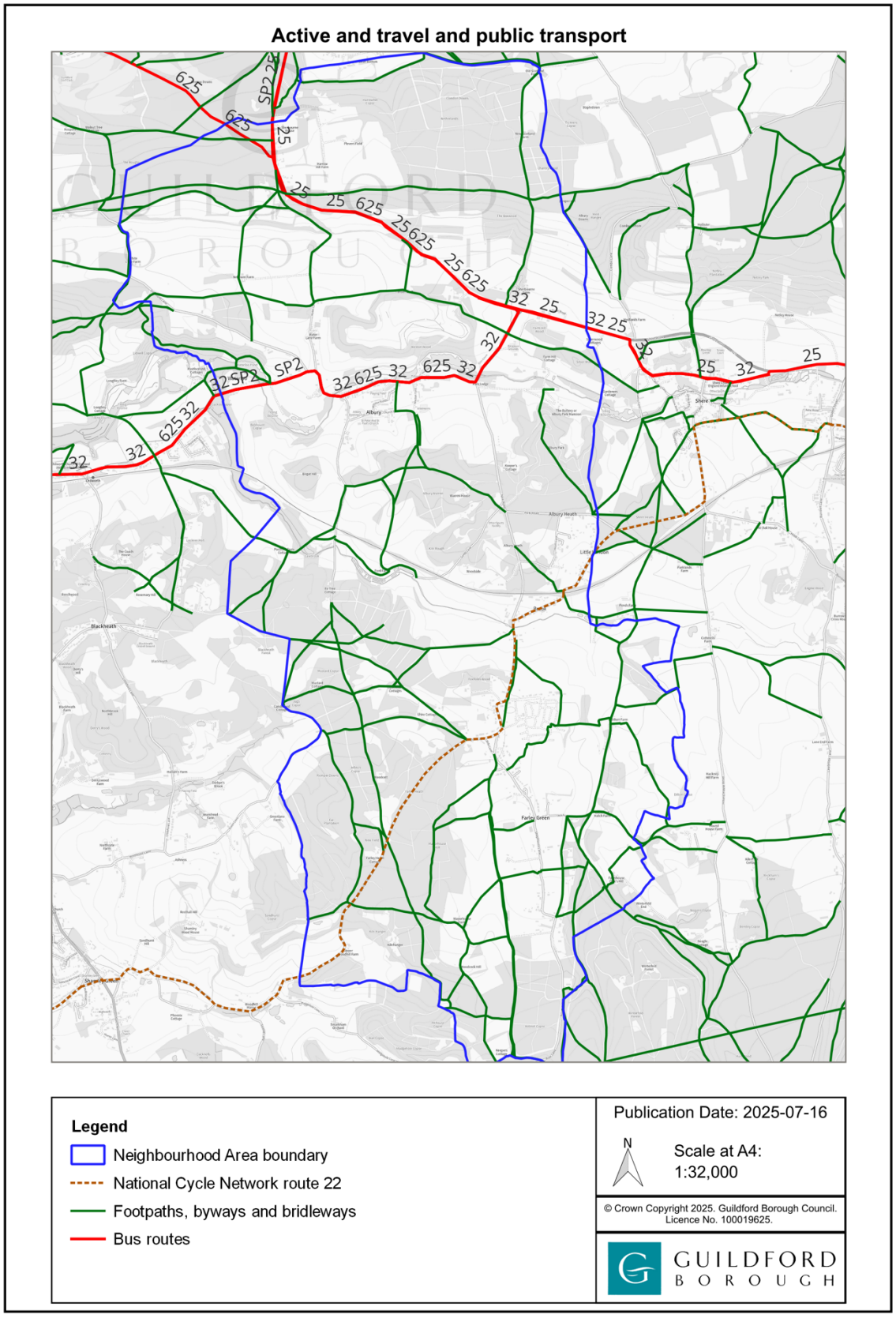
Blue = Bridleways

Red = Byways

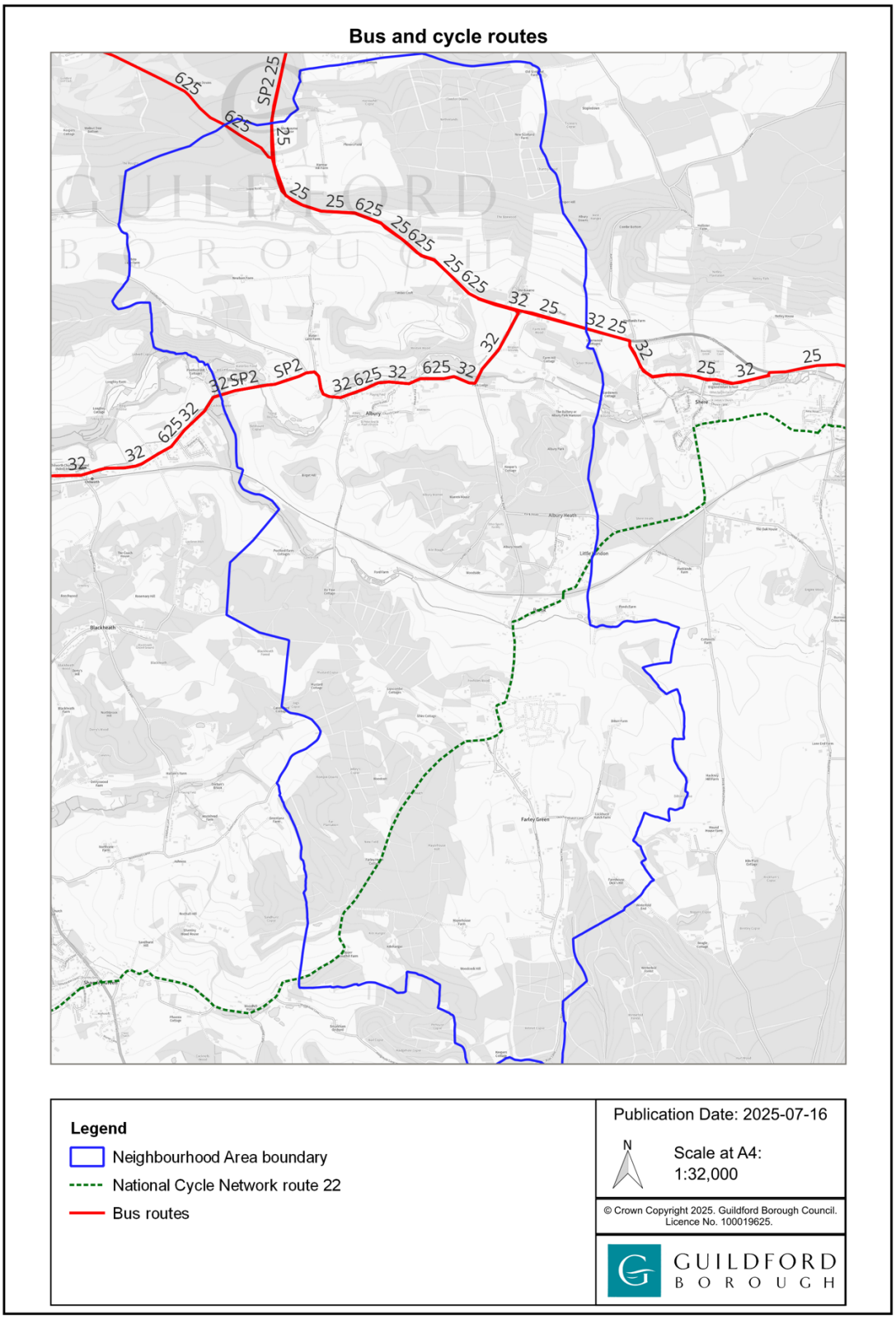
MAP I Footpaths Bridleways Byways
(Map credit: Ordinance Survey)



MAP J Optohedron Walk

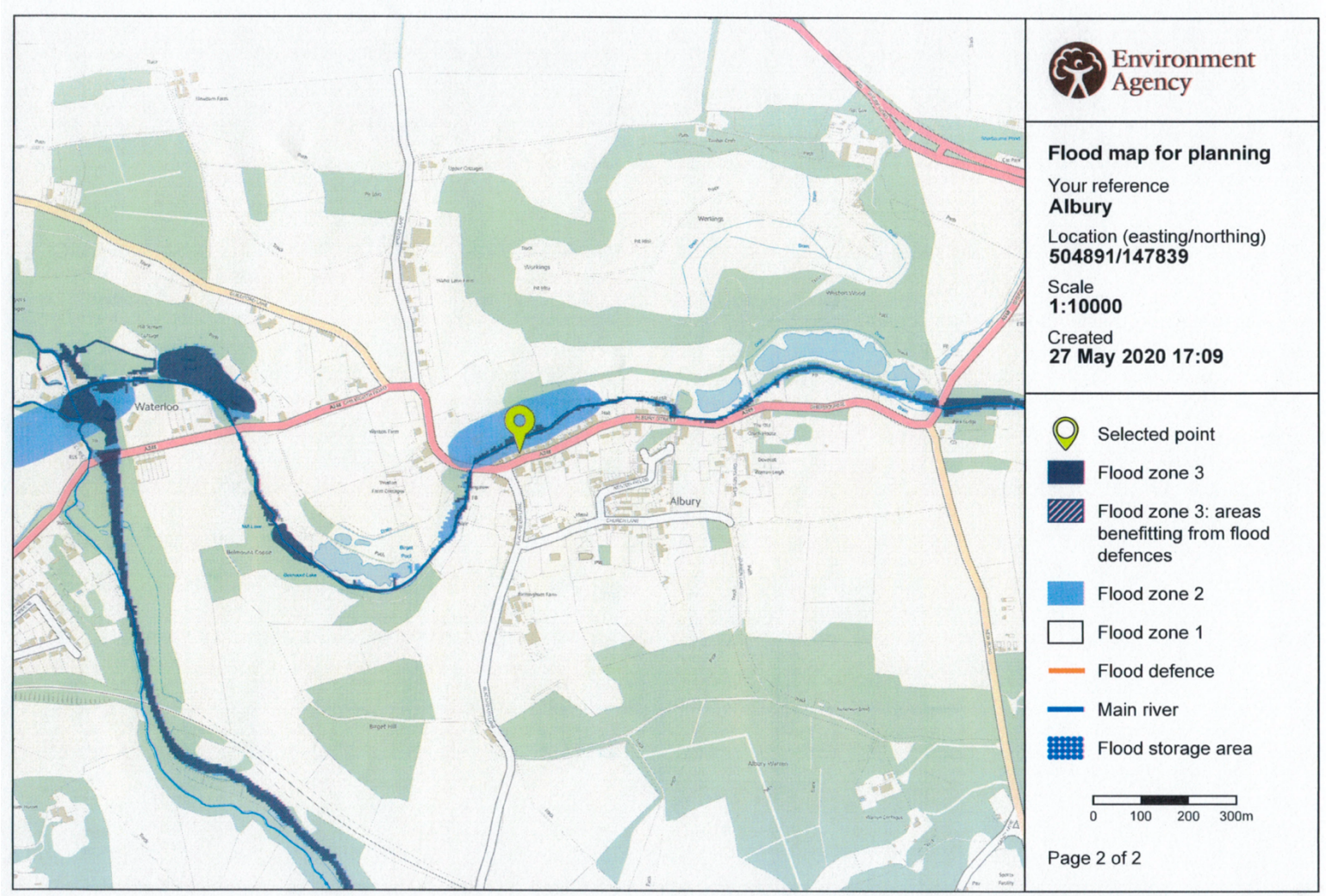


MAP K Albury Active Travel Map

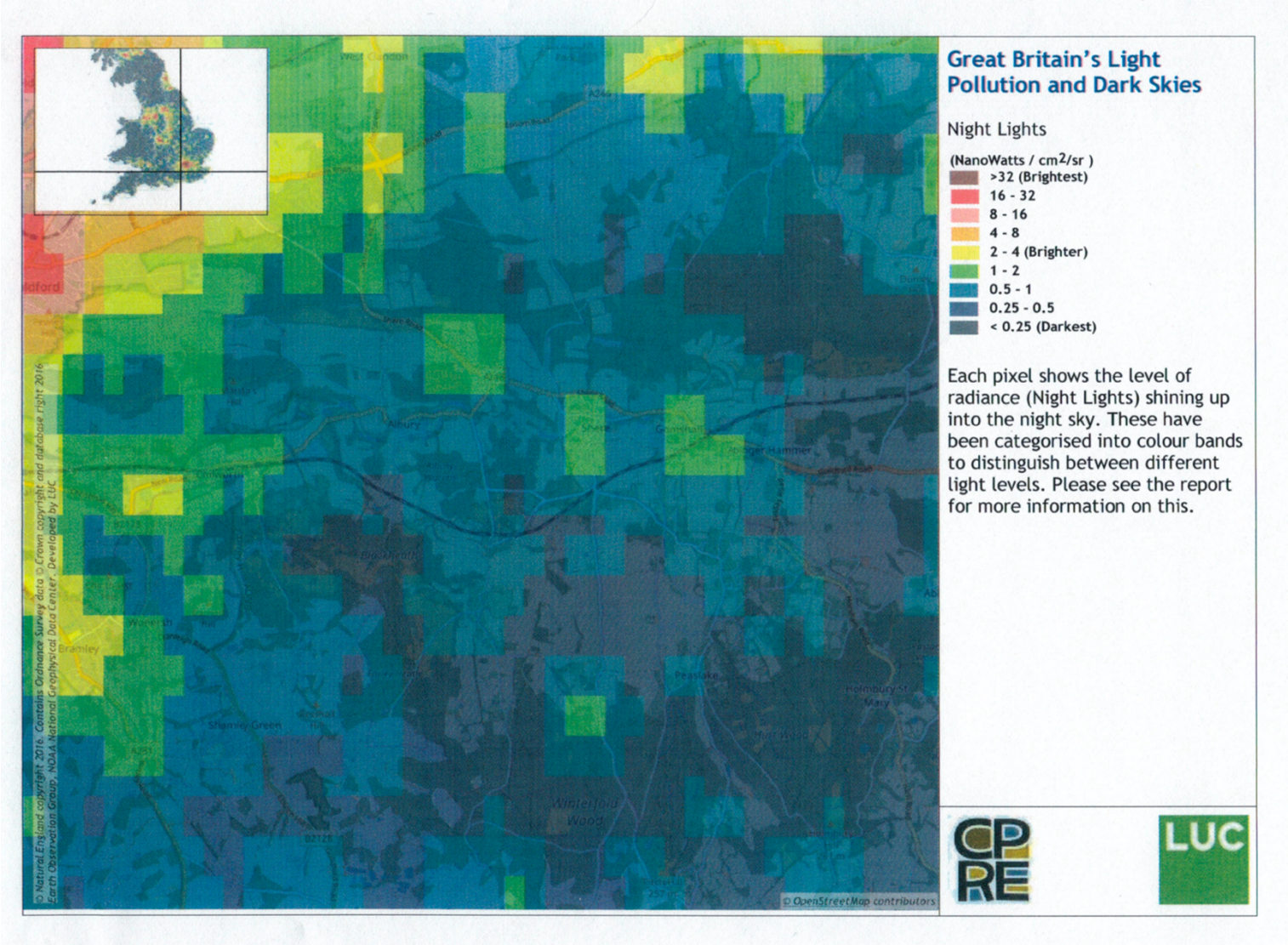


MAP L **Albury Bus & Cycle Routes**

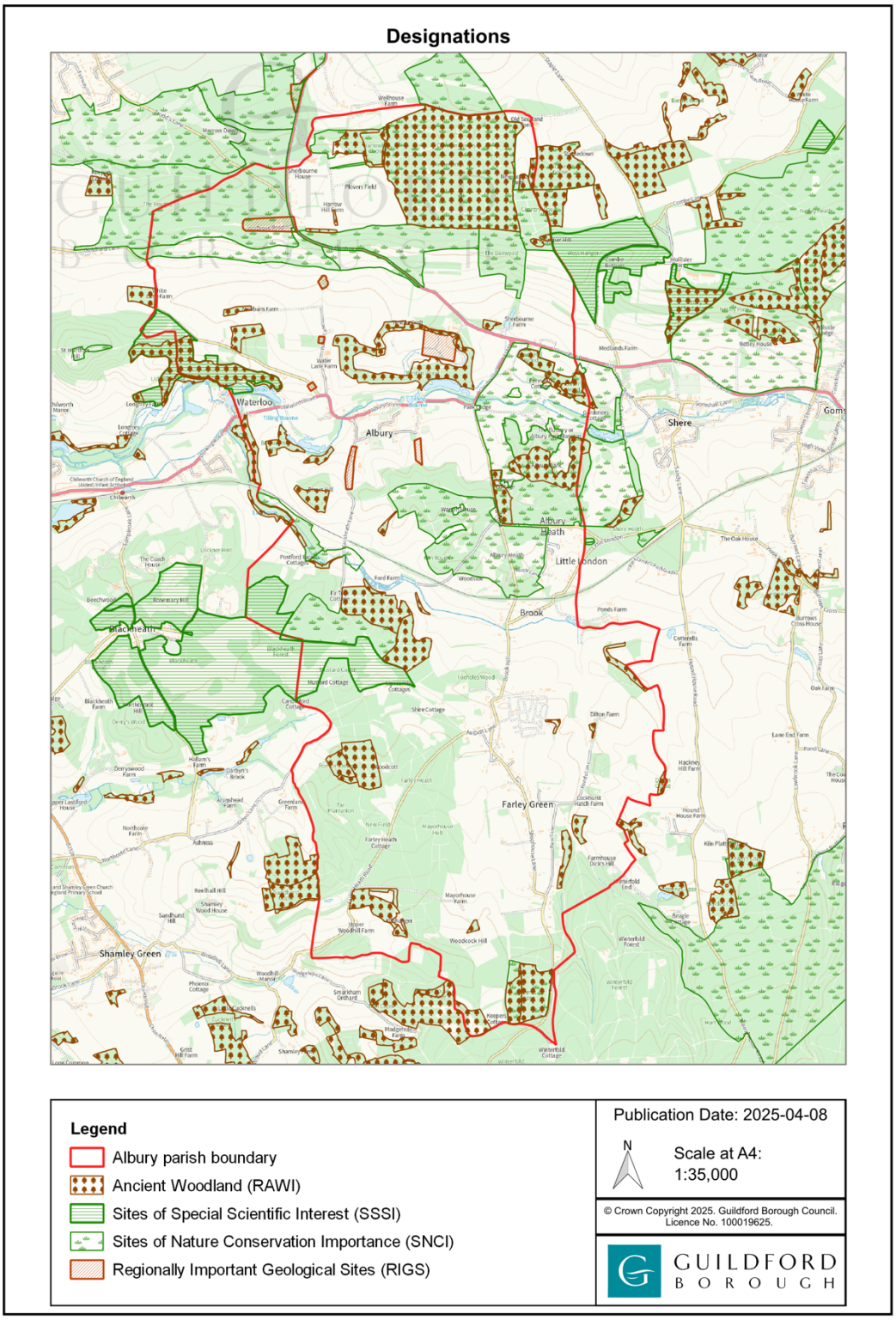
MAP M Albury Footpaths, byways and bridleways



MAP N Flood Areas

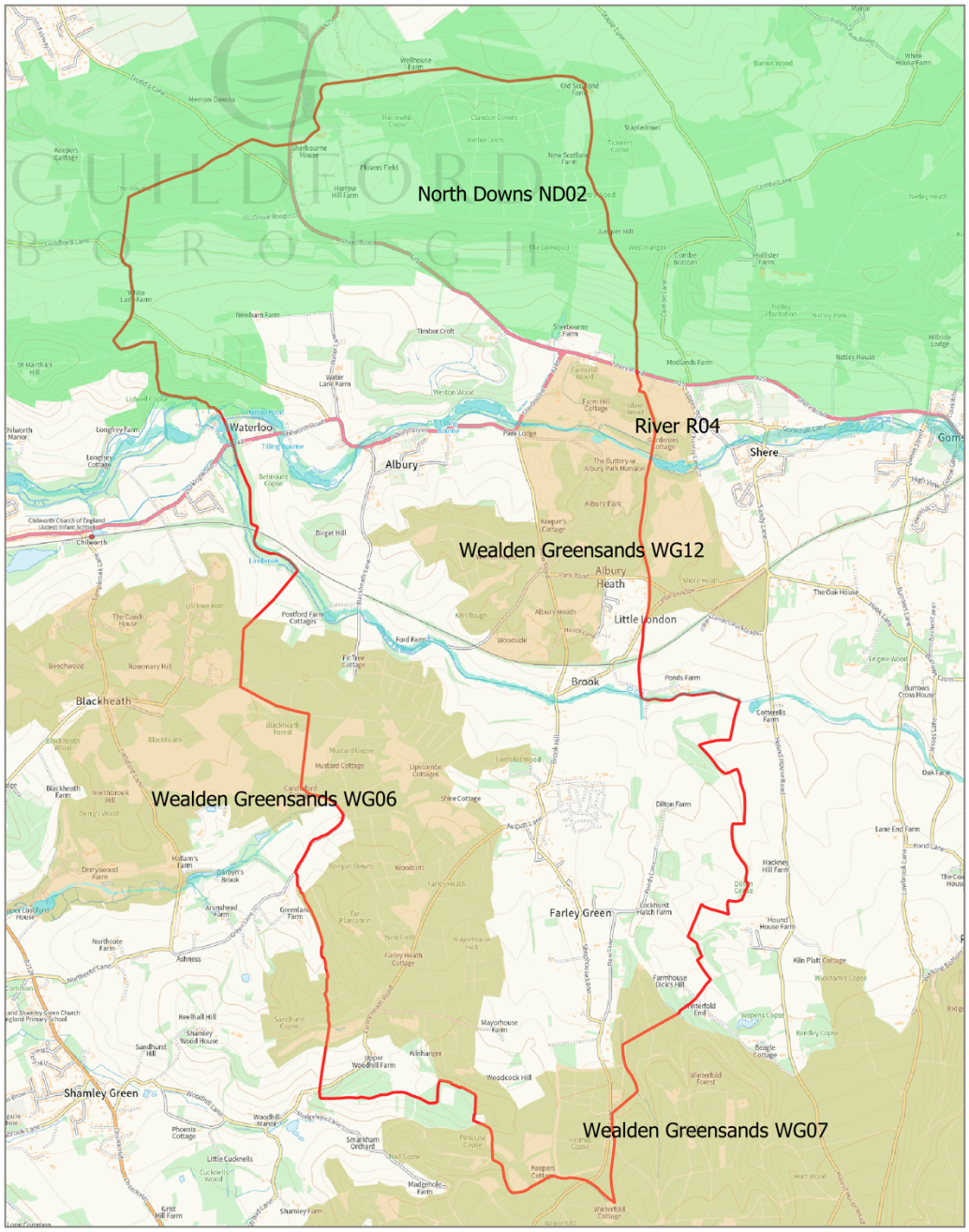


MAP O Light Pollution In Albury Parish



MAP P SSSI, SNCI, RIGS, Ancient Woodland

Biodiversity Opportunity Areas



Legend

Albury parish boundary

Publication Date: 2025-04-08

N

Scale at A4: 1:35,000

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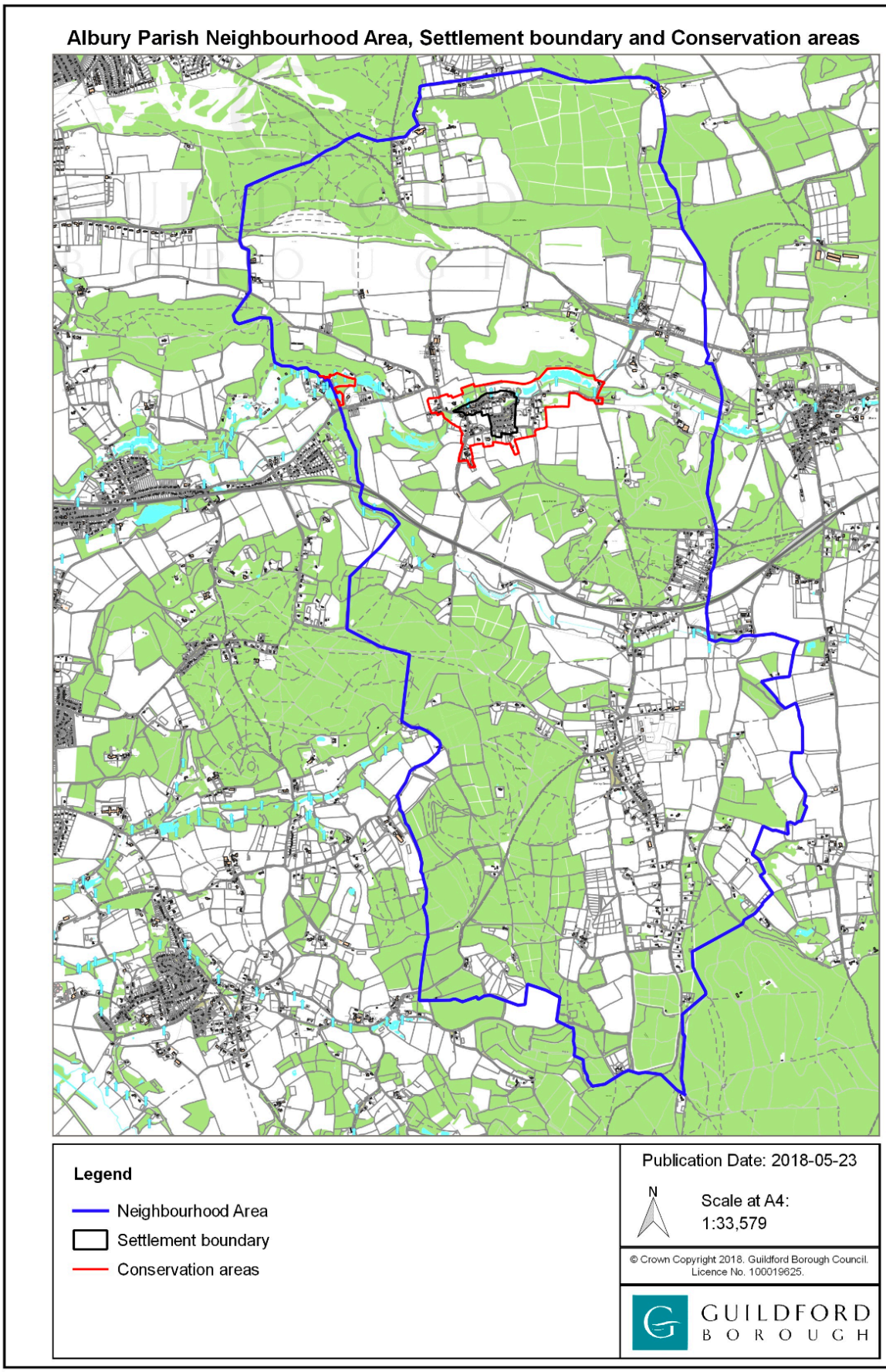
GUILDFORD BOROUGH

MAP Q BOAs (Biodiversity Opportunity Areas)



MAP R Albury Settlement & Conservation Areas

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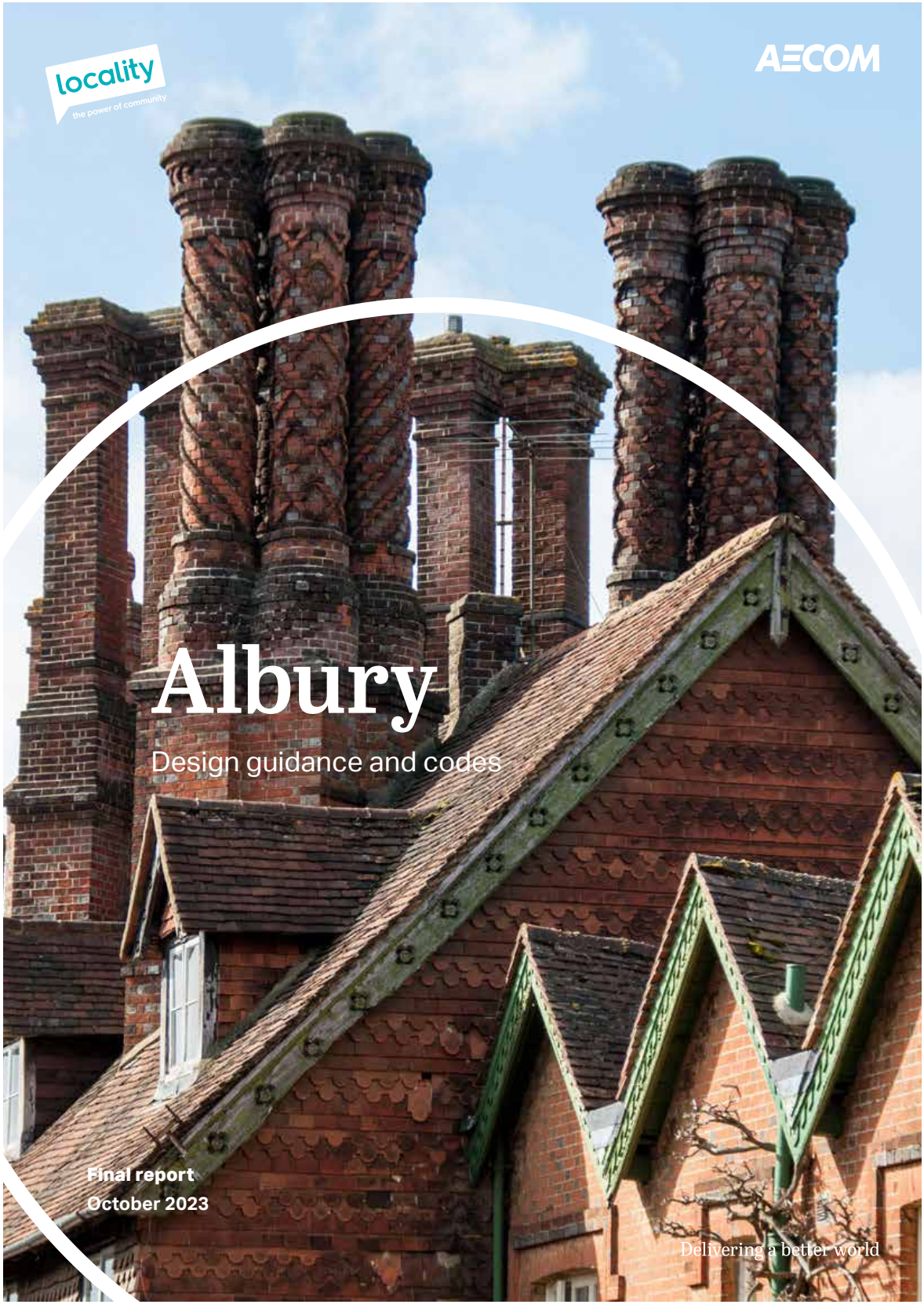
locality
the power of community
AECOM
Albury
Design guidance and codes
Final report
October 2023
Delivering a better world

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Quality information

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3	14.08.2023	Review - Final Report	Jessie Watson	Associate Director
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1	24.02.2023	Drawings	Holly McMahon	Graduate Urban Designer
1	06.02.2023	Site Visit, Research	Jessie Watson, Sunayana Ramanand	Associate Director, Graduate Urban Planner

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INTRODUCTION

01

1. INTRODUCTION

1.1 PURPOSE

This design guide supports the emerging Neighbourhood Plan. It provides a common reference point and understanding of the local character in the Neighbourhood Area of Albury (NA) as valued by the community. Practical guidelines and codes for development in the NA will ensure locally sensitive design achieves this purpose.

1.2 PROCESS TO PREPARE THIS DESIGN GUIDE

The Neighbourhood Plan Steering Group (SG) manage the preparation of the Neighbourhood Plan for Albury.

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commission to provide design guidance to support the SG.

To ensure this design guide accurately reflects the Albury community's aspirations, the SG provided AECOM with guidance and local knowledge. Figure 01 provides a brief overview of the key milestones for its preparation.

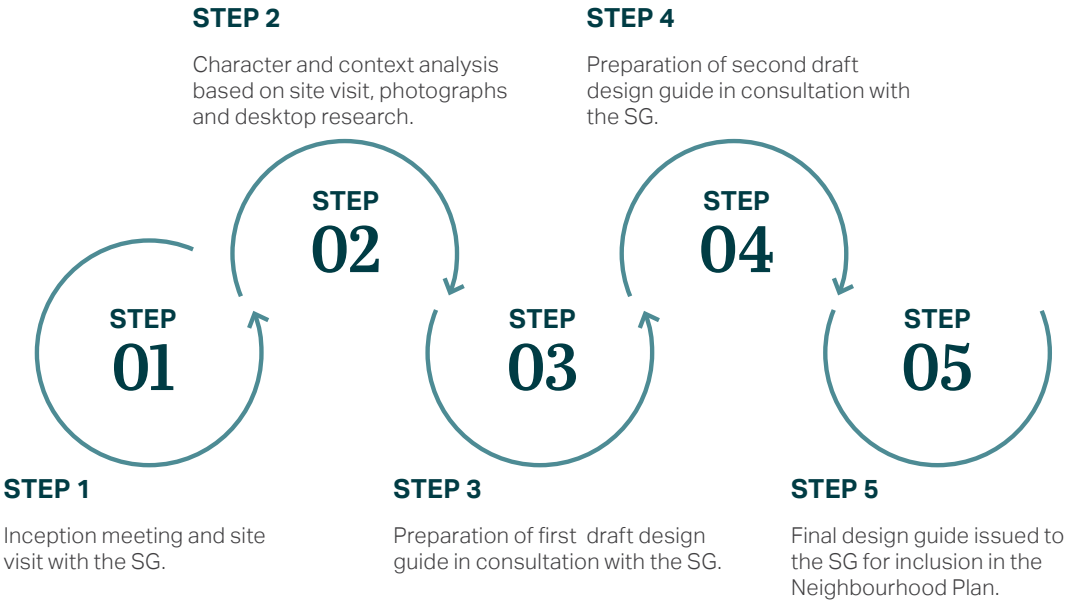

Figure 01: Diagram illustrating the process to preparing this design guide.

1.3 HOW TO USE THIS DESIGN GUIDE

This design guide should be a valuable tool in securing locally distinctive, high quality development in Albury. It may be used differently by various stakeholders during the planning and development process, as summarised in Table 1.

A valuable way the design guide can be used is as part of a process of co-design and involvement that seeks to understand and take account of local preferences and expectation for design quality. As such, the Design Guidelines and Codes (refer to Section 4) can help to facilitate conversations on the various topics to help align expectation and aid understanding on key local issues. The design guide alone will not automatically secure optimum design outcomes, but should help to influence that.

Stakeholders	How they may use this design guide
Applicants, developers and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Design Guidance and Codes as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidance and Codes should be discussed with applicants during any pre-application engagement.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines and Codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: How stakeholders may use this design guide

1.4 AREA OF STUDY

1.4.1 County of Surrey

The villages of Surrey are often seen as idyllic places to live - a combination of surrounding countryside, high streets filled with independent shops, characterful historic buildings and a strong sense of community often give them a unique sense of character. This lifestyle within close proximity to London makes the villages extremely desirable places to live.

Surrey is the most wooded county in England and many of its settlements are situated within woodland. The landscape varies across the county, with the Surrey Hills in the south forming a stunning area of open countryside.

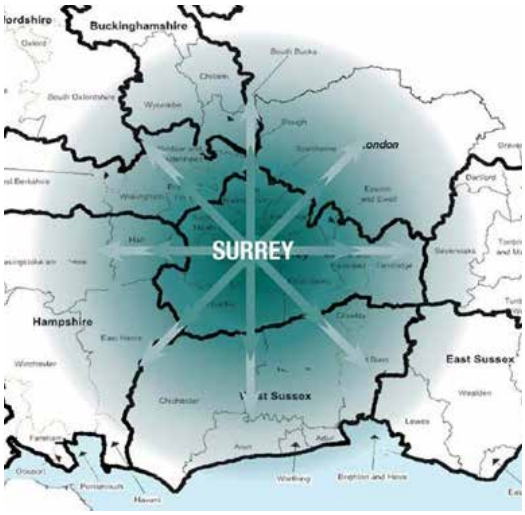

Figure 02: Surrey: connected to London and the South East.

1.4.2 Borough of Guildford

The parish of Albury is located in the Borough of Guildford, which is a town and borough within the county of Surrey. Guildford is its largest settlement and only town, and is the seat of the Borough Council.

The parish is located approximately four miles to the southeast of Guildford on the southern edge of the North Downs and entirely within the Green Belt and the Surrey Hills AONB and Area of Great Landscape Value (AGLV).

The extent of the borough, with its main settlements, including Albury, is shown in the diagram, right.

Figure 03: Borough of Guildford.
Source: https://www.wearetheview.com/our-work/corporate/guildford-borough-council/

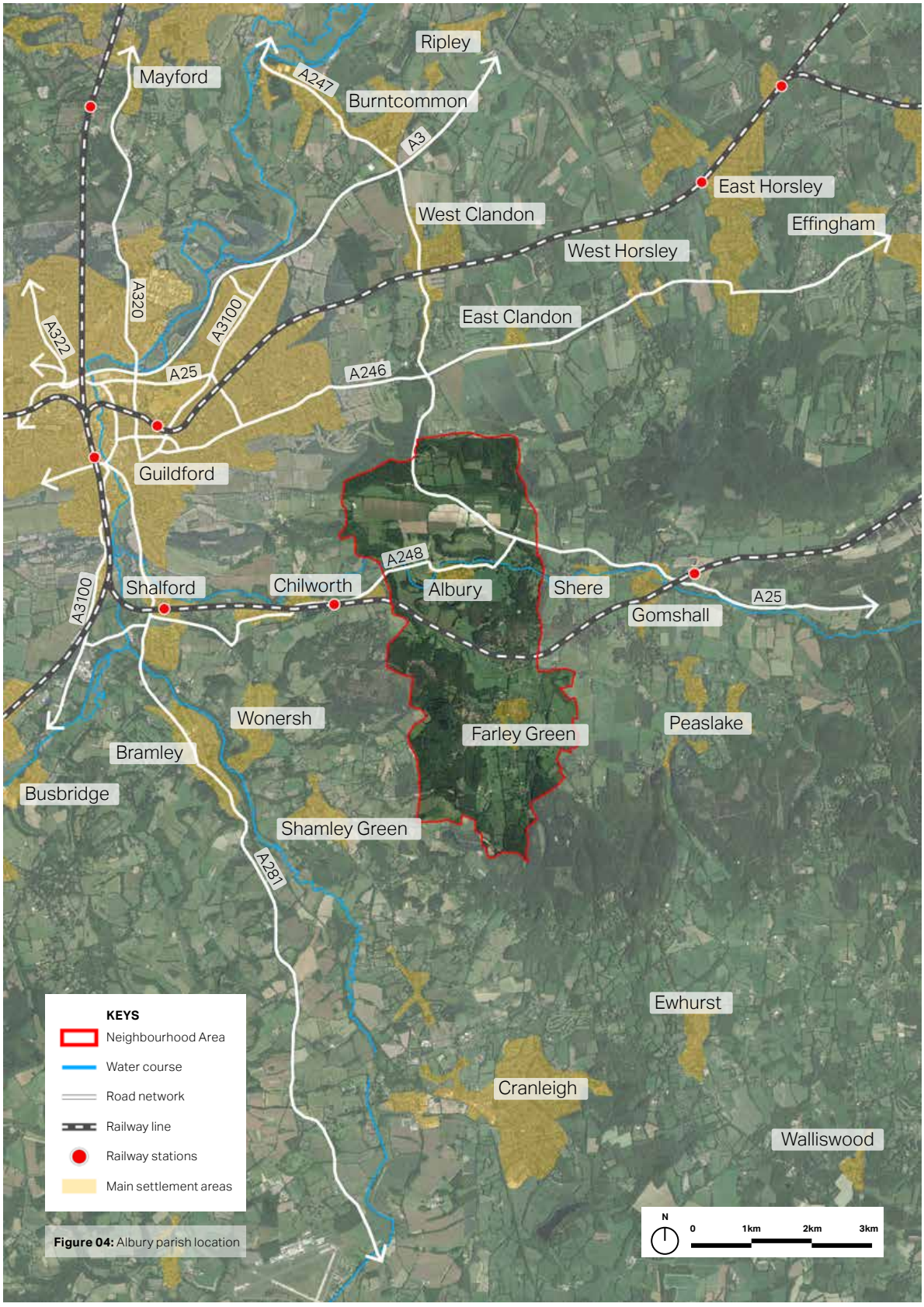

Figure 04: Albury parish location

1.4.3 Parish of Albury

The parish of Albury is rural in character with extensive open views to the surrounding countryside. It stretches from Newlands Corner in the north to Farley Green in the south, and along the A248 from Chilworth in the west to Shere in the east, with the rural hamlets of Brook and Little London in between.

The Parish has five main settlement areas: Albury Village, Farley Green Village, Albury Heath (including Little London & Brook), Sherbourne, & Newlands Corner and North Downs. The first three account for 81% of the 465 residential properties in the parish (ref: 2018 electoral roll).

Until the early 20th century the bulk of the land in the Parish was owned by the Albury Estate which meant that non-Estate related building was very limited until the early 20th century when parts of the Estate were sold.

The Albury Estate Fisheries has a number of recreational fisheries along the Tillingbourne. There are extensive footpaths and bridleways throughout the various open green spaces in the Parish, which bring a lot of visitors, such as Newlands Corner, Albury Heath, Farley Heath and Silent Pool. The Tillingbourne river flows through the middle from east to west.

Albury Parish is a generally prosperous and attractive area, which is located in the Surrey Hills AONB.

1.4.4 Surrey Hills

The Parish is referred to as a peaceful and beautiful place. The Surrey Hills AONB is considered to be the 'countryscape' for the urban areas of Guildford, surrounding boroughs and London; walking and cycling being popular pursuits.

The document 'Building Design into the Surrey Hills' describes the Surrey Hills as:

"...One of the first landscapes to be designated an Area of Outstanding Natural Beauty in 1958 in recognition of its natural beauty. Although geology, soils and climate have created the bones of the landscape, the appearance of the Surrey Hills has been shaped for centuries by the changing patterns of land use and settlement.

And goes on to describe the varied settlement pattern as being one of its unique features:

"Settlement pattern in the Surrey Hills is surprisingly varied with some villages still having an isolated, remote feel. Woodland cover and topography in the Surrey Hills combine to conceal even expansive development, and create a perception of quietness and seclusion. Many villages integrate well into the fabric of the landscape."

"The end result is a rich and diverse built heritage featuring many small farmsteads, pleasant hamlets with village greens, and grand houses set in parkland. Local materials like stone, flint, tile, brick and timber are featured throughout the Surrey Hills, defining the sense of place..."

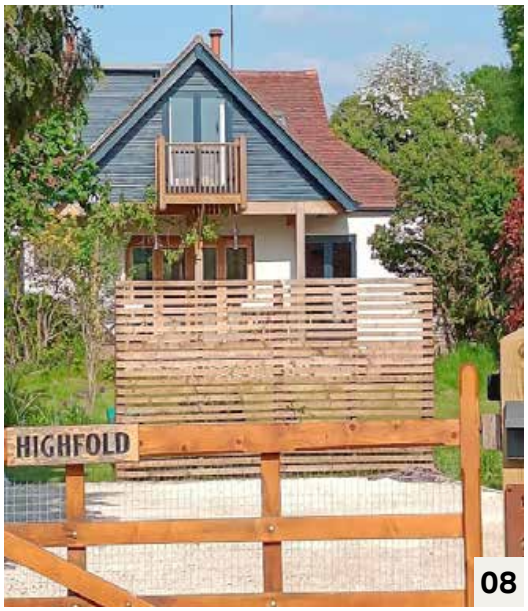

Figure 05: Statue behind Albury Village Hall (top left).
Figure 06: Recently constructed housing in the Albury Estate vernacular, Albury (top right).
Figure 07: Newlands Corner, with sweeping views towards Albury (bottom left).
Figure 08: Property set back on a large plot in a contemporary style in Farley Green (bottom right).

1.5 PLANNING POLICY AND GUIDANCE

This section outlines the national and local planning policy and guidance documents that have influence, and should be read in conjunction with, this design guide.

1.5.1 NATIONAL POLICY AND GUIDANCE

National Planning Policy Framework

Department of Levelling Up, Housing and Communities

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework 2021 (NPPF) and the associated National Planning Policy Guidance (NPPG). In particular, the NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

At this time of preparing this report, the period of consultation on the new draft NPPF has closed and a revised publication is imminent. It has not yet received Royal Assent.

National Model Design Code

Department of Levelling Up, Housing and Communities

The National Model Design Code 2021 provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.

National Design Guide

Department of Levelling Up, Housing and Communities

The National Design Guide 2019 illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

Building for a Healthy Life

Homes England

Building for a Healthy Life (BHL) is the Government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

BHL is supported by Streets for a Healthy Life, which demonstrates what can be achieved in creating streets as places for people.

Manual for Streets

Department for Transport

Development is expected to respond positively to the Manual for Streets 2007, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car/ vehicle dominated layouts but place the needs of pedestrians and cyclists first.

National Farmsteads Character Statement

Historic England

This document, published October 2014, provides a summary introduction and a structured framework for understanding England's traditional farmsteads. It is noted that a traditional farmstead or farm building will have significance if it makes a positive contribution to local character and distinctiveness, whether it is designated as a heritage asset or not. Some, including non-traditional buildings, will also have special rarity or significance in a local or national context.

1.5.2 LOCAL POLICY AND GUIDANCE

Landscape Character Assessment

Surrey County Council

The Surrey Landscape Character Assessment, published in April 2015, is one of Guildford Borough Council's Supplementary Planning Documents (SPD) and sets out the general characteristics of Alburys' townscape/ landscape and how development can be sympathetic to and/or mitigate its impact. Albury is located within the ''Chalk Ridge' landscape type'.

Vehicular and Cycle Parking Guidance

Surrey County Council

The guidance (2018) sets out maximum and minimum (recommended level of provision) vehicular parking levels for the County.

The Guildford Borough Local Plan

Guildford Borough Council

The Guildford Borough Local Plan uses policies from two Local Plans to guide development across the Borough:

- Local Plan: Strategy and Sites 2015-2034 (GLPSS). Updated 22 March 2023.
- Local Plan: Development Management Policies (GBDMP). Adopted 22 March 2023.

Albury is recognised as a parish within a 'Designated Rural Area' , it has not been inset from the Green Belt and has not been set new housing targets.

Selected GLPSS policies specific to Design are listed below.

- GLPSS Policy D1: Place shaping
- GLPSS Policy D2: Climate change, sustainable design, construction and energy
- GLPSS Policy D3: Historic Environment
- GLPSS Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value.

GBDMP policies of particular relevance to Albury include:

- Policy H4: Housing Extensions and Alterations including Annexes
- Policy H5: Housing Conversion and Sub-division
- Policy P7: Biodiversity in New Developments
- Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness.

Supplementary Planning Documents

Guildford Borough Council

Relevant SPDs to consider are:

- Residential Design Guide (adopted 2004)
- Climate Change, Sustainable Design, Construction and Energy SPD (adopted 2020)
- Residential Extensions and Alterations Guide SPD (adopted 2018)
- Parking Standards for New Development SPD (adopted 2023)

Building Design into the Surrey Hills

Surrey Hills AONB Board

This document sets out guidance on the preparation of Design Statements for new development within the Surrey Hills AONB.

Environmental Design Guide

Surrey Hills AONB Board

This document sets out guidance, principles and best practice for conserving and enhancing country lanes in the AONB to help stakeholders.

Surrey Hills AONB Management Plan 2020-2025

Surrey Hills AONB Board

This document was prepared with a focus on the whole of the Surrey Hills AONB and is primarily focused on the purpose of AONB designation, which is the conservation and enhancement of natural beauty.

The aim of the Planning Management policies (P1-6) set out is so that new development enhances local character and the environmental quality of its nationally important setting.

LOCAL CHARACTER ANALYSIS

02

2. Neighbourhood Area context

This chapter describes the local context and key characteristics of Albury Parish regarding heritage, built environment, streetscape, views, landscape, and topography.

2.1 Access and movement

2.1.1 Main road network

The A25 road from Guildford to Dorking runs down from Newlands Corner in the northwest of Albury. The only other "major" road, the A248, runs through Albury Village to Chilworth, Shalford and Guildford. The local road network comprises of largely unimproved rural B-class roads and unclassified country lanes as well as part of the A25 from Coombe Lane, up the hill to Newlands Corner and the Guildford Manor Hotel and Spa. The other A road in the Parish is the A248 which begins at the junction with the A25 and proceeds through the centre of Albury Village and on to Chilworth, Shalford and Guildford. This road is referred to as the 'Guildford southern by-pass'.

2.1.2 Public transport network

There is limited public transport in the Parish. The Guildford to Dorking bus route goes via Albury village stopping 10 times each way every weekday every 60-90 minutes. There is also a bus between Guildford and Cranleigh which stops at Newlands Corner five times each way every weekday every two hours. There are 13 bus stops located across the Parish.

However, the timetable is not suitable for commuting to schools outside the Parish.

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

The Guildford to Redhill railway line runs through the middle of the Parish but there are no longer any stations within its boundaries. The closest stations are Chilworth (2 miles to the west) and Gomshall (2.5 miles to the east). These stations are, unfortunately, only served by one train in either direction every two hours. There are also stations nearby at Guildford (5.5), Clandon (6 miles), Horsley (8 miles) and Effingham Junction (10 miles) which sit on the line to London – these are popular with commuters. The closest Park and Ride is situated in Merrow.

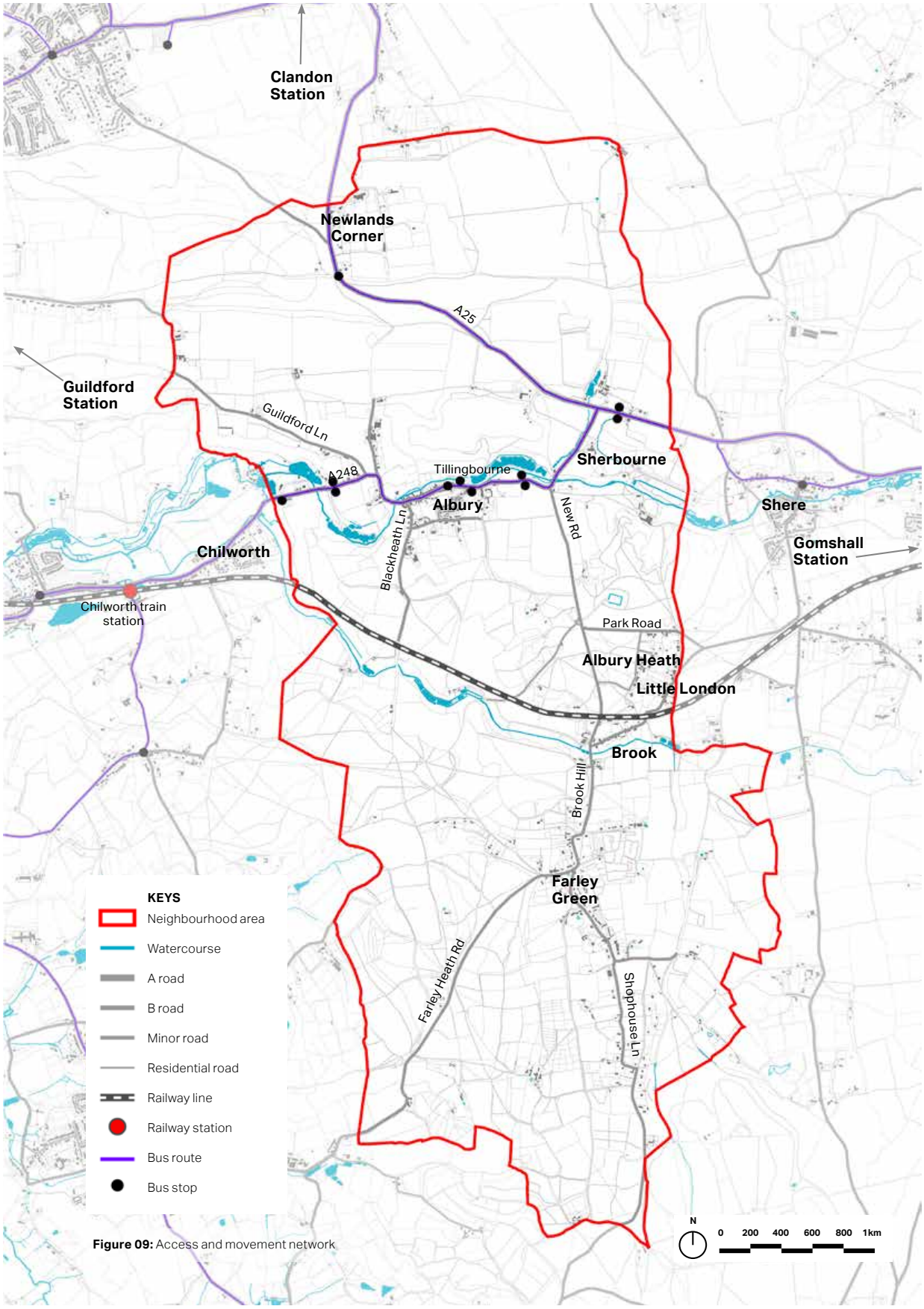

Figure 09: Access and movement network

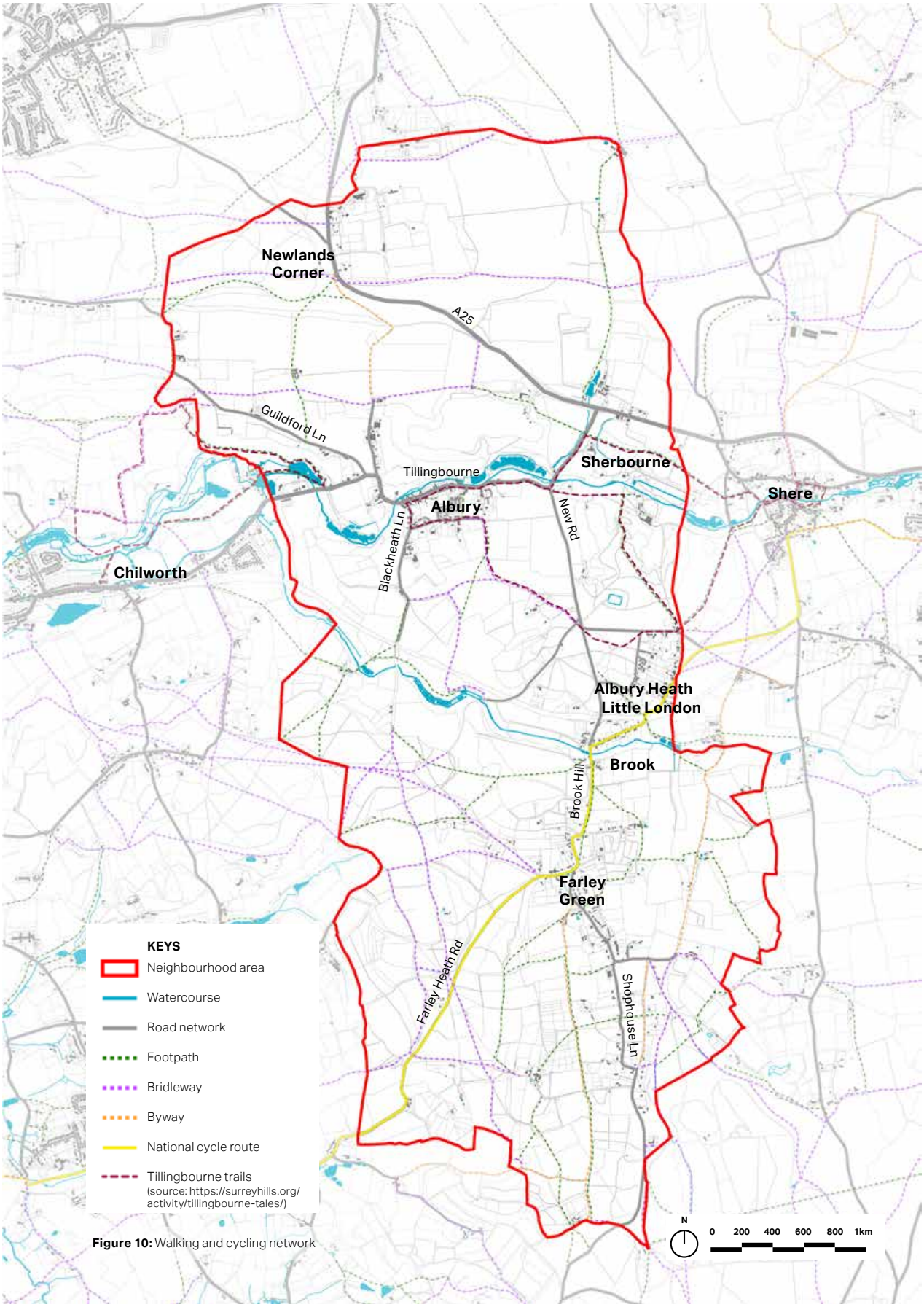

Figure 10: Walking and cycling network

2.1.3 Walking and cycling network

Surrey County Council is primarily responsible for transport planning in the NA. The County's policies on transport recognise the need for a shift towards more sustainable, active transport options, and are supported by improvement plans for the active transport network, which includes Rights of Way. The Active Travel in Surrey report found the greatest trip types that would allow for behavioral change are those for pleasure or leisure. Infrastructure, such as wider footpaths and bicycle lanes was a key intervention to encourage this shift. The County has identified a suggested route - The Tillingbourne Trail (Tillingbourne Tales) (refer to Figure 10) but, at the time of preparing this design guide, was yet to identify Public Rights of Way enhancement opportunities.

Most of the land in the parish is accessible to the public with an extensive network of footpaths and also plenty of parking areas from which to access it. As such, the inhabited areas are separate but connected by this movement network. Enhancing pedestrian connections between the settlements in the Parish is considered important in the emerging Neighbourhood Plan.

The National Cycle Route 22, a designated cycle route, runs through the NA, connecting to Banstead (near Epsom) and Brockenhurst via Dorking, Guildford, Farnham, Petersfield, Havant, Portsmouth and the Isle of Wight between Ryde and Yarmouth.

There is an established wayfinding palette of wooden signage in Albury to support active travel.

Figure 11: View north towards Newlands Corner.

Figure 12: View south from Newlands Corner, with bridleway access towards Albury.

2.2 Historic and Environmental Designations

2.2.1 STATUTORY DESIGNATIONS

There are two Conservation Areas in the parish: one around Albury village and the other forming part of the Chilworth Conservation Area in the west of the parish.

The parish contains two scheduled listed structures as follows:

1. The site of the Romano-British Temple on Farley Heath (which is believed to have been built at the end of the first century AD).
2. Bowl barrow at Newlands Corner.

It has two Grade I buildings and 42 Grade II Listed structures and buildings, the bulk of which are in Albury village and Sherbourne.

There are currently 3 structures in the NA which are locally listed by Guildford Borough Council

2.2.2 LANDSCAPE CHARACTER

The landscape of the NA makes a significant contribution to its character and setting. The countryside is very varied, and is unusual in that it features hills, mixed ancient woodland, ancient yew stands, heathland, chalk grassland, streams, lakes, water meadows, some agriculture, and grazing for cattle, sheep and horses. Its biodiversity reflects the amount of countryside and the variation in habitats.

Albury is a rural parish, situated in the Surrey Hills Area of Outstanding Natural Beauty (AONB), and the Green Belt, and an Area of Great Landscape Value (AGLV). Much of it is Common Land and there are Sites of Special Scientific Interest (SSSI), and areas of Ancient Woodland. It also has local designations with many Sites of Nature Conservation Importance (SNCIs), Regionally Important Geological / Geomorphological Sites (RIGS) and a large Biodiversity Opportunity Area (BOA).

Figure 13: Map at The Hurtwood nature reserve in Farley Green (top).

Figure 14: Map at Newlands corner (bottom).

Newlands Corner/Merrow Downs SNCI is probably the most important ancient yew site in Europe. It has over 600 ancient, veteran and mature yews, many of huge girth, up to 1,000 years old. Albury Park SNCI has over 300 trees on the Ancient Tree Inventory, including oaks, sweet chestnuts and yews, and is the most important site for lichens in Surrey. Albury Parish is accordingly an area of national and international importance for its environment and natural heritage.

Albury Warren in Albury village, Albury Heath and Kiln Rough are Sites of Nature Conservation interest (SNCIs). It also has local designations with Regionally Important Geological / Geomorphological Sites (RIGS) and a large Biodiversity Opportunity Area (BOA). These designations distinguish it as an area of high environmental importance.

Unlike other local villages, Albury village was not inset from the Green Belt in the Guildford Local Plan 2019 and was not allocated housing targets.

A Housing Needs Survey was undertaken in the Neighbourhood Area in 2018. It identified a need for up to 10 dwellings of predominantly 2/3 bedrooms aimed at young families, with a mix of affordable rental and shared ownership dwellings. The SG have commissioned an update for the Housing Needs Survey; results are expected in late 2023.

The Surrey Landscape Character Assessment[1] provides a more localised assessment of landscape character. The Parish is located in the 'Chalk Ridge' landscape type, with south facing scarp slope extending eastward from Guildford to Dorking.

Figure 15: Greenspace behind Millennium Cottages, Albury (top).

Figure 16: The Tillingbourne River passes through Albury Village (bottom).

1 Surrey Landscape Character Assessment.

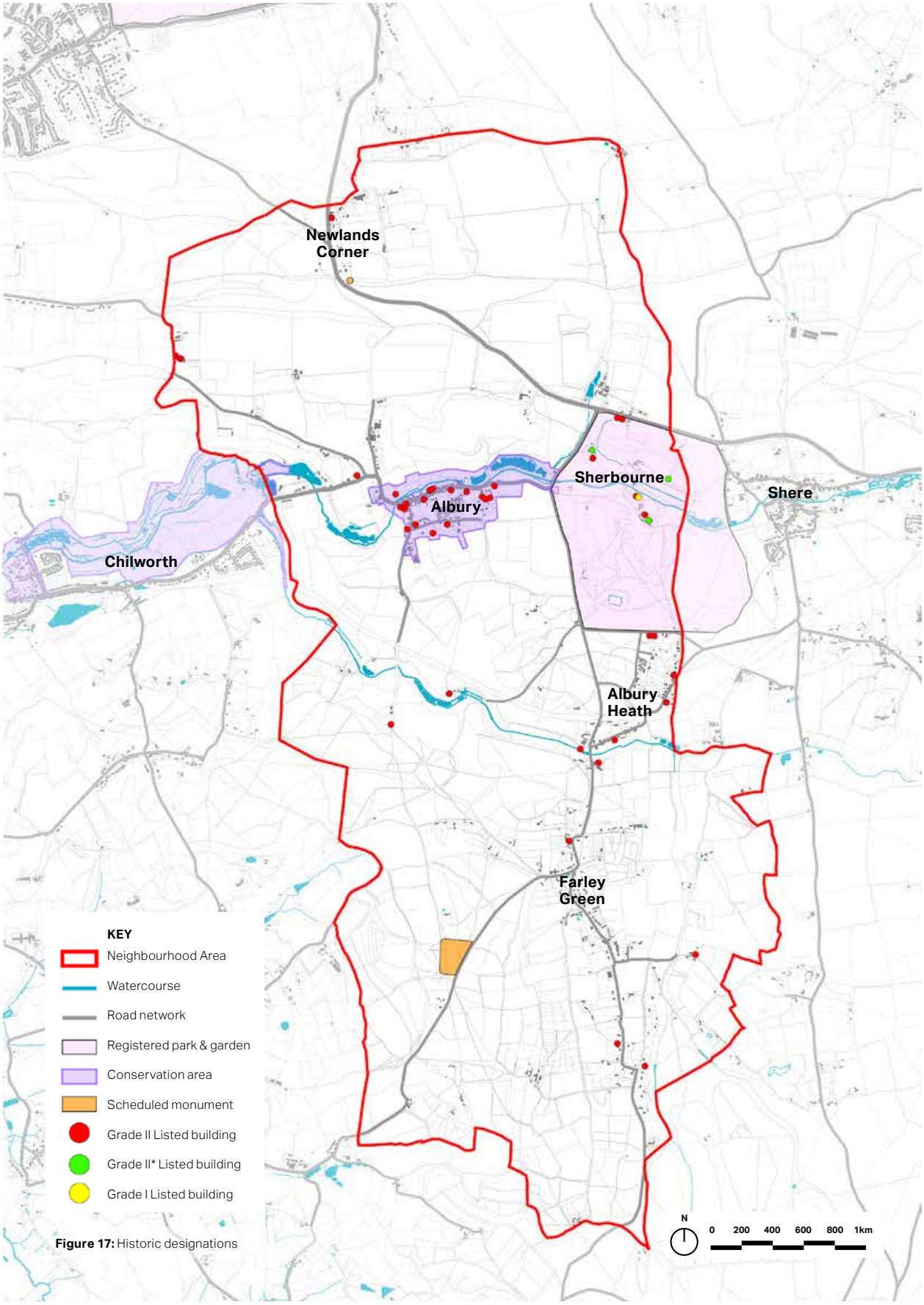

Figure 17: Historic designations

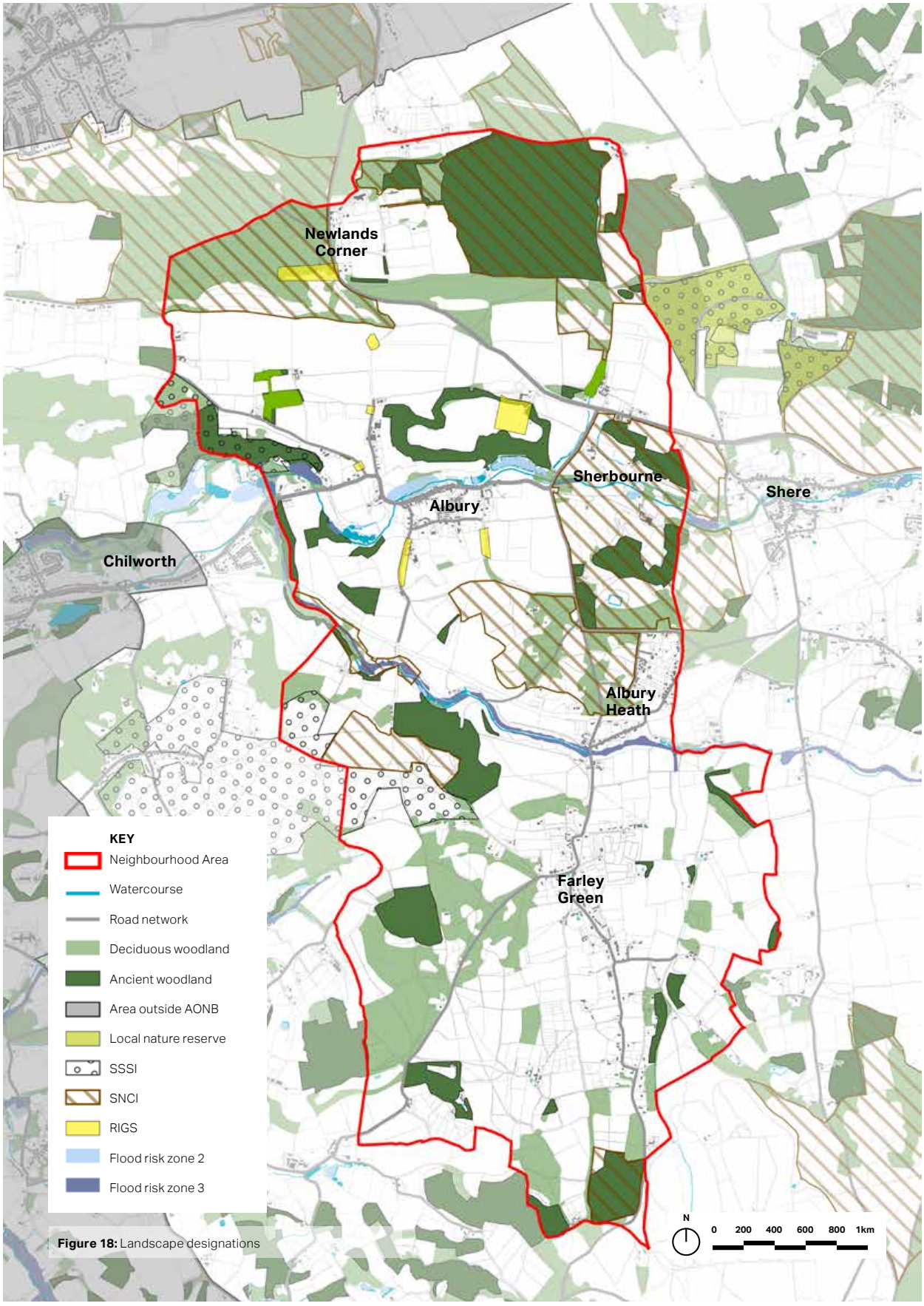

Figure 18: Landscape designations

2.2.3 TOPOGRAPHY AND FLOOD RISK

The River Tillingbourne which runs through Albury village is a tributary to the River Wey and helps to drain surface water run off in the Parish. Waterways and ponds along, and leading to, the Tillingbourne, include Albury Water Meadows, Belmount Lake, Mill Lake, Sherbourne Pond, Silent Pool, Vale End Pond, Waterloo Pond, Weston Pond.

2.2.4 VIEWS AND VISTAS

The Parish has some of the most iconic views in Surrey, particularly from Newlands Corner, which runs along the Pilgrims Way, an historical walking route between Winchester and Canterbury. This area of the Parish is most used for walking, mountain and road biking events and horse riding. The Neighbourhood Plan identifies several 'Iconic views' across the NA which should be protected.

2.2.5 GREEN INFRASTRUCTURE

A multi-functional network of green infrastructure is the hallmark of livability in settlements and access to green infrastructure helps to improve wellbeing. Green infrastructure includes green space but also assets such as allotments, playing fields, wildlife corridors, woodlands, blue infrastructure (e.g. waterways), areas of landscaping and trees.

Green infrastructure assets of the NA are detailed in the 'Green Infrastructure and Environment' section of the emerging Neighbourhood Plan. Key elements are shown on Figure 18, previous page.

Figure 19: View southwards from Newlands Corner (top).
Figure 20: Panoramic view southwards towards the Surrey Hills from Newlands Corner (bottom).

2.3 LAND USES, FACILITIES AND SERVICES

The Parish of Albury is well served with a number of community facilities including two churches which are in regular use for services (the Barn Church in Farley Green and St Peter's and St Paul's Church in Albury village), one church is open daily and is used for occasional community events (the Old Saxon Church), sporting and recreational facilities covering football, cricket, crown green bowls and a recreation ground with a children's playground. The Village Hall and Memorial Library provide meeting space for a number of active local clubs. The full list of facilities are:

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

There are two cafes, both at Newlands Corner, a post office and separate village shop in Albury village.

There is also one hotel (Guildford Manor with Gym and spa), close to Newlands Corner and two pubs (The Drummond in Albury village and The William IV in Little London) and further bed and breakfast/self catering facilities. There is also Carlo's Restaurant next to Guildford Manor Hotel.

There are no schools or nurseries in the Parish. All children attending senior schools have to commute outside the Parish. There is inadequate public transport to support them and children rely on school buses or cars to get to and from school.

Silent Pool combines a vineyard, gin distillery and several quality food businesses and draws attention to what can be achieved and provides additional opportunity for development as a craft/food area, though parking is sparse.

There is a bike shop at Home Farm, which attracts cyclists. Olympic cycling events have attracted increased recognition of the area and annual events such as Ride London strengthened the trend. The roads and lanes are also very popular for road cycling attracting many cyclists especially at weekends.

Figure references for photographs, overleaf:

Figure 21: The lawn at Albury Bowls Club (top).

Figure 22: Pratt's Stores and Post Office, Albury (centre left).

Figure 23: Recreation ground, Albury (bottom left).

Figure 24: The Drummond pub and village store, Albury (right).

ALBURY BC
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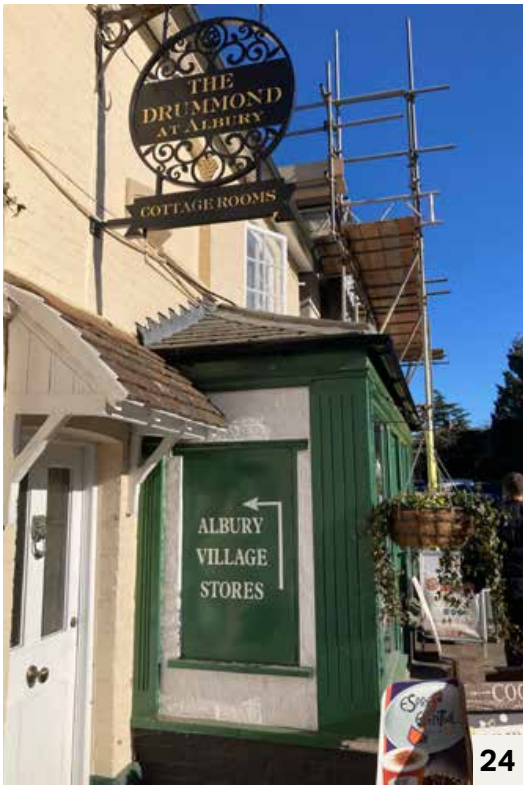

THE DRUMMOND AT ALBURY
COTTAGE ROOMS
ALBURY VILLAGE STORES
24

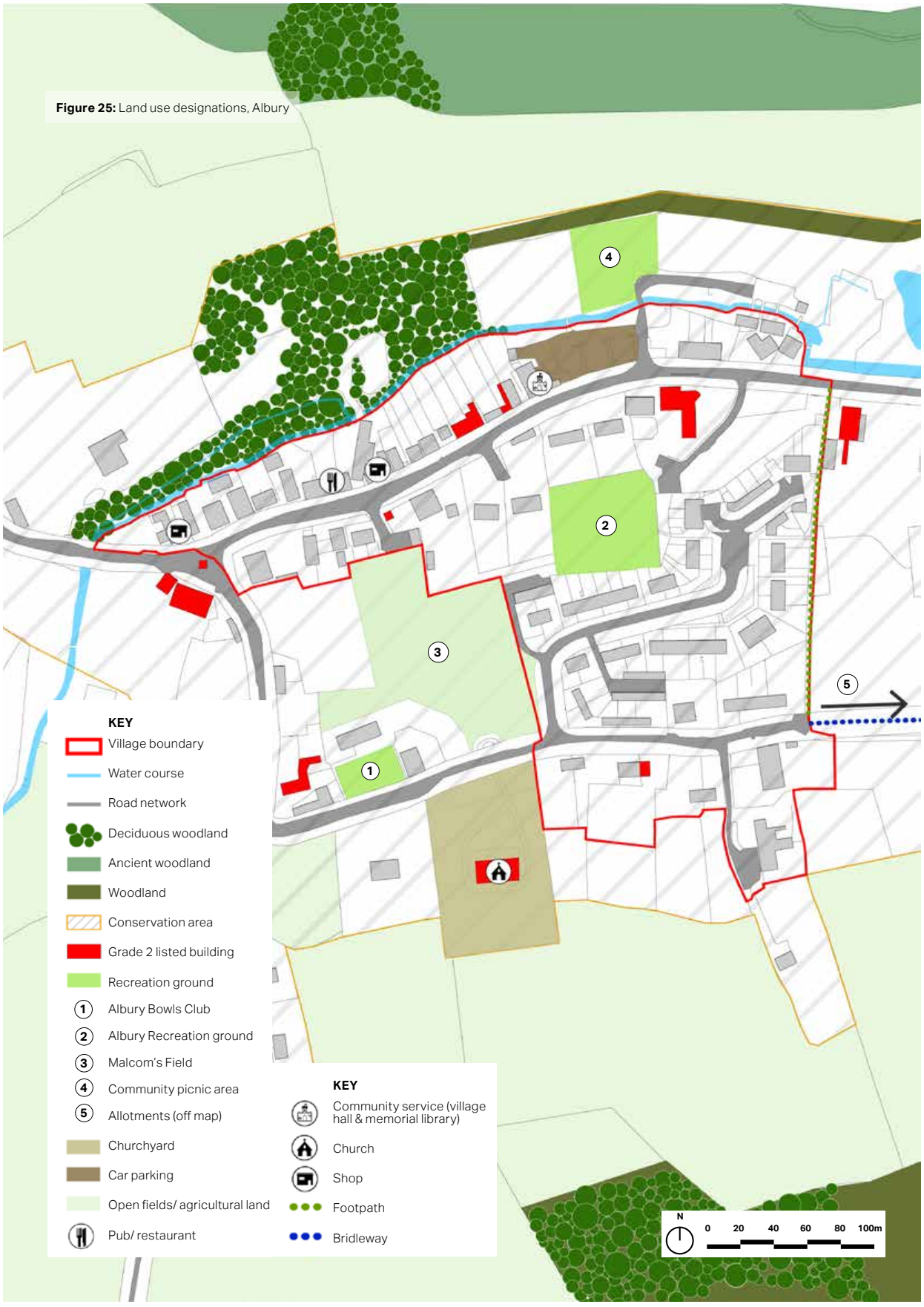


Figure 25: Land use designations, Albury

CHARACTER STUDY

03

3. CHARACTER STUDY

This section outlines five character areas of the Parish, which are defined and described in detail in the Design and Heritage section of the emerging Neighbourhood Plan. Therefore a succinct summary is provided here.

The areas vary in character primarily due to their location, setting and period of development. They are set and shown on the following pages.

1 ALBURY VILLAGE

Within the Conservation Area up to the junction with New Road, Water Lane, Blackheath Lane, includes Boundary Cottages and Guildford Lane.

2 SHERBOURNE

Area includes light industry at Silent Pool, former landfill site, Albury Vineyard, Home Farm, A25 Shere Road and around Apostolic Church, Albury Park and Old Saxon Church.

3 NEWLANDS CORNER & NORTH DOWNS

Viewing point and Newlands cafe, Guildford Manor hotel, Carlo's Restaurant, Old and New Scotland Farm, Plucky Pheasant cafe and nearby houses, and the northern part of Trodds Lane.

4 ALBURY HEATH, BROOK & LITTLE LONDON

Albury Heath, Brook Lane, Little London, Park Road, Heath Lane, New Road

5 FARLEY GREEN

Area to the south of the top of Brook Hill, Edgeley Park and Farley Heath.

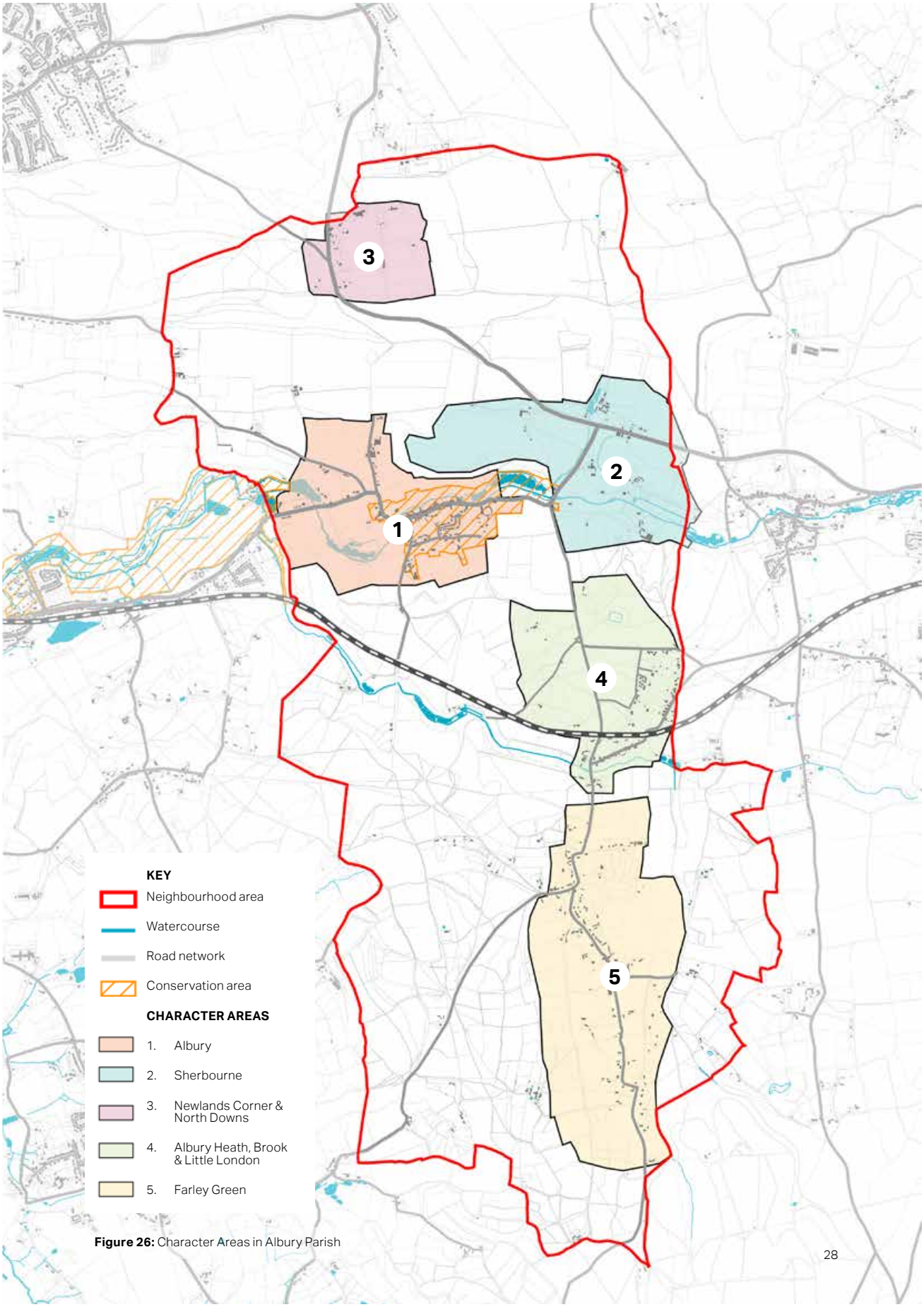


Figure 26: Character Areas in Albury Parish

3.1 ALBURY VILLAGE

3.1.1 LAND USE AND LAYOUT

The village of Albury is laid out in an 'L' shaped pattern. It sits next to the Tillingbourne River and the A248 dissects the village running through the middle.

Buildings in the village are generally located along the A248 or Church Lane/Weston fields, which leads off it. Weston Yard is the management base for the Albury Estate.

The predominant use is residential, but it is well served with local day-to-day amenities, such as a church (St. Peter and St. Paul's, built in 1842), a pub (The Drummond Arms), a post office, and also, more recently, a village shop.

Most of the village but not all of it is in the only settlement boundary in the Parish. Birmingham Farm and Water Lane also provide light rural industry.

3.1.2 BUILT CHARACTER

All of the village of Albury is within a Conservation Area and some of the properties within it are truly unique. Albury Estate has played a significant part in the design of buildings in the Parish since the mid 1800's. It defines the character of Albury today, which is typically of the Arts and Crafts architectural style, which rose to prominence in the late 19th and early 20th centuries and features natural materials, such as stone, wood and clay. The rooflines are a particularly defining feature, with asymmetrical, steeply sloped gables, prominent, decorative Pugin designed high chimneys being a common element. Front porches are also common.

St. Peter and St. Paul's Church is a unique and remarkable example of Victorian Parish architecture, built of traditional red brick.

There are also some examples of buildings with bargate stone and flint, such as Weston House and Weston Lodge.

The material palette is also very distinctive, with the green detailing of the Estate being a consistent feature on eaves, guttering and drainpipes throughout the village.

There are some early to mid-twentieth century structures set back from the A248 and approximately 50 local authority properties in Westonfields.

There is a second Conservation Area to the west of the village - the 'Chilworth Gunpowder Mills Conservation Area' but this lies mainly in St Martha's Parish. It's buildings characterise the industrial significance of the Tillingbourne Valley.

3.1.3 BUILDING SCALE

There are no high-rise buildings, and most are 2 storeys or less. Next to the village hall are is a row of 3 storey houses with the distinctive Albury chimneys and there are some detached Victorian dwellings in the village which are 2.5-3 storeys, with higher pitched roofs than the more commonplace Arts and Crafts style vernacular.

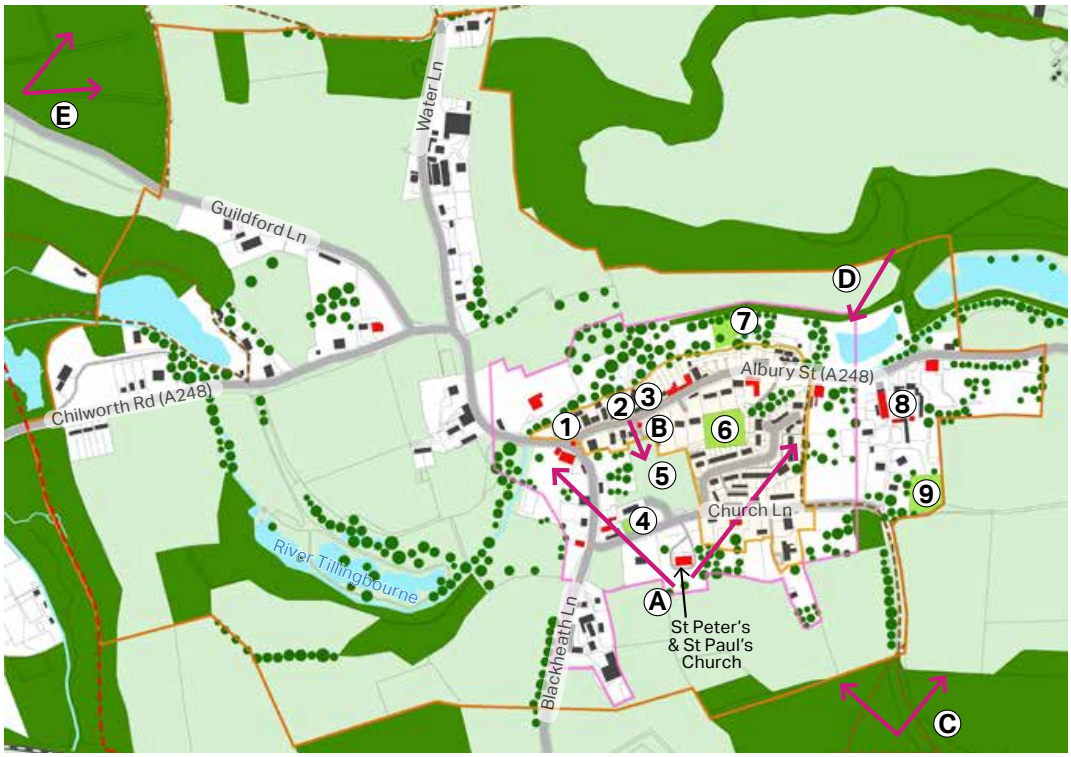


Figure 27: Albury land uses

KEY

- Neighbourhood Area
- Conservation area
- Village settlement boundary
- Albury Village Character Area
- Building
- Grade 2 listed building
- Water bodies
- Woodland
- Open field
- Recreational green space
- Road network
- PROW
- Trees
- Indicative key views
- (A) View from Albury Parish Church towards St Martha's and Newlands Corner
- (B) View from The Street in Albury across Malcom's field to the parish church of St Peter and St Paul
- (C) View from Albury Warren towards St Martha's and Ranmore Common (at junction of 2 field gates - off map)
- (D) View across Weston Pond (Albury Fisheries) towards the village
- (E) View from Guildford Lane towards Downs and Newlands Corner

1. Shop and post office
2. Pub
3. Village store
4. Bowling green
5. Malcom's Field
6. Recreation ground
7. Community picnic area
8. Albury Estate office and yard
9. Allotments

Figure 28: Typical Albury vernacular with gables, tile hung detailing and green timber.

Figure 29: Terraced housing in the Albury Estate style, originally built for the Estate workers.

Figure 30: 3 storey houses along the Albury Village street with elaborate Pugin style chimneys (top left).

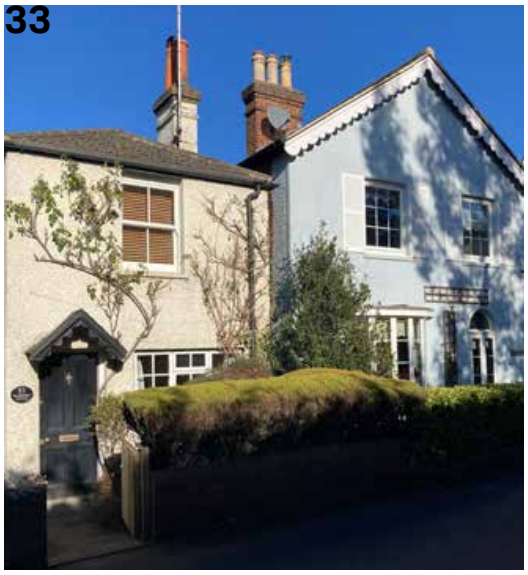
Figure 31: Substantial detached house in the Albury Estate style with green woodwork and barge boarding, Albury Villlage (centre left).

Figure 32: Contemporary residential development in keeping with the Albury Estate style, Albury Village (bottom left).

Figure 33: Victorian cottages, Albury Village (top right).

Figure 34: A large detached house in the Albury Estate style with green barge boarding , Albury Village(centre right).

Figure 35: Semi detached housing in Arts & Crafts style, Albury Village (bottom right).



3.2 SHERBOURNE

3.2.1 LAND USE AND LAYOUT

Sherbourne lies to the east of the village of Albury and is also dissected by the Tillingbourne River. The A25 runs across the character area and is joined by the A248 creating a severance in the landscape. Whilst the development pattern is more dispersed, Sherbourne has a very distinct character within the Parish.

Sherbourne is the site of the original village of Albury – before it was moved by Henry Drummond in the 1830's. It contains the many businesses and some fascinating historical buildings of unique character but it does not have many residences.

Of particular note in Sherbourne is Albury Park Mansion, with its 63 chimneys (all different and modelled on genuine Tudor originals by Pugin situated in Albury Park).

The Old Church in Albury Park is a Grade I Listed ancient church and churchyard, the earliest parts of which date back to Saxon times. Built of stone with flint gemmed walls and set amongst the Albury Park estate, the interior is set with a flagstone floor. The door dates from the 13th century, a well-preserved painting of St Christopher dates from the 15th century.

It is also the site of the Silent Pool - linked by legend to King John - which is popular with visitors. Parking is limited and therefore the area can get very congested.

There are many thriving businesses in Sherbourne. Around Silent Pool there are now two vineyards, a gin distillery, and an Indian Food shop. On the other side of the A25 there is a light industrial facility, Home Farm, with several small enterprise businesses, including a bicycle repair shop.

In addition to this, Sherbourne features a new visitor viewing platform and several light industrial units on land adjacent to the previous landfill site.

3.2.2 BUILT CHARACTER

The Old Saxon Church in Albury Park is over 1000 years old and is Listed in the Doomsday book of 1085. It is a Grade I Listed building and was modified extensively over time, including by Pugin in 1839. It fell into disrepair after the village was moved but has been restored and while no longer in regular use as a place of worship, it is still used for some village events.

Albury Park Mansion is a Grade II listed building within Albury Park and has been converted into 12 private residences.

The Catholic Apostolic Church is a Grade II listed building and is still visited by followers of the Catholic Apostolic church faith, though it is not open to the public.

3.2.3 BUILDING SCALE

Given the historic nature of the character area, the building scale is similar to that of the village of Albury. There are no high-rise buildings, and most are 2 storeys or less, including the industrial and commercial use buildings. Albury Park Mansion is higher in scale at 3-4 storeys. The Old Saxon Church and The Catholic Apostic Church are the most notable in terms of their massing.

The Albury Estate vernacular is present in some 19th century red brick cottages which have detailed brick work and the forest green door and window detailing. Newer developments are characterised by cream rendering or with red brick, which is also common in the village of Albury.

Figure 36: The Old Saxon Church, Sherbourne (top left).

Figure 37: Commercial uses set back from the A25, Silent Pool, Sherbourne (centre left).

Figure 38: Albury Estate building now used by small businesses at Home Farm, Sherbourne (bottom left).

Figure 39: View of the Apostolic Church, Sherbourne (top right).

Figure 40: Housing set back from the A25, Sherbourne (bottom right).

Figure 41: Sherbourne land uses

KEY

- Neighbourhood Area
- Sherbourne Character Area
- Building
- Grade 1 listed building
- Grade 2* listed building
- Grade 2 listed building
- Water body
- Woodland
- Open fields
- Albury Park
- Road network
- PROW
- Trees

Indicative key views:

- (A) Albury Park entrance road towards the old Saxon Church
- (B) View from Sand Pit top viewing platform towards Albury village
- (C) Top of New Road towards the Downs and Newlands Corner
- (D) View from A25 across Sherbourne to Catholic Apostolic Church

1. Albury vineyard
2. Silent Pool gin distillery
3. Mandira's kitchen (restaurant)
4. Home farm business units
5. Old Saxon church
6. Albury Park Mansion

3.3 NEWLANDS CORNER AND NORTH DOWNS

3.3.1 LAND USE AND LAYOUT

Newlands Corner is a popular visitor attraction with stunning views of the Surrey Hills to the south. There is a large car park with facilities and two café/restaurants.

The development pattern is linear and follows the A25 north to south.

There are only 14 residential properties in this area of the Parish. In addition there is an Italian restaurant and a spa hotel adjacent to the A25.

3.3.2 BUILT CHARACTER

Residential development comprises 20th century detached properties set in large plots, set well back from the A25, with high hedgerow planting, providing a dense privacy screen. As such, these properties are not visible from the A25.

3.3.3 BUILDING SCALE

Properties have private access and are generally 2 storey in scale.

Figure 42: View southwards of the Surrey Hills from Newlands Corner (top).

Figure 43: View of Newlands Corner car park and footpath towards Albury (bottom).

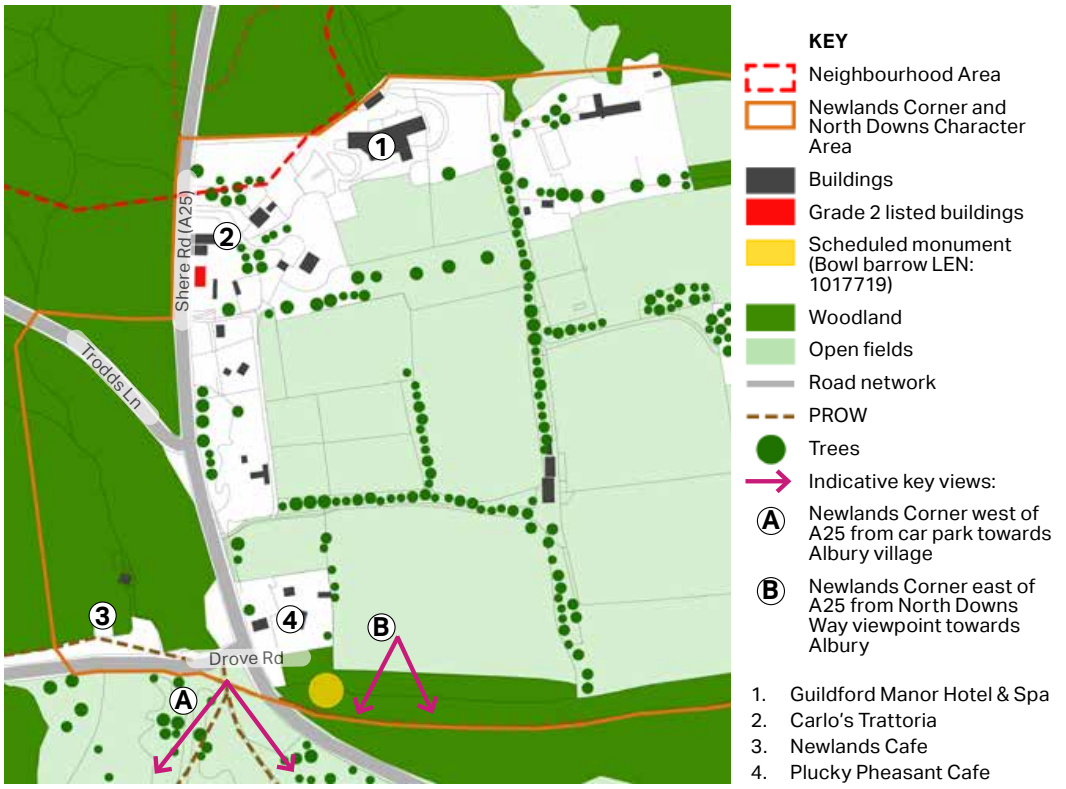


Figure 44: Land uses in Newlands Corner.

Figure 45: Panoramic views southwards from top of Newlands Corner.

3.4 ALBURY HEATH INCLUDING BROOK AND LITTLE LONDON

3.4.1 LAND USE AND LAYOUT

Albury sports club is in the centre of the Parish and provides a key recreational facility, with Albury cricket club and football club based there. A new cricket pavilion has been erected, which houses Albury sports club. In addition to sporting activities, the club also hosts events and is used for the Annual Produce Show (held almost continuously since 1861) and music festival.

Brook sits on the south side of the railway line. It has the most eclectic selection of properties, most of which are located along Brook Lane, which is a single-track lane running from Little London to the junction of New Road and Brook Hill. Brook also contains two farms, Brook Farm and Ponds farm, both of which are now used for equestrian purposes.

Little London is located north of the railway line, east of Brook.

3.4.2 BUILT CHARACTER

There are five Listed structures in Brook & Little London: one is William IV pub and the other four are residential properties.

As is common with most of the parish there are no street lights.

Albury Heath straddles New Road and whilst none of the properties have the character of the Estate built properties, there are many examples of the character carried over from the village of Albury, in particular the characteristic high chimneys, as can be seen along Park Road.

In Brook, unlike most of the rest of the Parish there is no sign of Estate building. Most of the properties are over 100 years old.

Little London has many more examples of properties associated with the Estate (mainly built in the 1870's). There are also cottages (on the boundary with Shere) which, unusually, do not follow the Estate style, and are predominantly semi detached with occasional detached examples in building form.

3.4.3 BUILDING SCALE

Around the Heath there is a mixture of 2 storey cottages and 2-3 storey Victorian houses, some of which are large and sit in extensive grounds. In Brook and Little London, properties are 2 storey.

Figure 46: Land uses, Albury Heath, Brook & Little London.

KEY

- Neighbourhood Area
- Albury Heath Character Area
- Building
- Grade 2 listed building
- Water body
- Woodland
- Open fields
- Recreational space
- Road network
- PROW
- Trees
- Indicative key views:
- (A) View from Totem Pole on Albury sports pitches towards North Downs
- (B) View from Park Road down footpath towards Shere

1. Albury Sports Club Pavilion
2. Albury sports pitches
3. Albury Park
4. Albury Heath
5. Albury Warrren
6. William IV pub
7. Igas Well Site

Figure 47: Simple semi-detached property with intricate decorative detailing, Little London (top left).
Figure 48: Arts & Crafts style rendered concrete construction semi-detached properties, Little London (top right).
Figure 49: Albury sports ground located within Albury Heath, Brook and Little London Character Area (bottom).

3.5 FARLEY GREEN

3.5.1 LAND USE AND LAYOUT

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

Facilities in Farley Green are very limited. There are no schools, shops or other amenities.

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

The only non-agricultural commercial operation is Edgeley Park Caravan site. This occupies approximately 26 acres. It is a site of privately owned recreational mobile homes with a few rented out for holidays and has been further expanded. It contains approximately 250 mobile homes, which is significant in ratio given there are only 464 other residential properties in the parish. It is densely laid out and appears incongruous in its rural setting.

The Roman Temple is a scheduled monument on Farley Heath and is believed to have been built just before the end of the 1st century AD.

3.5.2 BUILT CHARACTER

Until the early 20th century, the majority of the structures were linked to agriculture. Some of the characteristic Albury Estate structures can still be seen but following the sale of land by Albury Estate in the 1920's other developments began which changed the style of building leading to the introduction of more varied styles.

On the older structures the characteristic tall Albury (Pugin) chimneys can still be seen, although they are not as ornate as the ones in Albury village.

At the Edgeley Park Caravan site, all mobile homes are wooden style structures which are uniform in size and appearance, with private and communal amenity spaces for the residents to use.

Farley Green also features the Parish's only thatched roof property.

High hedgerows demarcating property boundaries are prevalent.

3.5.3 BUILDING SCALE

The majority of structures are 2 storeys with tiled roofs and are a mixture of houses or cottages.

Figure 50: Roman Temple sign.

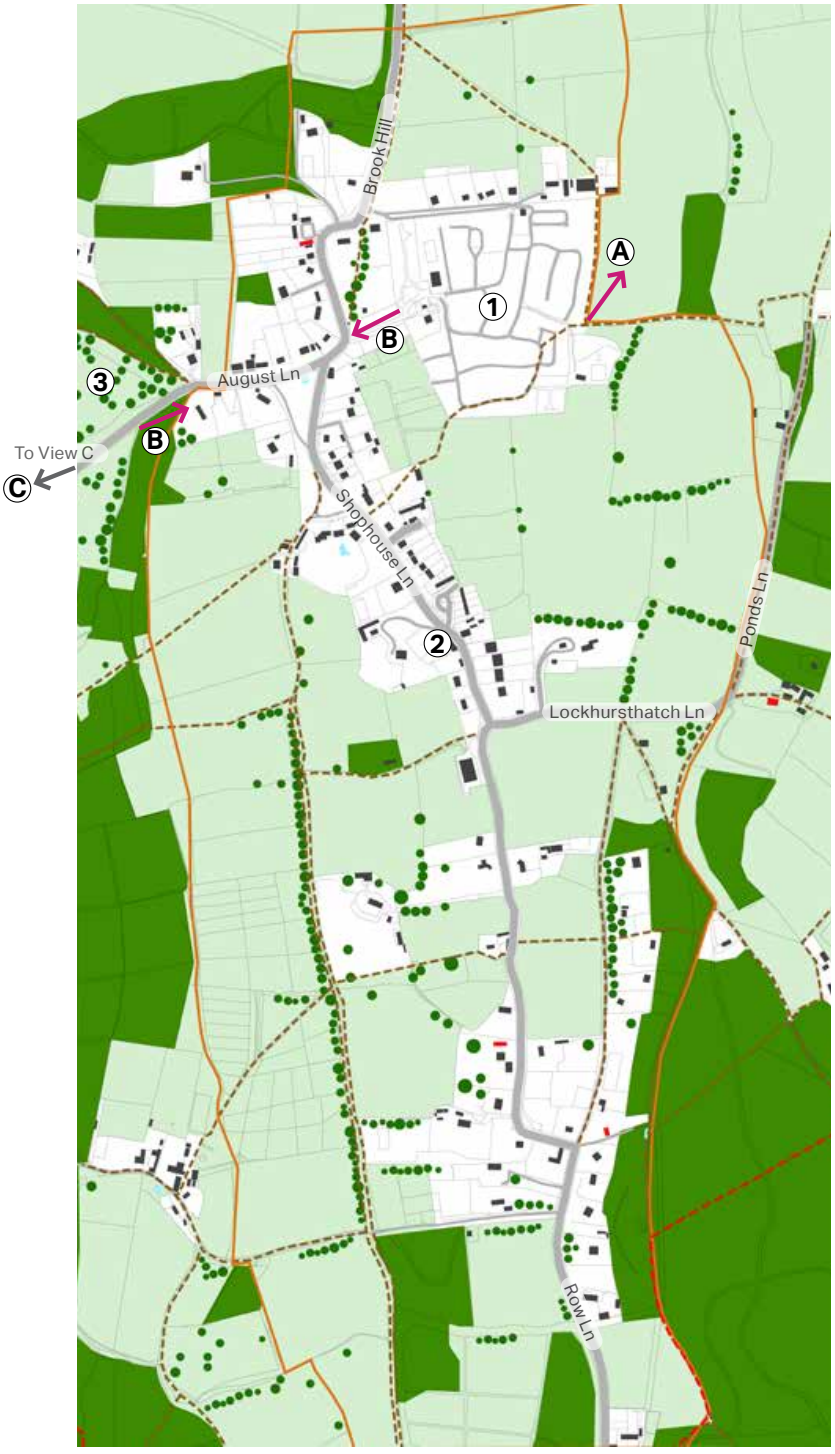


Figure 51: Land uses, Farley Green

Figure 52: A large traditional 2 storey residential property in Farley Green (top right).

Figure 53: The only thatched roof property in Farley Green (top left).

Figure 54: Residential property screened by hedges in Farley Green (middle left).

Figure 55: Well screened 2 storey detached house with gabled roof, Farley Green (bottom right).

Figure 56: Lodges in Edgeley Park, in the background, Farley Green (bottom left).

DESIGN GUIDANCE AND CODES

04

4. DESIGN GUIDANCE AND CODES

This section sets out the Design Guidance and Codes that support the Neighbourhood Plan. This design guide is in addition to, and should be read in conjunction with, national and local policy and guidance on design.

Development in the NA should demonstrate how best practice design guidance contained in national and local policy and guidance documents, including this design guide, has been considered in the layout, architectural and landscape design.

4.1 Introduction

This section is divided into two parts.

The first is a set of general design considerations which should be addressed by developers and their design teams. Where those considerations are covered by planning documents or design guides at national, district or parish level, the relevant link is provided.

The second part is a set of design guidelines and codes, regarding key aspects/ characteristics of Albury's Parish.

Overall, both the general design considerations and the design guidelines and codes included in this design guide, focus on residential environments including small-scale or limited infill new housing development in the Parish, as well as any potential conversion or housing extension.

Design Guidance	Design Code
1. Access and movement	– **DG.1** Footpath and cycle network
	– **DG.2** Wayfinding
2. Parking and utilities	– **DG.3** Public realm and streets
3. Built form	– **DG.7** Extensions, conversions and infill;
	– **DG.8** Built form: scale and roofscape;
	– **DG.9** Built form: fenestration and detailing;
	– **DG.10** Built form: materials and colour palette;
4. Views and landmarks	– **DG. 4** Landscape setting (views)
	– **DG.5** Patterns of growth within the rural landscape
	– **DG.6** Development affecting conservation areas and heritage assets
5. Architectural details and eco-design	– **DG.12** Eco-design; and
	– **DG.13** Dark skies
6. Green infrastructure and landscape	– **DG.11** Biodiversity;

Table 02: Design codes and the guidance they fall under.

4.2 Part 1: General design considerations

1. Access and movement

- Development should demonstrate synergy with, and be complimentary to the nearby settlement in relation to settlement pattern and types and the function of streets and other movement/ access routes;
- Development should favour accessibility and permeability over cul-de-sac layouts. However, where cul-de-sac layouts are proposed and are in keeping with the rural character, pedestrian connectivity should be promoted;
- Development should integrate with existing walking and cycling networks and streets;
- Development should propose street design that meets the needs of all users; pedestrians, cyclists, wheelchair and buggy users; and
- Development should propose streets that incorporate opportunities for landscaping, green infrastructure and surface water drainage.

Relevant planning documents

- **Manual for Streets (2007),** Department for Transport. Link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1072722/Essex_Manual_for_Streets_Redacted.pdf
- **National Model Design Code (Part 2 - 2021),** DLUHC. Link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009795/NMDC_Part_2_Guidance_Notes.pdf
- **Building for a Healthy Life (2020),** Homes England. Link: https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf
- **Local Transport Note 1/20,** https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/951074/cycle-infrastructure-design-ltn-1-20.pdf

Figure 57: The A248 which runs through Albury, with a narrow footpath on one side.

2. Parking and utilities

- Parking should be well integrated and not dominate the public realm;
- High-quality and well-design soft landscaping, hedgerows and trees should be used to increase the visual attractiveness of the parking facilities and enhance the rural character of the Parish;
- Driveways must be constructed from porous materials to minimise surface water run-off and help mitigate potential flooding;
- Electric vehicle charging points, both for off-street and on-street parking, should be integrated;
- Garages must not dominate the appearance of the dwelling and must not reduce the amount of active frontages to the street;
- Adequate provision should be made for bin storage, including areas for waste separation, holding and recycling;
- Adequate provision should be made for cycle parking, on public and private land; and
- Lighting should enhance safety, whilst ensuring the protection of the dark skies within the NA.

Relevant planning documents

- **Manual for Streets (2007),** Department for Transport. Link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1072722/Essex_Manual_for_Streets_Redacted.pdf

Figure 58: Parking on street in Albury, which is frequent.

Figure 59: An example of how parking of cars has been hidden behind a hedge in Albury Village.

3. Built form

- Development should respect surrounding buildings in terms of scale, height, form and massing;
- Development should retain and incorporate those landscapes and built features which add interest;
- Buildings should front onto streets and avoid blank façades, which hinder activity and movement;
- Buildings should overlook public spaces and any other green spaces, to create natural surveillance;
- Development should propose a combination of mixed native hedgerows and brick wall boundary treatments, with some limited fences where there is a real need;
- Development should propose design that creates different levels of enclosure along the streetscape to offer visual interest;
- Development should propose design that allows for relatively irregular building lines and setbacks to match the surrounding built character of Albury Parish;
- Buildings located at corners and crossroads could play an important role in navigation acting as landmarks too. For that reason, the massing of those buildings could be slightly larger than the surrounding ones to help them stand out;
- Development should propose design that respects the low density of the NA and enhances the rural character;
- Development should propose a range of house types and sizes, including affordable housing, to attract a balanced range of residents; and
- Infill development should complement the street scene into which it will be inserted. Thus, building lines, boundary treatments, massing and heights should reflect the immediate context.

Figure 60: Albury Park Mansion.

Figure 61: Recent residential development in Albury village, in keeping with the Albury Estate style.

4. Views and landmarks

- Development should preserve long-distance views towards key landmark buildings and the surrounding countryside;
- Development should retain and reinforce key short-distance views towards important landmarks or heritage assets; and
- Strategic gaps should be retained between settlements.

Figure 64: view of the Church of St Peter and St Paul in Albury across Malcolm's Field from the Street in Albury.

Figure 62: Views of the North Downs and the Church of St. Peter and St Paul, Albury.

Figure 63: Views of the Albury Downs from the Church of St. Peter and St Paul, Albury village.

NB: More information on key views is included in the Neighbourhood Plan document

Relevant planning documents (for 3 & 4):

- **Guildford Borough Local Plan Strategy and Sites 2015-2034 (Policy P1),** Guildford Borough Council. Link: https://guildford.gov.uk/localplan/2015-2034
- **Residential Design Guide Supplementary Planning Guidance (2004),** Guildford Borough Council. Link: https://guildford.gov.uk/boroughwideplanningguidance
- **Building for a Healthy Life (2020),** Homes England. Link: https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf
- **National Model Design Code (Part 2 - 2021),** DLUHC. Link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009795/NMDC_Part_2_Guidance_Notes.pdf

5. Architectural details and eco-design

- Development should reflect, respect and reinforce local architecture and historic distinctiveness, avoiding pastiche replication;
- Development should aim for high quality design that reflects and respects the local vernacular;
- Development should ensure all spatial and built components e.g. buildings, open space, planting, access routes and parking are well related to each other;
- Development should incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Development should adopt low energy and energy generative current technologies within the development at the start of the design process, including solar panels and electric heat pumps or equivalent;
- Development should adopt contextually appropriate materials and construction details. Embodied carbon toolkits should act as a guide to material specification;
- New development should demonstrate strong design rationale, quality material specifications and architectural detailing;
- Zero Carbon development over-and-above building regulations, should be a key design driver for new development;
- Window, door, eaves, verge and roof details should be refined and reflect the prevailing built character;
- Development should not take place on land susceptible to future flood risk, the design should not increase local flood risk, and it should adapt to the effects of expected changes in climate;
- Development should not pollute or adversely affect air, land or water quality;
- Development should demonstrate high standards of sustainability of resources; and
- Development should demonstrate high standards of reduced water consumption and reduced water waste.

Relevant planning documents

- **Guildford Borough Council Local Plan Strategy and Sites 2015-2034 (Section 4.5),** Guildford Borough Council. Link: https://guildford.gov.uk/localplan/2015-2034
- **Climate Change, Sustainable, Construction and Energy Supplementary Planning Document,** Guildford Borough Council. Link: https://guildford.gov.uk/boroughwideplanningguidances
- **Residential Extensions and Alterations Supplementary Planning Document,** Guildford Borough Council. Link: https://guildford.gov.uk/boroughwideplanningguidances
- **Building for a Healthy Life (2020),** Homes England. Link: https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf
- **National Model Design Code (Part 2 - 2021),** DLUHC. Link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009795/NMDC_Part_2_Guidance_Notes.pdf
- **Surrey Hills AONB Environmental Design Guide,** Surrey Hills Board, Link: https://www.tandridge.gov.uk/Portals/0/Documents/

6. Green infrastructure and landscape

- Development should protect existing green assets, of any form including trees and hedgerows, flora and fauna, from direct and indirect damage, whilst proposing new ones where appropriate;
- Development should identify existing biodiversity corridors and contribute to their preservation and enhancement;
- Development should propose adequate private/communal amenity space to meet the needs of the population;
- Development should promote walking and cycling within the Parish by improving access to the countryside and offering more opportunities for walking or cycling;
- Development should promote green links (well landscaped cycle ways, footpaths, tree lined streets) wherever possible;
- Development should incorporate an understanding of the landscape context and character of Albury Parish; and
- Development should protect blue features in the Parish from direct or indirect damage, and incorporate and integrate them into the design, incorporating natural drainage solutions wherever possible.

Relevant planning documents

- **Guildford Borough Council Local Plan Strategy and Sites 2015-2034 (Section 4.3),** Guildford Borough Council. Link: https://guildford.gov.uk/localplan/2015-2034
- **Climate Change, Sustainable, Construction and Energy Supplementary Planning Document,** Guildford Borough Council. Link https://www.guildford.gov.uk/climatechangespd
- **Local Nature Recovery Toolkit (2020),** Natural Cambridgeshire. Link: https://naturalcambridgeshire.org.uk/wp-content/uploads/2021/01/Doubling-Nature_Local-nature-recovery-toolkit.pdf
- **National Model Design Code (Part 2 - 2021),** DLUHC. Link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009795/NMDC_Part_2_Guidance_Notes.pdf
- **Green and Blue Infrastructure Strategy,** Surrey County Council, Link: https://www.surreycc.gov.uk/community/climate-change/what-are-we-doing/green-and-blue-infrastructure

Figure 66: Tillingbourne River.

Figure 65: Silent Pool.

4.3 Part 2: Key design codes and guidance

The design guidelines and codes analysed in part 2 include all key features that are of utmost importance for Albury Parish.

Those are:

- **DG.1** Footpath and cycle network
- **DG.2** Wayfinding
- **DG.3** Public realm and streets
- **DG. 4** Landscape setting (views)
- **DG.5** Patterns of growth within the rural landscape
- **DG.6** Development affecting conservation areas and heritage assets
- **DG.7** Extensions, conversions and infill;
- **DG.8** Built form: scale and roofscape;
- **DG.9** Built form: fenestration and detailing;
- **DG.10** Built form: materials and colour palette;
- **DG.11** Biodiversity;
- **DG.12** Eco-design; and
- **DG.13** Dark skies

DG.1 Footpath and cycle network

Albury Parish is characterised by a well connected network of footpaths, which enables residents and visitors to exercise and get closer to nature. Therefore, protection, improvement and design of existing and new footpaths should be considered in new developments. Some relevant design guidelines are:

- Where possible, new developments must retain or provide direct and attractive footpaths between neighbouring streets and local facilities and amenities. Establishing and maintaining a robust pedestrian network across the parish area is fundamental.
- Footpath networks need to be in place before first occupation of houses and walking/cycle routes within new communities should be the primary network and first consideration, whilst roads should be secondary;
- Pedestrian and cycle links within residential communities should always be overlooked by properties to create natural surveillance and offer good sight lines and unrestricted views to make people feel safer;

Figure 67: Positive example of permeable paving in Little London along a gravelled lane. The material palette is muted and earthy, which could also be used in footpaths.

Figure 68: Negative example of impermeable concrete paving in Albury Village.

- Obstructive or unsafe design features such as barriers to vehicle movement, gates to new developments, or footpaths between high fences should be avoided;
- Cycle parking should be implemented in both private or public spaces, next to amenities or even along cycle lanes within the countryside, to encourage cycling;
- Paving used along pedestrian and cycle routes should, in principle, be permeable to help absorb surface water and mitigate flooding. Thus, concrete paving should be avoided; and
- Materials can vary depending on the context, however, an overall earthy palette is recommended to reflect the rural context and a natural surface should be retained through countryside areas.

Figure 69: Example of signage to navigate people towards important destinations around the parish.

Figure 70: Poor example of a gated property with a non-continuous and narrow pedestrian route in Albury Village.

Figure 71: Route for cyclists and pedestrians at Newlands Corner.

DG.02 Wayfinding

When places are legible and welcoming, they are likely to both function well and be pleasant to live in or visit. Some design guidelines are:

- A familiar and recognisable environment makes it easier for people to find their way around. Obvious and unambiguous features should be used in any new development;
- Corner buildings or those at the end of a vista can play a significant role in navigation. For that reason, the architectural style or scale of such buildings can vary slightly to mark them;
- Landmark elements can also be a public art, signage totem, Pugin chimneys or a sizeable tree;
- New signage should be easy to read and provide for people with visual impairment. Elements likes languages, fonts, text sizes, colours and symbols should be clear and concise to avoid any confusion and elements could also include tactile paving or lettering;
- Signage can also help highlight existing and newly proposed footpaths and cycle lanes, encouraging people to use them more; and
- Signage can be strategically located along walking and cycling routes to show location of local and heritage assets and raise people's awareness.

Figure 72: Example of signage in Albury Village that could be added to, which would help navigate people towards important destinations/ provide information about habitats and other species in the area.

Figure 73: Existing signage in the Parish is well established and in keeping with the Albury Estate style.

DG.3 Public realm and streets

Public realm

The rural nature of the Parish is critical to the setting of Albury. This is influenced by the streets and public realm.

In terms of the public realm, care must be taken when choosing appropriate materials and when detailing paved areas as part of the overall design. High quality materials such as stone, gravel and brick can provide a durable and attractive hard surface, although there is an extensive range of modern materials that can contribute positively to the quality of outdoor spaces if chosen with care. The laying pattern and materials used should make a significant contribution to the overall appearance, quality and success of a scheme. If laying patterns, random bond, broken bond, gauged width, and the European fan are preferred.

- The public realm should provide high quality paving sensitive to the surrounding context using sustainable and durable materials;
- Permeable paving is encouraged to contribute to rain water infiltration;
- Street trees and grass verges, where appropriate, should be integrated into the design of the public realm;
- Street furniture should be added in the public realm only if they serve a purpose, whilst unnecessary features should be avoided; and
- Large unbroken areas of a particular surface material should be avoided, especially tarmac. Areas can be made distinctive by using materials of a similar colour but with different textures.

Figure 74: Example of a historic signage post in Albury Village alongside a contemporary public art feature, which provided a playful wayfinding element.

Figure 75: Benches provide an opportunity for people to rest and socialise, Tillingbourne, Albury village.

Rural streets

Safe, attractive and integrated movement networks are based on streets that are permeable, legible, accessible and comfortable. Development should deliver a street network that demonstrates best practice design principles in addition to considering how to enhance Albury's rural lifestyle.

The following principles should be considered by development to ensure streets are locally distinctive:

- Design streets to have the appearance of a rural village by incorporating:
  - Gently, curving network of streets rather than rigid layouts;
  - Narrow geometric street layouts that encourage active frontages, slow traffic and avoid large impervious areas;
- Ensure streets are laid out to encourage connectivity. Designers should collaborate with adjacent landowners and provide connections to existing and future development areas, particularly via walking and cycling routes;
- Encourage public access to community facilities, green space and the countryside by ensuring publicly accessible streets are adjacent, and provide direct access and views, to these places;
- The use of street furniture such as timber bollards, ornate bollards (replicating the Pugin chimneys) and wayfinding signs that are already present in the NA may be appropriate for reducing speeding;
- Landscaping along streets in the NA, particularly with native woodland, hedges and hedgerows, is a defining characteristic. Refer to Section DG.4 and DG.5.
- Sunken lanes, their existing landscaping, trees and flora should be protected.

Figure 76: Narrow lane with no footpath contributes to rural setting.

Figure 77: Ornate and bespoke wooden bollards in Albury village, visually referencing the unique built vernacular of the village.

DG.4 Landscape setting (views)

Albury Parish has a rich heritage which is influenced by its landscape and in particular by the topography, which affords many scenic views. It is important to maintain the openness of Newlands Corner and Albury Heath, as well as retaining views of the many historic buildings, which provide important landmarks in the Parish. Some design guidelines are:

- Gaps between buildings, open views and vistas should be respected and aim to demonstrate the significance of the asset; and
- New development proposals should maintain visual connections to the surrounding landscape and long views out of the Parish. Development density should allow for spaces between buildings to preserve views of countryside setting and maintain the perceived openness of the residences;
- Potential small enterprise buildings within the rural landscape (e.g., in Sherbourne) should be setback from the road and be bordered with rich mixed native vegetation to mitigate any visual impact from the road. In addition, the height of new buildings should not generally exceed 2-3 storeys; and
- Creating short-distance views broken by buildings, trees or landmarks helps to create memorable routes.

Figure 78: View from Albury Parish churchyard towards Newlands Corner.

Figure 79: Filtered view of the Catholic Apostolic Church and housing, set in open green space, Sherbourne.

DG.5 Patterns of growth within the rural landscape

The Parish owes much of its character to the historic pattern and layout of the roads and buildings as well as its close relationship with the surrounding countryside. Design guidelines for small scale development within the Parish are:

- New development should preserve the landscape gap between built up areas in the Parish and the surrounding landscape;
- New development along the edge of any settlement in the Parish should provide landscaping along the boundary, to screen and soften the visual impact of the building to ensure it is integrated into the rural setting of the Parish;
- New development in close proximity to designated and non-designated heritage assets must propose green screening to mitigate visual impact, while also preserving key views;
- New development must demonstrate a good understanding of the scale, building orientation and enclosure of the settlement pattern in the Parish;
- Development densities should reflect the character of the Parish and in particular the specific 'character area';
- The size and pattern of any new development plot should be varied to contribute to the rural character;
- Any proposal that would adversely affect the physical appearance of a rural lane, or give rise to an unacceptable increase in the amount of traffic, noise, or disturbance must be avoided;
- New development should preserve existing native trees and hedgerows and incorporate new greening. Loss of flora should be avoided to protect local biodiversity; and
- New planting should aim to connect up any gaps in isolated woodlands and hedgerows with native species to promote the connectivity of habitats and biodiversity.

DG.6 Development affecting the Conservation Area and Heritage Assets

There are several elements of historic significance in Albury Parish which make a positive contribution to the character of the area, including the Conservation Area. In particular, the Grade I and II listed buildings, scattered amongst the settlements, which include the Church of St Peter and St Paul and the Old Saxon Church, as well as other unlisted Heritage features of interest. Therefore, the following guidelines apply:

- New development in close proximity to designated and non-designated Heritage assets must propose distinct boundaries, in keeping with the local landscape setting in each case (e.g., tall hedgerows) to mitigate visual impact;
- New development in close proximity to a Heritage Asset must respect its significance and demonstrate how local distinctiveness is reinforced. For example, the new development should allow for a generous setback from the asset and be of a massing and scale that is sensitive to the neighbouring structure. Views to that asset should also be maintained or created;
- New development should retain the existing open spaces, vegetation and trees within the Conservation Area to preserve the historic form and pattern of development in the Parish;

Figure 80: Building line slightly set back with low brick walls and railing atop forming a clear defensible boundary, Albury

Figure 81: Stone wall and high hedgerow boundaries, in Albury village.

- New development should propose architectural details and materials that reflect the surrounding Heritage Assets and the Conservation Area, to preserve and respect the strong local vernacular, particularly that of the Albury Estate;
- Boundary treatments should be in keeping with the prevalent form in the Conservation Area to maintain the sense of privacy and enclosure along the main streets in Albury. Brick / stone walls, high hedgerows and black railings are commonplace, forming clear defensible boundaries and influencing the restrained, unified and rural character of the Conservation Area;
- New development should reflect the prevalent building line and roof line in the Conservation Area, which varies along the Street in Albury village in particular; and
- Parking should be carefully designed so that it does not negatively impact on the setting of the Heritage Asset or Conservation Area. In particular, on-street parking must be limited and parking should generally be provided on plot, to reduce the visual impact of vehicles on the street;
- Any street furniture, signage, lighting or road markings should be sympathetic to the Conservation Area.

Figure 82: Building line close to the street edge, with a parked vehicle dominating the streetscape

Figure 83: Tight knit cottages with a varied roofline and material palette, located close to the street edge. A clipped, high hedgerow provides privacy.

DG.7 Extensions, infill and conversions

New development should be appropriate and sensitive to the rural setting and therefore, some design guidelines are presented over the following pages.

Extensions

Extensions to dwellings can make a dwelling more suited to its occupant's space requirements. There are multiple ways to create extra space within a building using different types of extensions. However, it is important that housing extensions are designed to an appropriate scale to the original building to preserve the character and appearance of the building itself as well as the street scene within which it sits.

It is important that extensions are not excessive in scale such that they turn smaller/ modest houses into overly larger ones. The 2018 Housing Needs Survey identified that this is contributing to a loss of smaller properties for young people and families entering the property market. As such the Parish is losing this type of housing to extensions.

- The pitch and form of a building's roof forms part of its character; therefore, extensions should respond by enhancing the prevailing existing character. This varies for the Character Areas and should be place specific (see DG.6).

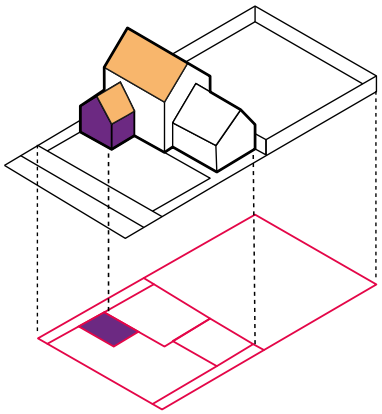


Figure 84: An example of a front extension.

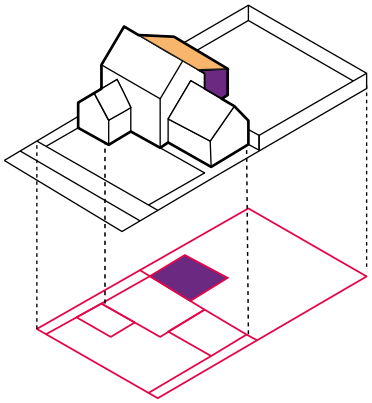


Figure 86: An example of a rear extension.

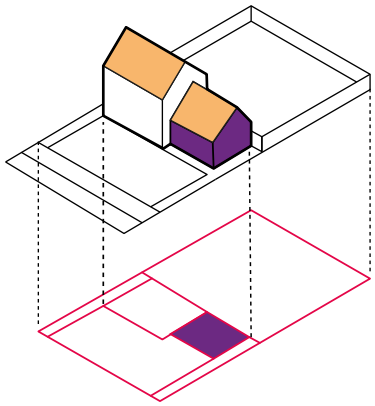


Figure 85: An example of a side extension.

- Extensions should consider the materials, architectural features and proportions of the original building and should be designed to complement these existing elements.
- Extensions should be modest in size compared to the host dwelling in order to prevent the loss of smaller dwellings.
- Conversions should be subservient to the host dwelling and should not of become independent of the host dwelling.
- In case of the conversion of multiple small outbuildings to create one larger building or extension, it should not dominate or overly extend the host dwelling.

Many household extensions outside the AONB are covered by permitted development rights, meaning that they do not need planning permission. There are exceptions, though, that are relevant to Albury, such as Conservation Areas, the Green Belt and AONB. Refer to the latest guidance here: https://www.planningportal.co.uk/info/200130/common_projects/17/extensions.

Rear extensions

Single storey rear extensions are generally the easiest way to extend a house and provide extra living space.

- The extension should be set below first-floor windows and designed to minimise impact on neighbouring properties, such as blocking daylight; and
- Double storey rear extensions are becoming more common but they can affect neighbours' access to light and privacy, however, sometimes the size and style of the property allows for a two-storey extension. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building.

Side extensions

Side extensions are a popular way to extend a building to create extra living space. However, if poorly designed, they can negatively affect the appearance of the street scene, disrupting the rhythm of spaces between buildings.

- Side extensions should be set back from the main building line to the front of the dwelling and complement the materials and detailing of the original building, particularly along the street elevation.
- The roof of the extension should harmonise with that of the original building. Side windows should also be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

Outbuildings

- Secondary outbuildings should be of a softer rustic/rural/agricultural character.
- Pre-fabricated, pre cast concrete and plastic panelled are to be avoided.

Side extensions

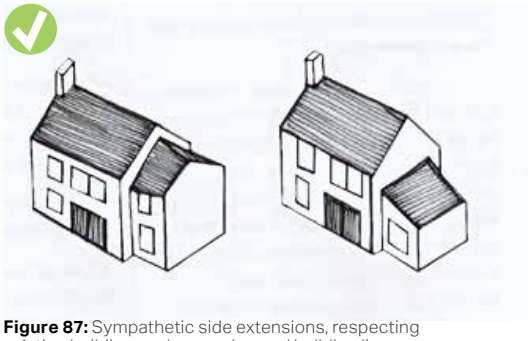


Figure 87: Sympathetic side extensions, respecting existing building scale, massing and building line.

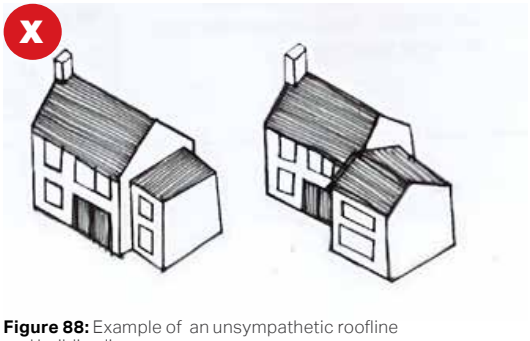
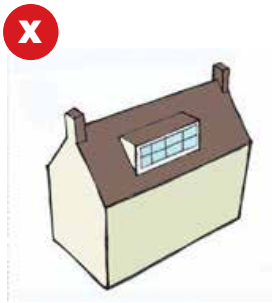


Figure 88: Example of an unsympathetic roofline and building line.

Loft conversion design principles

Loft conversion incorporating skylights, like the Corn Mill

Loft conversion incorporating gabled dormers



Loft conversion incorporating a long shed dormer which is out of scale with the original building

Original roofline of an existing building

Loft conversion incorporating gabled dormers.

Loft conversion incorporating gabled dormers which do not reflect window rhythm/frequency

Figure 89: Example of a sympathetic extension to the rear of a property in the typical Albury Estate vernacular (top left). Colour palette, roof and window type are all in keeping.
Figure 90: Example of an unsympathetic rear extension to a property which features an uncharacteristic flat roof and bulky, atypical massing (bottom right).
Figure 91: Example of a sympathetic extension to the front of property in Albury Village, with a pyramid hipped roof which reduces its massing. Materials and window scales reflect the original property (top right).
Figure 92: Example of a sympathetic extension, in a contemporary style, to the front of property, utilising a refined and similar material / colour palette to the original building and similar casement windows. (middle right)

Infill

Infill sites will vary in scale, context and location within any given settlement. Infill sites are not common in the parish of Albury. An infill can have significant impact on the character and appearance of the built environment.

The GLPSS Policy P2 ' Green Belt' defines Albury and Farley Green as villages where infilling should be limited. Refer to this document for more detail.

The following principles should be applied in any future infill site, if any do come forward in the future:

- Infill development should complement the street scene into which it will be inserted. Points of continuity in the streetscape can be created by material / colour palette, roofscape features (such as chimneys and ridge/eave heights), scale and massing;
- The above elements also need to be considered in relation to topography, views, vistas and landmarks. In particular, important views should not be blocked by any new development;
- The building line of new development should generally be in keeping with adjacent buildings. Building set backs should provide some defensible space but will vary, depending on where they are in the Character Area. Very often, with terraced or dense groupings, the building line will be exactly the same, but it might be acceptable that it closely aligns with the existing arrangement of buildings where there is an irregular, meandering building line, such as in the conservation area; and
- The density of any new infill development should reflect the prevailing average density in its nearby location. The optimum density will respond to surrounding densities whilst making efficient use of land.

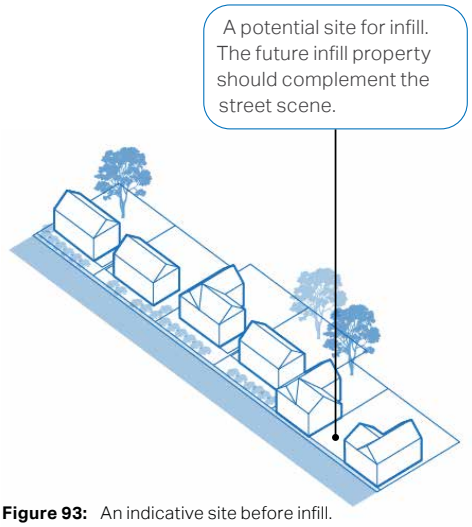


Figure 93: An indicative site before infill.

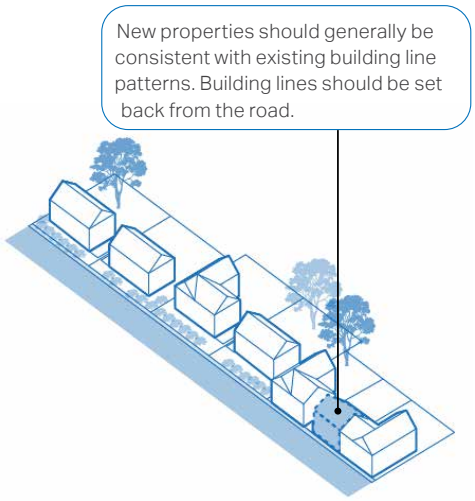


Figure 94: An indicative site after infill.

Figure 95: A successful example of infill development within the Parish which comprises elements of the Albury Estate vernacular such as green timber detailing, white window frames, red brick and red clay tiles.

Conversion including existing agricultural and out buildings

As previously described, the Parish has a rich history and features countless historic building. These include agricultural dwellings such as barns, as well as mill buildings along the Tillingbourne river and around the other various water features.

Some of these buildings have successfully been converted to residential and employment uses and therefore are positive examples of conversion within the Parish. These are shown in this section, alongside some design guidance relevant to any other future conversions:

- Features and general layout of the site setting that signify the historic working of the building/s should be retained. For instance, loose courtyard arrangements of buildings, physical boundary treatments, openings or wagon doors. New openings should generally be avoided and kept to a minimum when necessary. Agricultural sites should remain open and not be divided by fences or walls;
- The use of domestic add-ons such as chimneys, porches, satellite dishes, domestic external lighting and hanging baskets should be avoided;
- Wall treatment should reflect the existing materials of the building and be sympathetic to the surroundings;
- Features such as dormer windows need to be avoided. If roof lights are used, they should be sited discreetly so as to not become over dominant in the landscape;
- Courtyards, streets and footpaths should be surfaced in a material that reflects its rural setting and the original building materials;
- Parking spaces should not be formally marked out; and
- Boundary brick walls should be left intact, and not chopped through or reduced for access or to create visual splays.

Figure 96: Conversion of Albury Mill with retention of existing wall and sympathetic tiled surface material for parking area.

Figure 97: Conversion of agricultural buildings to small business units in Sherbourne, with retention of existing scale and Albury Estate colour palette.

Development of rural enterprise sites

There are some sites within the Parish that could be classified as rural enterprise sites, such as the Silent Pool, Birmingham Lane and the old SITA landfill site.

Some of these sites have already been successfully developed in the past, as previously discussed. These sites are described in this section, alongside some design guidance relevant to any other future development:

- Commercial buildings are most responsive to local character when they take on the form of either residential buildings or agricultural buildings such as sheds, stables or barns;
- Building height and mass should not create abrupt changes in proximity to existing residential areas, but should be integrated within the surrounding context;
- Parking or hard standing should not dominate the area and should be screened by vegetation and mature trees and, where possible, located to the rear of buildings;
- Where possible, active frontages should overlook public spaces and routes;
- The design of new buildings within the overall enterprise site should be in keeping with the scale of nearby industrial / commercial building and should not be overbearing to any nearby buildings which illustrate local vernacular;
- Proposals for new development should carefully design access and egress, in relation to surrounding residential areas;
- Vehicle traffic using the site should not over burden rural roads. Sufficient on site parking provision must be provided to avoid overspill;
- Landscape buffer zones should be provided between the residential and the enterprise site, to soften the impact of any new development;
- Building orientation should be used to minimise the visual impact of new development within the context of the rural setting of Albury;
- New development should feature high quality contemporary building forms and materials, which complement the existing vernacular; and
- Any new development must demonstrate that it adheres to DG11 Biodiversity, D12 Eco Design and Zero Carbon Development, DG13 Dark Skies and have no negative impact on the existing natural environment, heritage or species or adversely affect air, land or water quality.

Figure 98: Conversion of rural barn building into successful restaurant / take away, Sherbourne

Figure 100: Converted agricultural barns, Silent Pool

Figure 99: Sandpit site

DG. 8 Built form: Scale and roofscape

Development, whether traditional or contemporary, should be rooted in Albury's historical architectural character to retain is uniqueness. Development proposals should provide specification on the building scale, massing and roofscape, as well as the detailed architectural design, including materials, fenestration and detailing. Proposals should also demonstrate how the setting of the local context has been considered. The following section sets out design guidance on this.

Creating variety and interest in the roofscape is an important element in the design of attractive buildings and places.

Rooflines in Albury are varied, with staggered ridge heights and a mix of gable and hipped roofs (gabled are more commonly featured). There are some small clusters of consistent roofline, but this is not commonplace.

Roof materials and detailing features are also varied, and include stone tiles, clay and concrete pantiles. In Albury Village, Pugin chimneys create a consistent feature of the skyline and form a distinct part of the Albury vernacular.

The varied building height and roof elements make an important contribution to defining the character of the Neighbourhood Area. Guiding principles for development to consider in order to achieve a well-designed roofscape include:

01. Ensure the height of development responds to the surrounding buildings, street width and sense of enclosure, topography and mature vegetation;
02. Consider how the roof design integrates with the surrounding development or creates a new roofscape; and
03. Design the scale and pitch of the roof to be in proportion with the dimensions of the building, and avoid overly complex designs.

Figure 101: Varied roofline along The Street with the multiple chimneys creating variety and rhythm

Figure 102: Simplified roofline with hipped and gable features, Church Lane.

DG. 9 Built form: Fenestration and detailing

The intricacies of the architectural features and detailing in the Parish are locally distinctive and define the unique built character of Albury village in particular. The range of features and detailing include sash and casements windows, timber stained banding, lead flashing, wooden porches, galletted brick work, and diamond roof tiling. These elements provide visual interest and reduce the scale and bulk of the buildings.

The use of architectural features and detailing is of particular importance given the restrained and regular architectural material palette that is distinctive of the parish and in some areas, the wider Surrey area.

Guiding principles for development to consider to achieve locally distinctive design include:

01. Include locally distinctive fenestration and detailing in new development, drawing on examples in the Albury Conservation Area and Listed buildings within other settlements. Avoid mixing historic styles;
02. Development involving multiple houses should ensure a variety of detailing is utilised across the development to provide visual interest along the street and avoid homogeneous building designs; and
03. Include detailing on roofs and facades to minimise the bulk and scale of buildings, for example ornate brickwork around fenestration and across walls.

Figure 103: Above are multiple examples of the intricate architectural detailing in the Parish.

DG. 10 Built form: Materials and Colour Palette

There are a range of materials used within Albury Parish. However, the historical palette is fairly restrained, with strong roots in the typical Surrey architectural vernacular.

Common wall materials are red brick and white render, some of which have exposed painted timber frames and/or timber banding. More recently constructed developments utilise a creamy-white render, which has less visual glare in the sunlight compared to white render.

Fenestration is generally timber painted white, or the Albury Estate green.

The seamless, consistent material palette, alongside with locally distinctive landscape features such as high hedgerows and woodland forms an extremely well defined and distinct built and landscape setting.

Guiding principles for development to respond to the local character include:

01. The choice of colour and finish of materials is an important design factor in reducing the impact of the buildings on the surrounding landscape and in continuing to maintain the consistent built vernacular in the Parish. Generally large areas of intense strong colours do not blend well with the rural landscape. The frequent accents of Albury Estate green, however, provide a consistently connected townscape, particularly in Albury village and Albury Heath. The colour palette, right, provides an idea of some of the most frequently present tones in the Parish; and

02. The use of traditional, natural and preferably locally sourced materials is generally more appropriate than man-made synthetic, pre-coloured materials, as they lack the variation on colour and texture found in natural materials.

Colour palette

Elevation

Warm red brick - sometimes contrasting

Decorative stonework

Scalloped cut tile

Weatherboarding

Painted render

Galletted stone work

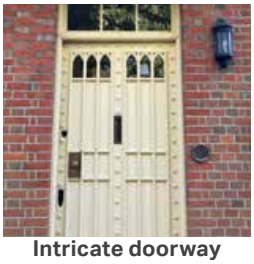
Fenestration

Casement window

Sash window

Bay window

Diamond pane glass



Intricate doorway

Green timber detailing

Roof

Plain red clay tile

Horsham slab tile

Ornate chimney

Slate

Barge board details

Dormer window

DG. 11 Biodiversity

This code focuses on additional design guidelines and suggestions that should be implemented in private properties, for instance front and back gardens or roofs, or public spaces.

Some design guidelines are:

- Biodiversity interventions in the public space could help improve the environment as well as inform and educate the community about the existing species and habitats. For instance, having hedgehog streets, wildlife friendly show gardens, community forests or designated areas within green space for wildlife can raise awareness about biodiversity;
- In private properties, smaller interventions can be proposed or implemented to provide species with cover from predators and shelter during bad weather. Some examples are bat boxes, bug hotels and frog houses. Those interventions can also help create new habitats and wildlife corridors;
- Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species, as well as to retain the rural character of the Parish. For that reason, rich vegetation and planting is suggested, whilst less permeable boundaries like brick walls and timber fencing should be used less and allow for regular gaps to facilitate movement for species. Timber fencing with no gaps between panels should not be accepted;
- Blue assets can also contribute to biodiversity connectivity. Therefore, the existing ditches and streams should be considered in design proposals, in the form of ponds or pollinator gardens when planning for wildlife corridors;
- Green roofs could also help boost biodiversity as well as improve the aesthetics of the surroundings.

Figure 105: Example of a pollinator garden that could be placed in a communal green space within the built environment.

Figure 104: Example of bin storage surrounded by flowers and plants improving the surroundings and enhancing biodiversity.

DG. 12 Eco-design and Zero Carbon Development

This code will focus on some additional design guidelines and suggestions for properties to improve their energy efficiency.

Buildings contribute almost half (46%) of carbon dioxide (CO2) emissions in the UK. The government has set rigorous targets for the reduction of CO2 emissions and minimising fossil fuel energy use.

There are a good number of energy efficient technologies that could be incorporated in buildings. The use of such principles and design tools is strongly encouraged to future-proof buildings and avoid the necessity of retrofitting.

The Guildford Borough Local Plan[1] and Climate Change, Sustainable Design, Construction and Energy SPD[2] contains policies and guidance specific to this.

Site analysis

- Determine the position of the sun throughout the year;
- Identify the direction of the prevailing wind;
- Determine seasonal characteristics; and
- Identify topographical features that might optimise or degrade the performance of the buildings. For instance, slopes, tree belts, the shape and orientation of the site.

Building orientation

- One of the main glazed elevations should be within 30° due south to benefit from solar heat gain. Any north-facing facades might have a similar proportion of window to wall area to minimise heat loss on this cooler side;
- If houses are not aligned east-west, rear wings could be included so that some of the property benefits from solar passive gain;
- Neighbouring houses to the east and west can provide protection from low east and west sun;
- Homes should be designed to avoid overheating through optimisation of glazed areas, natural ventilation strategies including high- and low- level openings, longer roof overhangs, deep window reveals and external louvres/ shutters to provide shading in hotter summer months;
- North facing single aspect units should be avoided or mitigated with the use of reflective light or roof windows; and
- Vegetation could be used about the site to promote sheltering. Arcs across the north of the site offer protection from cold northerly winds.

1 Guildford Local Plan, available at: https://www.guildford.gov.uk/guildfordlocalplan
2 Climate Change, Sustainable Design, Construction and Energy SPD available at: https://www.guildford.gov.uk/climatechangespd

Figure 107: Solar panels on a recent development in the Albury Estate vernacular.

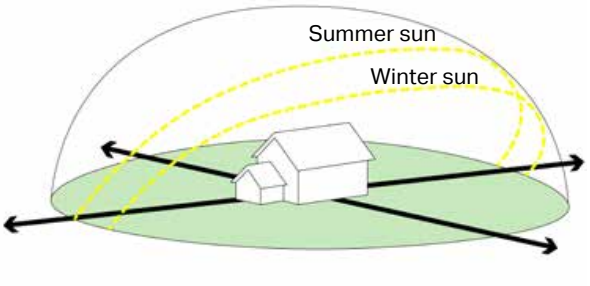


Figure 106: Diagram showing siting with the sun during summer and winter periods. In cooler months, the lower position of the sun can heat the indoors.

Figure 108 features an array of sustainable design features. Those on the top show the features that should be strongly encouraged in existing homes, while those on the bottom show additional features that new build homes should be encouraged to incorporate from the onset.

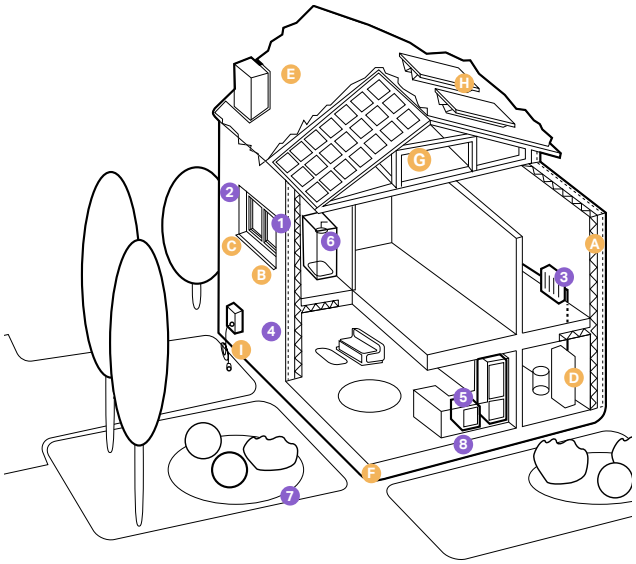


Figure 108: Diagram showing low-carbon homes in both existing and new build conditions.

Existing homes

1. **Insulation** in lofts and walls (cavity and solid)
2. **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
3. **Low- carbon heating** with heat pumps or connections to district heat network
4. **Draught proofing** of floors, windows and doors
5. **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
6. **Highly waste-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
7. **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
8. **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Additional features for new build homes

- A **High levels of airtightness**
- B **Triple glazed windows and external shading** especially on south and west faces
- C **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- D **More fresh air** with mechanical ventilation and heat recovery, and passive cooling
- E **Water management and cooling** more ambitious water efficiency standards, green roofs, rainwater harvesting and reflective walls
- F **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- G **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- H **Solar panel**
- I **Electric car charging point**

Minimising construction waste

As part of the environmental management system it is important that the waste generated during construction is minimised, reused within the site or recycled.

Developers should plan to re-use materials by detailing their intentions for waste minimisation and re-use in Site Waste Management Plans. The actions that this plan will include are:

- Before work commences, the waste volumes to be generated and the recycling and disposal of the materials will be described;
- On completion of the construction works, volumes of recycled content purchased, recycled and landfilled materials must be collated;
- Identify materials used in high volumes; and
- The workforce should be properly trained and competent to make sure storage and installation practices of the materials is done under high standards.

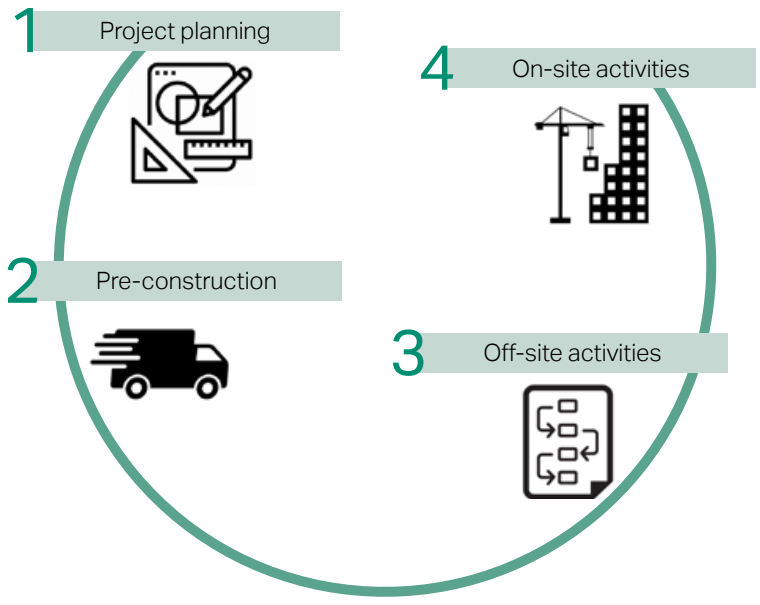


Figure 109: Diagram to illustrate the 4 main stages where waste management practices can be implemented.

Recycling materials and buildings

To meet the government's target of being carbon neutral by 2050, it is important to recycle and reuse materials and buildings. Some actions for new development are:

- Reusing buildings, parts of buildings or elements of buildings such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction;
- Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in the production and transportation of materials; and
- Development should also maximise the re-use of existing buildings (which often supports social, environmental and economic objectives as well).

Figure 110: Example of on-street electric vehicle charging points, elsewhere in the UK.

Figure 111: Example of off-street electric vehicle charging points, elsewhere in the UK.

Reducing car use

- Developments which do not require the use of a car to reach local facilities or enjoy a high quality of life will help reduce traffic, pollution, road accidents and environmental impact for all the community. They will also encourage healthy activities such as walking and cycling and enable more social interaction and neighbourliness; and
- If developments incorporate local shops and facilities, are close to public transport, and include attractive, safe pedestrian and cycling routes, this will help reduce car usage without reducing car accessibility or car ownership. It will also enable a high quality of life for those least likely to own a car – the very young and the very old.

Some design guidelines on how new development should design for electric vehicle charging points are:

- Car charging points should always be provided adjacent public open spaces. Albury village hall would be one such location. Street trees and vegetation is also supported to minimise any visual contact with the charging points; and
- Where charging points are located on the footpath, a clear footway width of 1.5m is required next to the charging point to avoid obstructing pedestrian flow.

Storage and slow release

Rainwater harvesting refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-site of grey water.

Simple storage solutions, such as water butts, can help provide significant attenuation. However, other solutions can also include underground tanks or alternatively overground gravity fed rainwater systems that can have multiple application areas like toilets, washing, irrigation. In general, some design guidelines to well integrate water storage systems are:

- Consider any solution prior to design to appropriately integrate them into the vision;
- Conceal tanks by cladding them in complementary materials;
- Use attractive materials or finishing for pipes; and
- Combine landscape/planters with water capture systems.

Figure 113: Example of a gravity fed rainwater system for flushing a downstairs toilet or for irrigation, elsewhere in the UK.

Figure 114: Examples of water butts used for rainwater harvesting in Reach, Cambridgeshire.

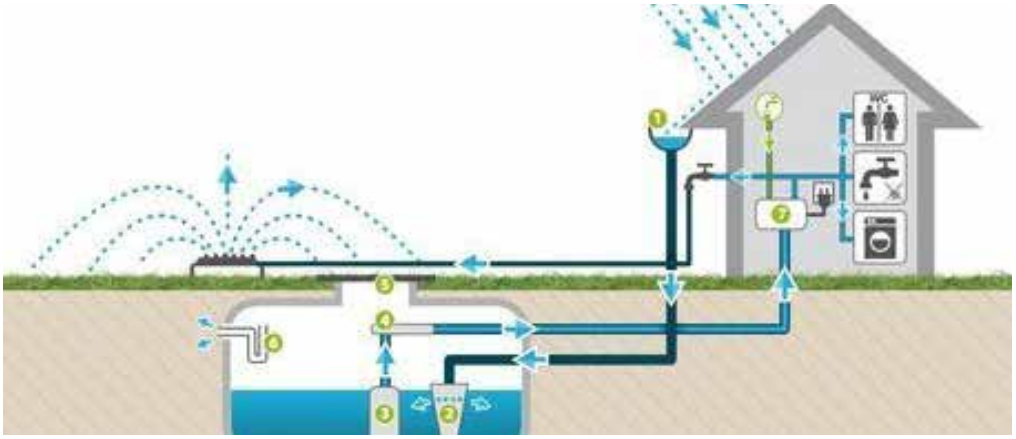


Figure 112: Diagram illustrating rainwater harvesting systems that could be integrated into open space and residential developments.
Prepared for: Albury Neighbourhood Planning Group

Permeable paving

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding.

Permeable paving offers a solution to maintain soil permeability while performing the function of conventional paving. Therefore, some design guidelines for new development are:

- The choice of permeable paving units must be made depending on the local context; the units may take the form of unbound gravel, clay pavers, or stone setts; and
- Permeable paving can be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems[1].
- The SuDS Manual (C753)[2].
- Guidance on the Permeable Surfacing of Front Gardens[3].

1. Great Britain. Department for Environment, Food and Rural Affairs (2015). Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf
2. CIRIA (2015). The SuDS Manual (C753).
3. Great Britain. Ministry of Housing, Communities & Local Government (2008). Guidance on the Permeable Surfacing of Front Gardens. Available at:https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

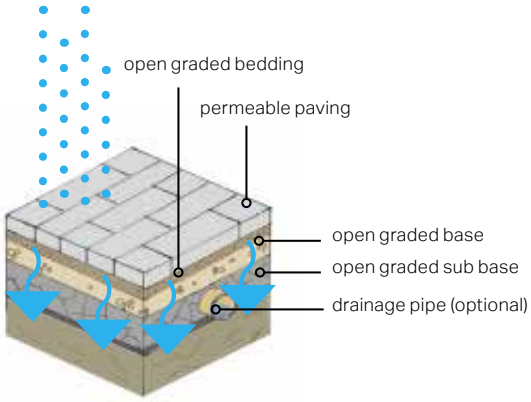


Figure 116: Diagram illustrating the function of a soak away,

Figure 115: Example of permeable paving in Albury Village.

DG. 13 Dark skies

Dark skies benefit both people and wildlife[1]. Albury is a dark skies village, as are other settlements in the parish and this should be protected.

Any new development should minimise impact on the existing 'dark skies' within the settlements and reduce light pollution that disrupts the natural habitat and human health.

The following guidelines aim to ensure there is enough consideration given at the design stage:

- Street lighting should be avoided within areas of public realm, in line with existing settlement character unless necessary for safety;
- Ensure that lighting schemes such as LED streetlights will not cause unacceptable levels of light pollution, particularly in intrinsically dark areas. These can be areas very close to the countryside or where dark skies are enjoyed;
- Residential lighting i.e. on or around a property; is to be sympathetic with the location and be of low light levels so as to avoid excessive light pollution;
- Consider lighting schemes that could be turned off when not needed ('part-night lighting') to reduce any potential adverse effects; i.e. when a business is closed or, in outdoor areas, switching off at quiet times between midnight and 5am or 6am. Planning conditions could potentially be used to enforce this. External lighting schemes should be PIR controlled and unnecessary lighting avoided;
- Impact on sensitive wildlife receptors throughout the year, or at particular times (e.g. on migration routes), may be mitigated by the design of the lighting or by turning it off or down at sensitive times;
- Glare should be avoided, particularly for safety reasons. This is the uncomfortable brightness of a light source due to the excessive contrast between bright and dark areas in the field of view. Consequently, the perceived glare depends on the brightness of the background against which it is viewed. Glare is affected by the quantity and directional attributes of the source. Where appropriate, lighting schemes could include 'dimming' to lower the level of lighting (e.g. during periods of reduced use of an area, when higher lighting levels are not needed);
- The needs of particular individuals or groups should be considered, where appropriate (e.g. the safety of pedestrians and cyclists);
- Any new developments and house extension designs should encourage the use of natural light sources; and
- Any new development should adhere to Surrey Hills AONB Dark Skies Statement and informal guidance (see footnote 1).

1 Surrey Hills Board information on Dark Skies. Available at:https://surreyhills.org/dark-skies/

4.4 Checklist

Because the design guidance and codes in this document cannot cover all design eventualities, this chapter provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are found in parts 1 and 2 of Chapter 4. Following these ideas and principles, several questions are listed for more specific topics on the following pages.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Include sufficient private outdoor amenity space relative to the size of the property being developed.
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Positively integrate energy efficient technologies;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.
- Biodiversity Net Gain of at least 10% and use of the Biodiversity Metric for new major development will become a mandatory requirement of the Environment Act (2021) from Autumn 2023.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?

3

Local green spaces, views & character:

- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?

3

Local green spaces, views & character:

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a Listed building or Listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?
- Is the proposed design subservient to the host dwelling and integral to it?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

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Albury Neighbourhood Plan

Site Options and Assessment – Final Report

Albury Parish Council

April 2024

Delivering a better world

Quality information

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	12/04/2024	*QB Review*	*SD*	*Sandra Dennis*	*Albury Parish Council*
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	24/04/2024	*Locality Review*	*AO*	*Annable Osborne*	*Locality*

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This document is intended to aid the preparation of the Neighbourhood Plan and can be used to guide decision making and as evidence to support Plan policies if the Qualifying Body (QB) so chooses. It is not a Neighbourhood Plan policy document. It is a ‘snapshot’ in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the Neighbourhood Plan at the consultation stage. Where evidence from elsewhere conflicts with this report, the QB should decide what policy position to take in the Neighbourhood Plan and that judgement should be documented so that it can be defended at the Examination stage.

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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 Landscape[1]. 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.

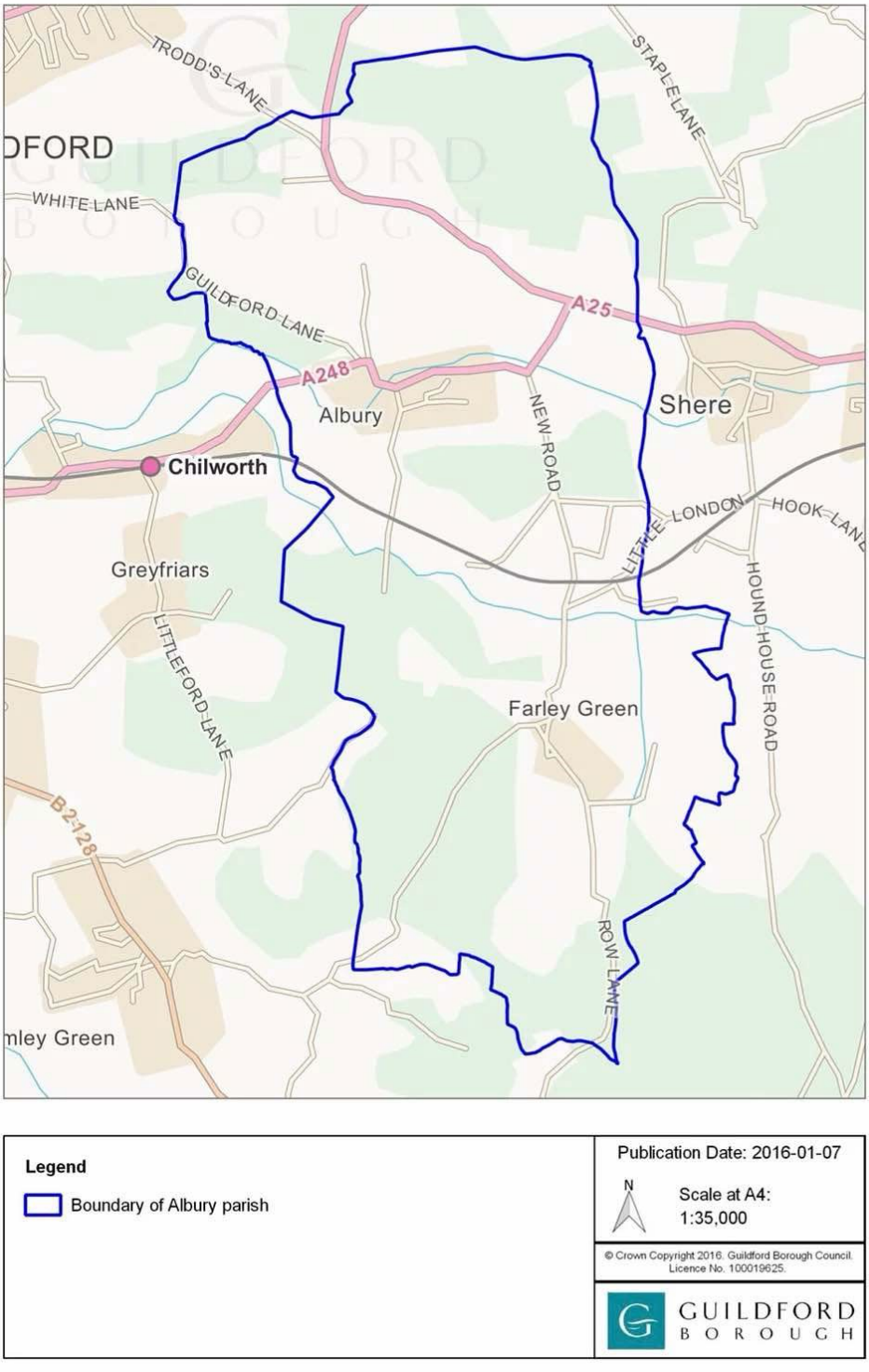


Figure 1.1 Albury Neighbourhood Area (Source: Guildford Borough Council)

2. Methodology

2.1 The approach to site assessment is based on the Government's Planning Practice Guidance (Housing and Economic Land Availability Assessment[2] and Neighbourhood Planning[3]) and Locality's Neighbourhood Planning Site Assessment Toolkit[4]. 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) 2023[5].

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] Avalailble 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 Plan[9] 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 Plan[10] was prepared by the Surrey Hills National Landscape Management Board on behalf of the six authorities which jointly manage the National Landscape[11] 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

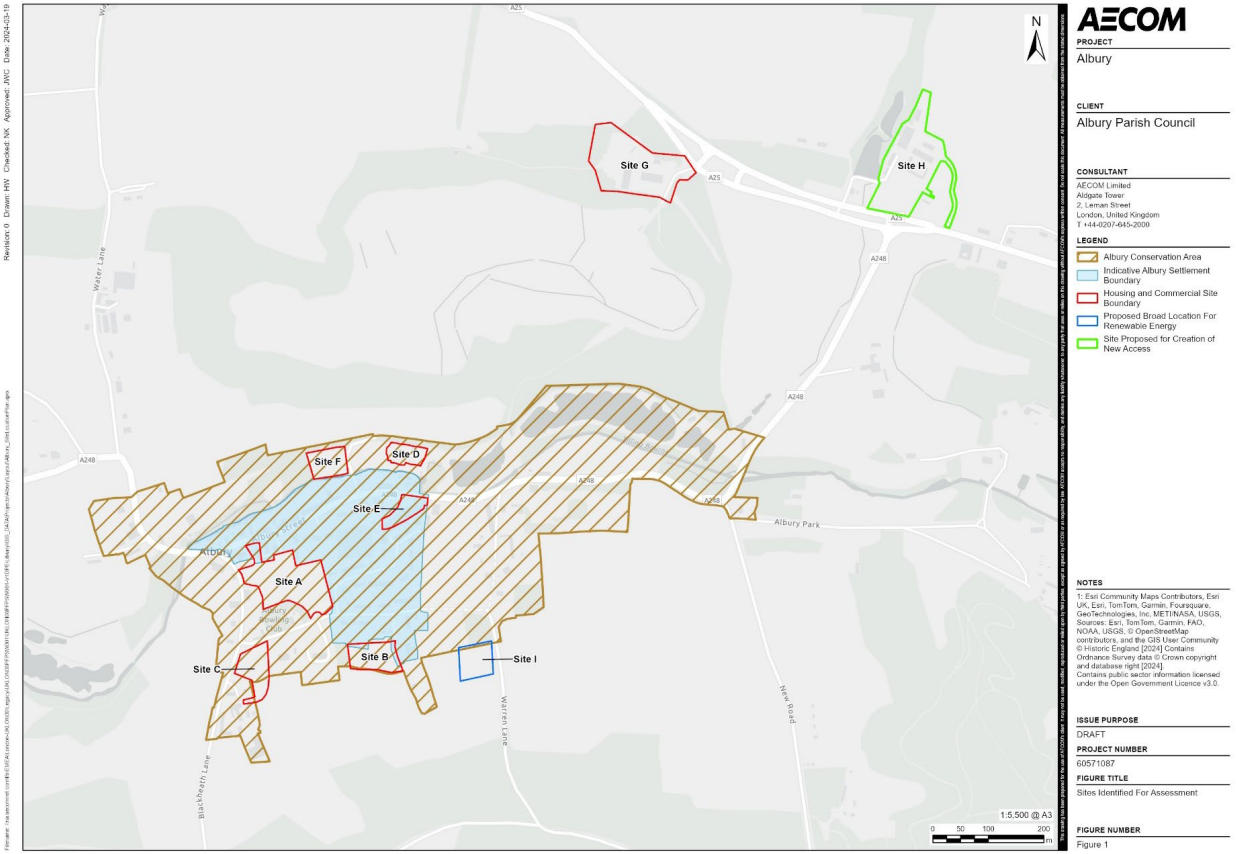


Figure 4.1 Map of all sites identified for assessment (source: AECOM)

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		The site is potentially suitable for affordable housing development. 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. 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. 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.
B	Land to rear of Rose Cottage	0.44	Market housing/ affordable housing		The site is potentially suitable for affordable housing development. 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

Site ref.	Site name	Site area (Ha)	Proposed uses	Suitability conclusion (RAG rating)	Summary of conclusions
					the built-up area of Albury, and within relatively close proximity to local services and bus stops. 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. 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.
C	Birmingham Farm	0.41	Market housing/ affordable housing		The site is potentially suitable for affordable housing development. 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. 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. The site is in a sensitive location on the edge of Albury, in

Site ref.	Site name	Site area (Ha)	Proposed uses	Suitability conclusion (RAG rating)	Summary of conclusions
					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. 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.
D	Land behind Albury Mill	0.42	Market housing/ affordable housing		The site is potentially suitable for affordable housing development. 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. 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. There is little development north of the Tillingbourne, and

Site ref.	Site name	Site area (Ha)	Proposed uses	Suitability conclusion (RAG rating)	Summary of conclusions
					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. 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.
E	Land adjacent to Albury House	0.24	Market housing/ affordable housing		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

Site ref.	Site name	Site area (Ha)	Proposed uses	Suitability conclusion (RAG rating)	Summary of conclusions
					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. 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.
F	Land north of the Tillingbourne	0.37	Market housing/ affordable housing		The site is potentially suitable for affordable housing development. 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. 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. 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

Site ref.	Site name	Site area (Ha)	Proposed uses	Suitability conclusion (RAG rating)	Summary of conclusions
					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.
G	Old Sawmill Yard	1.59	Light industrial/ workshops		The site may be appropriate for allocation for industrial, commercial or employment uses. 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. 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.

Table 4.3 Site assessment summary for other proposed uses

Site ref.	Site name	Area (Ha)	Proposed uses	Summary of conclusions
H	Sherbourne Farm	1.65	Creation of new access	The site is not appropriate for allocation in the Neighbourhood Plan. 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. 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. 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. 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.
I	Land south of Albury (for solar site)	1.73	Renewable energy	The site is not appropriate for allocation in the Neighbourhood Plan. 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. 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

Site ref.	Site name	Area (Ha)	Proposed uses	Summary of conclusions
				enclosed. The visual impact of a small-solar array on this part of the site is likely to be low, subject to appropriate landscaping. 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. 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.

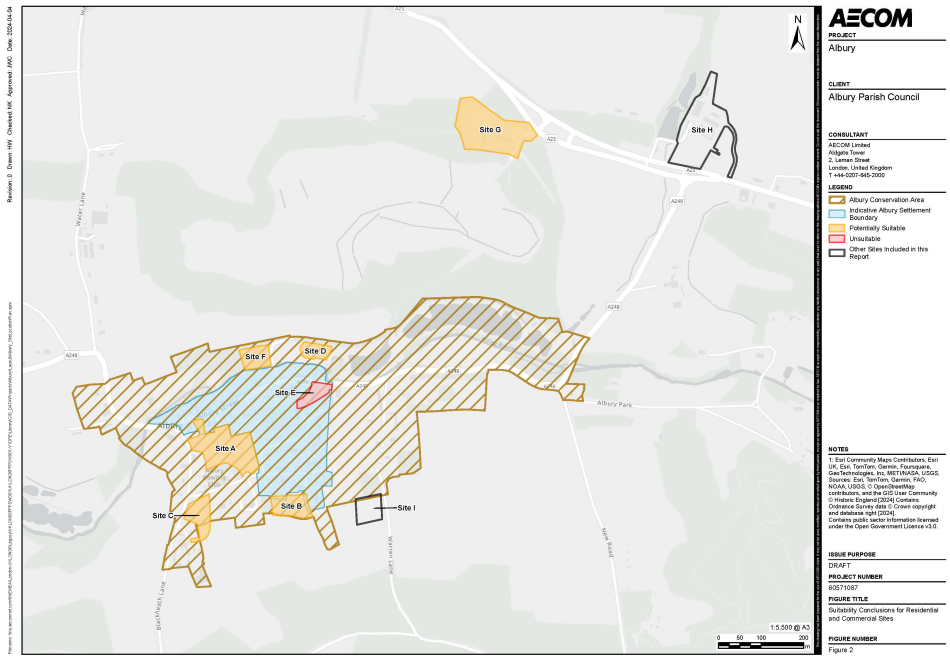


Figure 4.2 Map of suitability conclusions for residential and employment sites (source: AECOM)

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

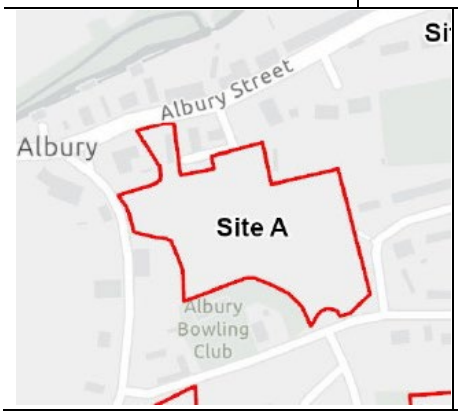
Viability

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	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: *Yes / No / partly or adjacent* • 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) **Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*	Yes - • 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.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: *Yes / No / partly or adjacent / Unknown* • 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	Yes - Drinking Water Protected Area
Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? *Yes / No*	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? *See guidance notes:* • *Flood Zone 1: Low Risk* • *Flood Zone 2: Medium Risk* • *Flood Zone 3 (less or more vulnerable site use): Medium Risk* • *Flood Zone 3 (highly vulnerable site use): High Risk*	Low Risk
Site is at risk of surface water flooding? *See guidance notes:* • *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk* • *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*	Low Risk

2. Assessment of Suitability	
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? *Yes / No / Unknown*	No - Grade 4
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • 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? *Yes / No / Unknown*	Yes - • 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)
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? *Yes / No / Unknown*	No
Physical Constraints	
Is the site: *Flat or relatively flat / Gently sloping or uneven / Steeply sloping*	Gently sloping
Is there existing vehicle access to the site, or potential to create suitable access? *Yes / No / Unknown*	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.
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes, see above.
Is there existing cycle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes, see above.
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	No
Are there any known Tree Preservation Orders on the site? *Yes / No / Unknown*	No
Are there veteran/ancient trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	No
Are there other significant trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	No

2. Assessment of Suitability	
Is the site likely to be affected by ground contamination? *Yes / No / Unknown*	No
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*	No
Would development of the site result in a loss of social, amenity or community value? *Yes / No / Unknown*	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.

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

Is the site low, medium or high sensitivity in terms of landscape? • *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.*	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.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? • *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.* • *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.* • *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*	Medium
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? *Directly impact and/or mitigation not possible* / *Some impact, and/or mitigation possible* / *Limited or no impact or no requirement for mitigation*	Some impact, and/or mitigation possible - • In conservation area • The site is in close proximity to two Grade II listed structures; K6 Telephone Kiosk, and the Church of St Peter and St Paul.
Would the development of the site cause harm to a non-designated heritage asset or its setting? *Directly impact and/or mitigation not possible* / *Some impact, and/or mitigation possible* / *Limited or no impact or no requirement for mitigation*	Church memorial monument at southern edge of site
Planning Policy Constraints	
Is the site in the Green Belt? *Yes* / *No* / *Unknown*	Yes
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? **Yes / No / Unknown**	No
Are there any other relevant planning policies relating to the site?	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
Is the site: *Greenfield* / *A mix of greenfield and previously developed land* / *Previously developed land*	Greenfield
Is the site within, adjacent to or outside the existing built up area? *Within* / *Adjacent to and connected to* / *Outside and not connected to*	Within the existing built up area (infill)
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? *Within* / *Adjacent to and connected to* / *Outside and not connected to*	Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? *Yes / No / Unknown*	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes / No / Unknown*	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	
Is the site available for development? *Yes / No / Unknown*	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? *Yes / No / Unknown*	No - site is in single ownership
Is there a known time frame for availability? **Available now / 0-5 years / 6-10 years / 11-15 years**	Available now

4. Assessment of Viability	
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? *Yes / No / Unknown*	Unknown

5. Conclusions	
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)	21 dwellings proposed by landowner.
What is the likely timeframe for development **(0-5 / 6-10 / 11-15 / 15+ years)**	Unknown
Other key information	N/A
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.** **Are there any known viability issues?** *Yes / No*	**Amber: The site is potentially suitable, available and achievable** Unknown

Summary of justification for rating	The site is potentially suitable for affordable housing development. 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. 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. 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.

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	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: *Yes / No / partly or adjacent* • 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) **Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*	Yes - • 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
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: *Yes / No / partly or adjacent / Unknown* • 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	Yes - Drinking Water Protected Area
Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? *Yes / No*	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? *See guidance notes:* • *Flood Zone 1: Low Risk* • *Flood Zone 2: Medium Risk* • *Flood Zone 3 (less or more vulnerable site use): Medium Risk* • *Flood Zone 3 (highly vulnerable site use): High Risk*	Low Risk
Site is at risk of surface water flooding? *See guidance notes:* • *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk* • *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*	Low Risk

2. Assessment of Suitability	
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? *Yes / No / Unknown*	No - Grade 4
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • 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? *Yes / No / Unknown*	Yes - • 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)
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? *Yes / No / Unknown*	No
Physical Constraints	
Is the site: *Flat or relatively flat / Gently sloping or uneven / Steeply sloping*	Gently sloping
Is there existing vehicle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes - Although currently limited to eastern side of site
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes
Is there existing cycle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	No
Are there any known Tree Preservation Orders on the site? *Yes / No / Unknown*	No
Are there veteran/ancient trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	No
Are there other significant trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	No

2. Assessment of Suitability	
Is the site likely to be affected by ground contamination? *Yes / No / Unknown*	No
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*	No
Would development of the site result in a loss of social, amenity or community value? *Yes / No / Unknown*	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

Is the site low, medium or high sensitivity in terms of landscape? • *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.*	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.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? • *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.* • *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.* • *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*	Medium
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	Some impact, and/or mitigation possible - • In conservation area • 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.
Would the development of the site cause harm to a non-designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	Limited or no impact or no requirement for mitigation - No identified non-designated heritage within or adjacent to the site.
Planning Policy Constraints	
Is the site in the Green Belt? *Yes / No / Unknown*	Yes
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? **Yes / No / Unknown**	No
Are there any other relevant planning policies relating to the site?	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
Is the site: *Greenfield / A mix of greenfield and previously developed land / Previously developed land*	Greenfield
Is the site within, adjacent to or outside the existing built up area? *Within / Adjacent to and connected to / Outside and not connected to*	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.
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? *Within / Adjacent to and connected to / Outside and not connected to*	Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? *Yes / No / Unknown*	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes / No / Unknown*	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	
Is the site available for development? *Yes / No / Unknown*	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? *Yes / No / Unknown*	No - site is in single ownership
Is there a known time frame for availability? **Available now / 0-5 years / 6-10 years / 11-15 years**	Available now

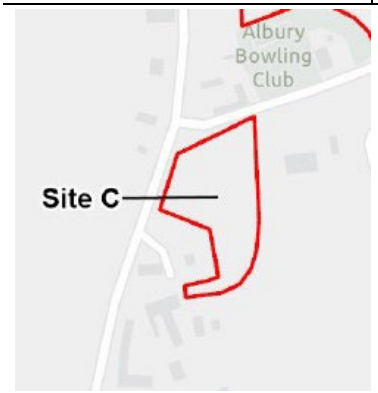
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? *Yes / No / Unknown*	Unknown

5. Conclusions	
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)	12 dwellings proposed by landowner.
What is the likely timeframe for development **(0-5 / 6-10 / 11-15 / 15+ years)**	Unknown
Other key information	N/A
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.** **Are there any known viability issues?** *Yes / No*	**Amber: The site is potentially suitable, available and achievable** Unknown

Summary of justification for rating	The site is potentially suitable for affordable housing development. 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. 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. 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.

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	Application Number: 07/P/01627. Proposal for gas storage site across wide area. Objected. 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. 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.
Neighbouring uses	Greenfield/agricultural



2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: *Yes / No / partly or adjacent* • 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) **Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*	Yes - • 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).
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: *Yes / No / partly or adjacent / Unknown* • 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	Yes - Drinking Water Protected Area
Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? *Yes / No*	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? *See guidance notes:* • *Flood Zone 1: Low Risk* • *Flood Zone 2: Medium Risk* • *Flood Zone 3 (less or more vulnerable site use): Medium Risk* • *Flood Zone 3 (highly vulnerable site use): High Risk*	Low Risk
Site is at risk of surface water flooding? *See guidance notes:* • *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk* • *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*	Low Risk

2. Assessment of Suitability	
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? *Yes / No / Unknown*	No - Grade 4
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • 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? *Yes / No / Unknown*	Yes - • 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)
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? *Yes / No / Unknown*	No
Physical Constraints	
Is the site: *Flat or relatively flat / Gently sloping or uneven / Steeply sloping*	Gently sloping
Is there existing vehicle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes
Is there existing cycle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	No
Are there any known Tree Preservation Orders on the site? *Yes / No / Unknown*	No
Are there veteran/ancient trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	No
Are there other significant trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	No

2. Assessment of Suitability	
Is the site likely to be affected by ground contamination? *Yes / No / Unknown*	No
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*	No
Would development of the site result in a loss of social, amenity or community value? *Yes / No / Unknown*	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

Is the site low, medium or high sensitivity in terms of landscape? • *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.*	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 does not contain valued features identified in the landscape character assessment.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? • *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.* • *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.* • *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*	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.
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? *Directly impact and/or mitigation not possible* / *Some impact, and/or mitigation possible* / *Limited or no impact or no requirement for mitigation*	Some impact, and/or mitigation possible - • 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.
Would the development of the site cause harm to a non-designated heritage asset or its setting? *Directly impact and/or mitigation not possible* / *Some impact, and/or mitigation possible* / *Limited or no impact or no requirement for mitigation*	Limited or no impact or no requirement for mitigation - No identified non-designated heritage within or adjacent to the site.
Planning Policy Constraints	
Is the site in the Green Belt? *Yes* / *No* / *Unknown*	Yes
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? **Yes / No / Unknown**	No
Are there any other relevant planning policies relating to the site?	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
Is the site: *Greenfield* / *A mix of greenfield and previously developed land* / *Previously developed land*	Greenfield
Is the site within, adjacent to or outside the existing built up area? *Within* / *Adjacent to and connected to* / *Outside and not connected to*	Within the existing built up area (infill)
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? *Within* / *Adjacent to and connected to* / *Outside and not connected to*	Outside and not connected to the existing settlement boundary

2. Assessment of Suitability	
Would development of the site result in neighbouring settlements merging into one another? *Yes / No / Unknown*	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes / No / Unknown*	No - Site already has buildings on.

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

4. Assessment of Viability	
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? *Yes / No / Unknown*	Unknown

5. Conclusions	
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)	Six dwellings proposed by landowner.
What is the likely timeframe for development **(0-5 / 6-10 / 11-15 / 15+ years)**	Unknown
Other key information	N/A
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.** **Are there any known viability issues?** *Yes / No*	**Amber: The site is potentially suitable, available and achievable** Unknown

Summary of justification for rating	The site is potentially suitable for affordable housing development. 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. 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. 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. 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.

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	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: *Yes / No / partly or adjacent* • 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) **Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*	Yes - • 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.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: *Yes / No / partly or adjacent / Unknown* • 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	Yes - Drinking Water Protected Area
Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? *Yes / No*	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? *See guidance notes:* • *Flood Zone 1: Low Risk* • *Flood Zone 2: Medium Risk* • *Flood Zone 3 (less or more vulnerable site use): Medium Risk* • *Flood Zone 3 (highly vulnerable site use): High Risk*	Low Risk - Southern edge of site adjacent to River Tillingbourne but no clear risk apparent
Site is at risk of surface water flooding? *See guidance notes:* • *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk* • *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?	Unknown - Grade 3, not known whether 3a or 3b

2. Assessment of Suitability	
Yes / No / Unknown	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • 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? *Yes / No / Unknown*	Yes - • 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)
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? *Yes / No / Unknown*	No
Physical Constraints	
Is the site: *Flat or relatively flat / Gently sloping or uneven / Steeply sloping*	Gently sloping
Is there existing vehicle access to the site, or potential to create suitable access? *Yes / No / Unknown*	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.
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes - over a bridge
Is there existing cycle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes - over a bridge
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	No
Are there any known Tree Preservation Orders on the site? *Yes / No / Unknown*	No
Are there veteran/ancient trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	No
Are there other significant trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Within – The site contains several mature trees.
Is the site likely to be affected by ground contamination? *Yes / No / Unknown*	Unlikely - adjacent to past land use of a paper mill, but unlikely to be contaminated

2. Assessment of Suitability	
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*	No
Would development of the site result in a loss of social, amenity or community value? *Yes / No / Unknown*	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

Is the site low, medium or high sensitivity in terms of landscape? • *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.*	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 dense vegetation, and it does not contain valued features identified in the landscape character assessment.
Is the site low, medium or high sensitivity in terms of visual amenity? • *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.* • *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.* • *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*	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.

2. Assessment of Suitability	
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? *Directly impact and/or mitigation not possible* / *Some impact, and/or mitigation possible* / *Limited or no impact or no requirement for mitigation*	Some impact, and/or mitigation possible - • In conservation area
Would the development of the site cause harm to a non-designated heritage asset or its setting? *Directly impact and/or mitigation not possible* / *Some impact, and/or mitigation possible* / *Limited or no impact or no requirement for mitigation*	Limited or no impact or no requirement for mitigation - No identified non-designated heritage within or adjacent to the site.
Planning Policy Constraints	
Is the site in the Green Belt? *Yes* / *No* / *Unknown*	Yes
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? **Yes / No / Unknown**	No
Are there any other relevant planning policies relating to the site?	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
Is the site: *Greenfield* / *A mix of greenfield and previously developed land* / *Previously developed land*	Greenfield
Is the site within, adjacent to or outside the existing built up area? *Within* / *Adjacent to and connected to* / *Outside and not connected to*	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? *Within* / *Adjacent to and connected to* / *Outside and not connected to*	Adjacent to and connected to the existing settlement boundary via a bridge
Would development of the site result in neighbouring settlements merging into one another? *Yes* / *No* / *Unknown*	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes* / *No* / *Unknown*	No - Unlikely as relatively small site and has good screening from trees - although is outside of built up area

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

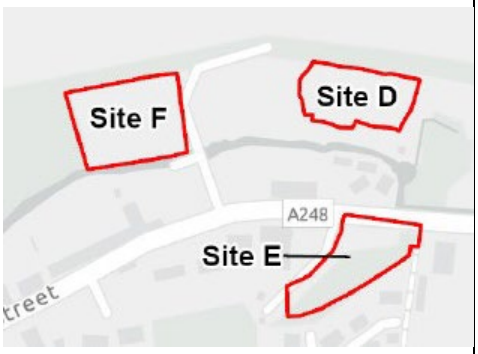
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? *Yes / No / Unknown*	Yes, to achieve appropriate vehicular access to the site, the existing bridge access may require upgrading.

5. Conclusions	
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)	Six dwellings proposed by landowner.
What is the likely timeframe for development **(0-5 / 6-10 / 11-15 / 15+ years)**	Unknown
Other key information	N/A
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.** **Are there any known viability issues?** *Yes / No*	**Amber: The site is potentially suitable, available and achievable** Unknown

Summary of justification for rating	The site is potentially suitable for affordable housing development. 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. 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. 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. 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.

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	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: *Yes / No / partly or adjacent* • 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) **Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*	Yes - • 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.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: *Yes / No / partly or adjacent / Unknown* • 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	Yes - Drinking Water Protected Area
Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? *Yes / No*	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? *See guidance notes:* • *Flood Zone 1: Low Risk* • *Flood Zone 2: Medium Risk* • *Flood Zone 3 (less or more vulnerable site use): Medium Risk* • *Flood Zone 3 (highly vulnerable site use): High Risk*	Low Risk
Site is at risk of surface water flooding? *See guidance notes:* • *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk* • *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*	Low Risk

2. Assessment of Suitability	
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? *Yes / No / Unknown*	No - Grade 4
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • 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? *Yes / No / Unknown*	Yes - • 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)
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? *Yes / No / Unknown*	No
Physical Constraints	
Is the site: *Flat or relatively flat / Gently sloping or uneven / Steeply sloping*	Gently sloping
Is there existing vehicle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes
Is there existing cycle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	No
Are there any known Tree Preservation Orders on the site? *Yes / No / Unknown*	No
Are there veteran/ancient trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	No
Are there other significant trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Within

2. Assessment of Suitability	
Is the site likely to be affected by ground contamination? *Yes / No / Unknown*	No
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*	No
Would development of the site result in a loss of social, amenity or community value? *Yes / No / Unknown*	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

Is the site low, medium or high sensitivity in terms of landscape? • *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.*	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.

2. Assessment of Suitability	
Is the site low, medium or high sensitivity in terms of visual amenity? • *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.* • *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.* • *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*	Low sensitivity
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	Directly impact, and/or mitigation not possible - • In conservation area • Within close proximity to two Grade II listed buildings; Weston Lodge, and Albury House. 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.
Would the development of the site cause harm to a non-designated heritage asset or its setting? *Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation*	Limited or no impact or no requirement for mitigation - No identified non-designated heritage within or adjacent to the site.
Planning Policy Constraints	
Is the site in the Green Belt? *Yes / No / Unknown*	Yes
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? **Yes / No / Unknown**	No
Are there any other relevant planning policies relating to the site?	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
Is the site: *Greenfield / A mix of greenfield and previously developed land / Previously developed land*	Greenfield
Is the site within, adjacent to or outside the existing built up area? *Within / Adjacent to and connected to / Outside and not connected to*	Within the existing built up area (infill)
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?	Within the existing settlement boundary

2. Assessment of Suitability	
Within / Adjacent to and connected to / Outside and not connected to	
Would development of the site result in neighbouring settlements merging into one another? *Yes / No / Unknown*	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes / No / Unknown*	No - Unlikely as relatively small and within built up area

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

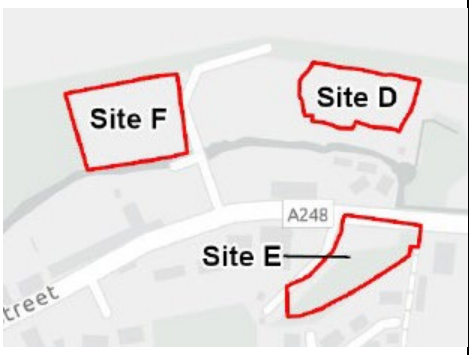
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? *Yes / No / Unknown*	Unknown

5. Conclusions	
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)	N/A
What is the likely timeframe for development **(0-5 / 6-10 / 11-15 / 15+ years)**	Unknown
Other key information	N/A
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.** **Are there any known viability issues?** *Yes / No*	**Red: The site is not currently suitable and achievable** Unknown

Summary of justification for rating	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. 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.

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	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: *Yes / No / partly or adjacent* • 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) **Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*	Yes - • 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.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: *Yes / No / partly or adjacent / Unknown* • 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	Yes - Drinking Water Protected Area
Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? *Yes / No*	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? *See guidance notes:* • *Flood Zone 1: Low Risk* • *Flood Zone 2: Medium Risk* • *Flood Zone 3 (less or more vulnerable site use): Medium Risk* • *Flood Zone 3 (highly vulnerable site use): High Risk*	Medium risk - site is partially within Flood Zone 2.
Site is at risk of surface water flooding? *See guidance notes:* • *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk* • *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*	Low Risk
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?	Unknown - Grade 3, not known whether 3a or 3b

2. Assessment of Suitability	
Yes / No / Unknown	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • 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? *Yes / No / Unknown*	Yes - • 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
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? *Yes / No / Unknown*	No
Physical Constraints	
Is the site: *Flat or relatively flat / Gently sloping or uneven / Steeply sloping*	Gently sloping
Is there existing vehicle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes - Accessible via bridge connecting Albury Stret to rear access of Mill development.
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes - Accessible via bridge connecting Albury Stret to rear access of Mill development.
Is there existing cycle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes - Accessible via bridge connecting Albury Stret to rear access of Mill development.
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	No
Are there any known Tree Preservation Orders on the site? *Yes / No / Unknown*	No
Are there veteran/ancient trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	No
Are there other significant trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Within – The site contains several mature trees.
Is the site likely to be affected by ground contamination? *Yes / No / Unknown*	No

2. Assessment of Suitability	
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*	No
Would development of the site result in a loss of social, amenity or community value? *Yes / No / Unknown*	Yes - The site is not currently a designated open space but it is partially publicly accessible and provides amenity value.

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

Is the site low, medium or high sensitivity in terms of landscape? • *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.*	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 dense vegetation, and it does not contain valued features identified in the landscape character assessment.
Is the site low, medium or high sensitivity in terms of visual amenity? • *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.* • *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.* • *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*	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.

2. Assessment of Suitability	
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? *Directly impact and/or mitigation not possible* / *Some impact, and/or mitigation possible* / *Limited or no impact or no requirement for mitigation*	Some impact, and/or mitigation possible - • In conservation area
Would the development of the site cause harm to a non-designated heritage asset or its setting? *Directly impact and/or mitigation not possible* / *Some impact, and/or mitigation possible* / *Limited or no impact or no requirement for mitigation*	Limited or no impact or no requirement for mitigation - No identified non-designated heritage within or adjacent to the site.
Planning Policy Constraints	
Is the site in the Green Belt? *Yes* / *No* / *Unknown*	Yes
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? **Yes / No / Unknown**	No
Are there any other relevant planning policies relating to the site?	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
Is the site: *Greenfield* / *A mix of greenfield and previously developed land* / *Previously developed land*	Greenfield
Is the site within, adjacent to or outside the existing built up area? *Within* / *Adjacent to and connected to* / *Outside and not connected to*	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? *Within* / *Adjacent to and connected to* / *Outside and not connected to*	Adjacent to and connected to the existing settlement boundary via a bridge
Would development of the site result in neighbouring settlements merging into one another? *Yes* / *No* / *Unknown*	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes* / *No* / *Unknown*	No - Unlikely as relatively small site and has good screening from trees - although is outside of built up area

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

4. Assessment of Viability	
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? *Yes / No / Unknown*	Unknown - proposal involves creation of new bridge

5. Conclusions	
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)	Six dwellings proposed by landowner.
What is the likely timeframe for development **(0-5 / 6-10 / 11-15 / 15+ years)**	Unknown
Other key information	N/A
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.** **Are there any known viability issues?** *Yes / No*	**Amber: The site is potentially suitable, available and achievable** Unknown - proposal involves creation of new bridge

Summary of justification for rating	The site is potentially suitable for affordable housing development. 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. 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. 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.

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	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: *Yes / No / partly or adjacent* • 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) **Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*	Yes: AONB (National Landscape) 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). Ancient Woodland adjacent to south of site
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: *Yes / No / partly or adjacent / Unknown* • 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	Yes - Drinking Water Protected Area
Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? *Yes / No*	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? *See guidance notes:* • *Flood Zone 1: Low Risk* • *Flood Zone 2: Medium Risk* • *Flood Zone 3 (less or more vulnerable site use): Medium Risk* • *Flood Zone 3 (highly vulnerable site use): High Risk*	Low Risk
Site is at risk of surface water flooding? *See guidance notes:* • *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk* • *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*	Medium Risk

2. Assessment of Suitability	
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? *Yes / No / Unknown*	Unknown - Grade 3, not known whether 3a or 3b
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • 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? *Yes / No / Unknown*	Yes - • 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)
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? *Yes / No / Unknown*	No
Physical Constraints	
Is the site: *Flat or relatively flat / Gently sloping or uneven / Steeply sloping*	Gently sloping
Is there existing vehicle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes
Is there existing cycle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	No
Are there any known Tree Preservation Orders on the site? *Yes / No / Unknown*	No
Are there veteran/ancient trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Adjacent – Ancient Woodland to south
Are there other significant trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	No
Is the site likely to be affected by ground contamination?	Yes, next to landfill site and industrial land use

2. Assessment of Suitability	
Yes / No / Unknown	
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*	No
Would development of the site result in a loss of social, amenity or community value? *Yes / No / Unknown*	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

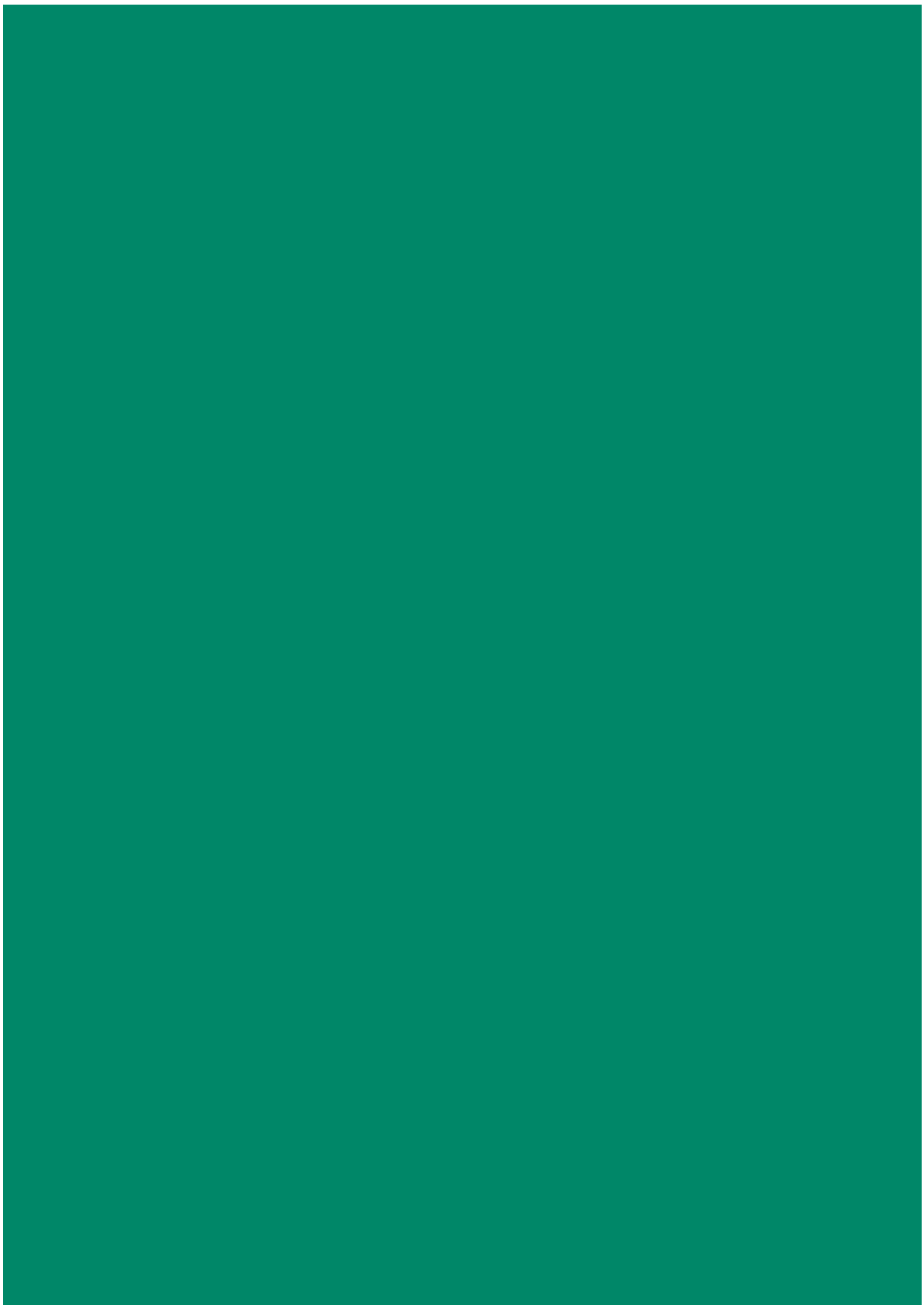
Is the site low, medium or high sensitivity in terms of landscape? • *Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.* • *Medium sensitivity: the site has many valued features, and/or valued features 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.*	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.
Is the site low, medium or high sensitivity in terms of visual amenity? • *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.* • *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.* • *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*	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.

2. Assessment of Suitability	
Heritage Constraints	
Would the development of the site cause harm to a designated heritage asset or its setting? *Directly impact and/or mitigation not possible* / *Some impact, and/or mitigation possible* / *Limited or no impact or no requirement for mitigation*	Limited or no impact on designated heritage assets
Would the development of the site cause harm to a non-designated heritage asset or its setting? *Directly impact and/or mitigation not possible* / *Some impact, and/or mitigation possible* / *Limited or no impact or no requirement for mitigation*	Limited or no impact or no requirement for mitigation - No identified non-designated heritage within or adjacent to the site.
Planning Policy Constraints	
Is the site in the Green Belt? *Yes* / *No* / *Unknown*	Yes
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? **Yes / No / Unknown**	No
Are there any other relevant planning policies relating to the site?	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
Is the site: *Greenfield* / *A mix of greenfield and previously developed land* / *Previously developed land*	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area? *Within* / *Adjacent to and connected to* / *Outside and not connected to*	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? *Within* / *Adjacent to and connected to* / *Outside and not connected to*	Outside and not connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? *Yes* / *No* / *Unknown*	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes* / *No* / *Unknown*	No - Site already has buildings on.

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

4. Assessment of Viability	
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? *Yes / No / Unknown*	Unknown - land remediation may be required

5. Conclusions	
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)	Three industrial units (450sqm, 185sqm, 185sqm) proposed by landowner.
What is the likely timeframe for development **(0-5 / 6-10 / 11-15 / 15+ years)**	Unknown
Other key information	N/A
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.** **Are there any known viability issues?** *Yes / No*	**Amber: The site is potentially suitable, available and achievable** Unknown - land remediation may be required
Summary of justification for rating	The site may be appropriate for allocation for industrial, commercial or employment uses. 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. 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.



SurreyHills
Area of Outstanding Natural Beauty

ENVIRONMENTAL DESIGN GUIDANCE

Guidance on conserving and enhancing country lanes and villages in the Surrey Hills

www.surreyhillsboard.org

Typical sunken lane within the Surrey Hills

INTRODUCTION

The Surrey Hills Area of Outstanding Natural Beauty (AONB) is one of 38 AONBs in England and Wales, covering 15% of the land area. They are designated by Government for the purpose of ensuring that the special qualities of our finest landscapes are conserved and enhanced.

The appearance of the Surrey Hills has been shaped for centuries by the changing patterns of land use and settlement. The end result is a rich and diverse built heritage featuring many small farmsteads, pleasant hamlets with village greens, and grand houses set in parkland. Local materials like stone, flint, tile, brick and timber are featured throughout the Surrey Hills, defining the sense of place.

An essential constituent of the Surrey Hills AONB is the network of winding, narrow, secluded lanes, often with high banks and hedgerows, connecting villages and hamlets. These lanes are often rich in history reflecting centuries of human use and still retain much of their traditional charm.

This document sets out guidance for conserving and enhancing country lanes and villages in the Surrey Hills Area of Outstanding Natural Beauty (AONB) to help Surrey County Council, local planning authorities, transport planners, contractors, developers, parish council's and other parties. It sets out some principles and best practice that should be considered in managing country lanes and the design of development within the Surrey Hills.

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- 2.2 Value the treatment of boundaries
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- 2.5 Reduce clutter and urbanising influences
- 2.6 Celebrate local distinctiveness
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- 3.7 Value the treatment of boundaries
- 3.8 Use native trees and shrubs
- 3.9 Cherish designed landscapes
- 3.10 Celebrate local distinctiveness
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5 De-Cluttering the Environment *p9*
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- 5.2 Get involved with De-Cluttering in the Surrey Hills

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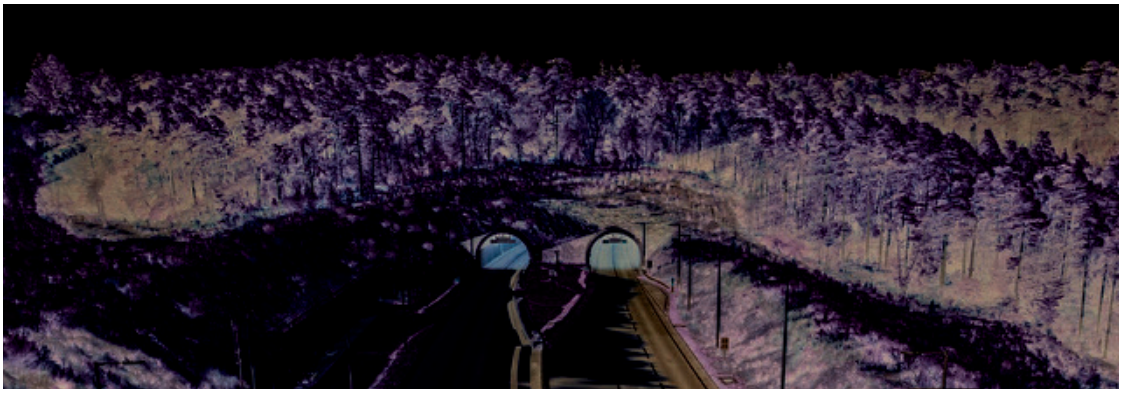

The Hindhead Tunnel helps protect the environment above from traffic impact

1 PRINCIPAL ROADS THROUGH THE SURREY HILLS

As Surrey has a higher level of car ownership than any other county, the impact of traffic on the Surrey Hills is perhaps greater than on any other AONB or National Park. This is largely due to its close proximity to London and other urban areas, and high car ownership rates resulting in high volumes of traffic passing through the area. Encouraging through traffic and HGVs to keep to principal roads will help to protect the quality of the area, particularly the country lanes which are not designed to cope with large volumes of traffic and HGVs.

1.1 Through-signing along principal roads

The principle is to keep through traffic and HGV movements to the principal road network. This should be reflected in the signage strategy. Signage to minor roads should only indicate local access and should avoid encouraging through traffic to larger destinations.

1.2 Reduce the impact of high traffic volumes

Reduce the speed of traffic and introduce traffic management measures through villages. This may include speed limit reductions, where there is justification in line with national and county policy. (Picture shows traffic calming feature on A248 in Albury).

1.3 Promote 'Drive slowly – enjoy'

As journey times are often significantly impacted by congestion at junctions, there should be appropriate awareness and educational messages that reducing speed should not significantly affect overall travel time. In traveling through the Surrey Hills drivers are encouraged to 'drive slowly and enjoy' the surroundings and not attempt to take short cuts through country lanes.

Typical Surrey Hills wooded country lane

2 COUNTRY LANES IN THE SURREY HILLS

Designing and managing country lanes in line with the following principles will create an environment that is more attractive and help to encourage a safer and more considerate approach to driving in the Area of Outstanding Natural Beauty. These photographs identify how the principles have been implemented in the Surrey Hills often with local funding and low maintenance measures.

2.1 Choose appropriate materials

Timber bollards, marker posts and other roadside furniture should be used as they are generally more in keeping with the rural scene, do not need painting or become dirty in appearance and are not easily damaged. Plastic roadside furniture (eg verge posts) and reflective metal signs should be kept to a minimum.

2.2 Value the treatment of boundaries

Traditional boundary features such as walls, fences and hedges are important elements of local landscape character and should be retained and repaired where feasible by the landowner. New boundary features should reflect local traditions in the use of materials and construction, especially in conservation areas. For hedges a mix of native species will usually be the best option. Exotic species such as leylandii should be avoided.

2.3 Use the 'natural' geometry of country lanes to influence drivers

Highway improvements should consider reinforcing the existing geometry of country lanes. The use of surface dressing can be helpful in certain situations but colour changes should be achieved through the natural colour of the aggregates used rather than the use of colour additives which can look alien and will quickly fade. Urban materials and solutions, for example concrete kerbing, will look incongruous in rural locations and should be avoided.

2.4 Resist excess road markings

In accord with the traffic signs manual, road markings should be avoided or in some cases removed. Edge lining should be used with care, usually to highlight road space for vulnerable road users or where other solutions to verge erosion are impractical. Rumble strips should have a sensory rather than visual impact.

2.5 Reduce clutter and urbanising influences

The appropriateness of signage should be reviewed regularly with a view to removing unnecessary or redundant signs and amalgamating signs onto fewer posts. Through signing should be avoided along country lanes. Signs directing traffic into and along country lanes should only indicate the next village or hamlet. Local requests for additional signs should be considered carefully based on evidence that additional signs have little or no effect on road safety (See section 5).

2.6 Celebrate local distinctiveness

Where practical, preserve and restore existing distinctive and historical finger posts, village signs and other roadside furniture. Where this is not possible, replace with similar materials and design details. Some highway furniture is listed and afforded statutory protection. Extra care is needed to protect them from damage. The design of new finger posts and village signs should reflect local traditions and materials. (See section 4).

2.7 Highlight local names and features of historic interest

For street names, traditionally black and white signs are generally preferable where local funding is available. Where street names occur adjacent to other timber structures then timber support will be more appropriate, but recycled plastic posts are acceptable for most situations.

2.8 Enhance the biodiversity of verges

Verge management is a complex issue that requires careful planning to ensure that safety and operational considerations are thought through. However, there are opportunities within the AONB to increase the biodiversity of highway verges and to manage verges that already have floristic interest. Changes to the management of verges need to reflect local circumstances and will need to be agreed with the responsible local authority. Within safety guidelines maintain sight lines, particularly at junctions, enhance the biodiversity value of verges with appropriate mowing regimes.

s

SurreyHills
Area of Outstanding Natural Beauty

M23 Motorway
A3 Primary Route
A240 Other A Road
B290 B Road

Railway/Station
AONB
AGLV

Miles
0 1 2 3 4 5
0 1 2 3 4 5 6 7 8
Kilometres

Note: This map is designated for approximate location purposes only.

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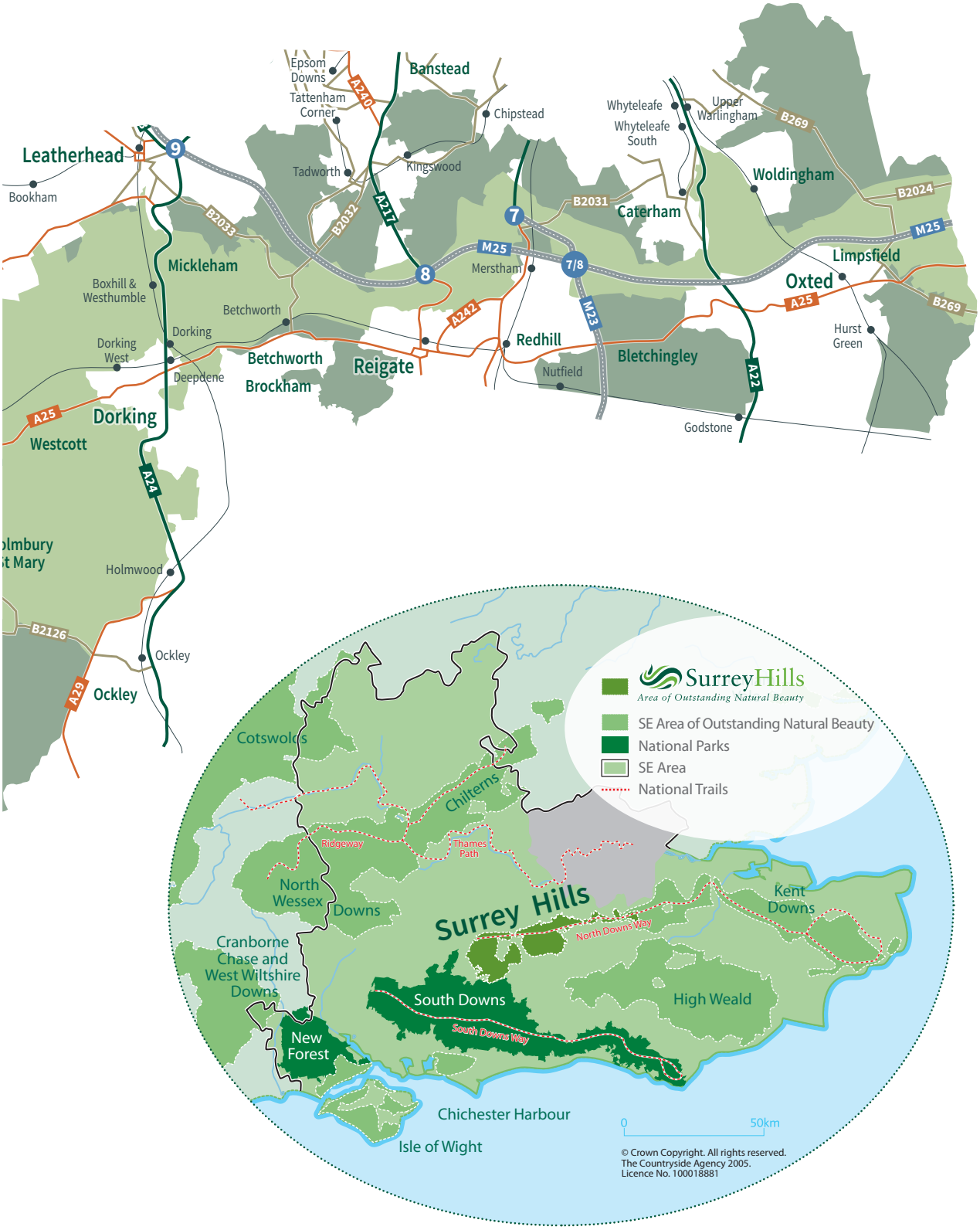
Epsom Downs
Tattenham Corner
A240
Banstead
Chipstead
Kingswood
Tadworth
A217
B2032
B2033
Leatherhead
Bookham
9
Mickleham
Boxhill & Westhumble
Betchworth
Dorking
Dorking West
Deepdene
Betchworth
Brockham
Reigate
A242
8
M25
Merstham
7/8
7
M23
Redhill
Nutfield
Bletchingley
A22
Godstone
Whyteleafe
Whyteleafe South
Upper Warlingham
B269
Woldingham
B2024
B2031
Caterham
M25
Limpsfield
Oxted
A25
B269
Hurst Green
A25
Dorking
Westcott
A24
Holmwood
B2126
Ockley
A29
Ockley
SurreyHills
Area of Outstanding Natural Beauty
SE Area of Outstanding Natural Beauty
National Parks
SE Area
National Trails
Cotswolds
Chilterns
Ridgeway
Thames Path
North Wessex Downs
Surrey Hills
North Downs Way
Kent Downs
Cranborne Chase and West Wiltshire Downs
South Downs
South Downs Way
High Weald
New Forest
Chichester Harbour
Isle of Wight
0
50km
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Hambledon Village

3 BUILDING DESIGN IN THE SURREY HILLS

The following principles should be adopted for all forms of development within the Surrey Hills AONB, whether inside or outside settlements, or for large and small developments, including those for which planning permission is not required. These principles should be referred to in the Design and Access Statement accompanying a planning application to demonstrate how the proposal helps to conserve and enhance the beauty of the Surrey Hills landscape.

3.1 Respect the pattern of the settlement, its open spaces and greens

Contain development within the settlement; reflect established (historic) street and plot patterns; maintain variable building lines; respect the contribution of open spaces and village greens to character and form and generally avoid closes and cul-de-sacs.

3.2 Conserve the character of the setting

Avoid development on skylines, prominent spurs and open slopes; make maximum use of existing trees and landscape features to shield development; new buildings adjacent to traditional ones should link through elements such as scale, form, colour and materials to create a coherent larger group.

3.3 Complement the scale, height and proportion of buildings

Aim for harmony with the height and massing of existing development; retain density and relationship between roofscape and tree cover when viewed from outside the settlement.

3.4 Celebrate the detailing of buildings and architectural features

Surrey buildings have a wide range of styles; extensions should respect the host; new buildings should pick up local characteristics – forms of building, existing proportions (windows and doors), roof designs and elevational details.

3.5 Choose appropriate materials and finishes

Surrey buildings use a wide range of materials and finishes which may be locally specific; maintenance, improvement or extensions should respect the host and new buildings should explore the existing local palette of colour and finishes or justify innovative solutions.

3.6 Promote contemporary architecture

High quality contemporary architecture can extend the diversity and character of settlements, and if sensitively designed can be suitable in open countryside.

3.7 Value the treatment of boundaries

Retain the variety in, and characteristics of, boundary treatments – walls, hedges, fencing as appropriate; natural boundaries should use native species not conifers such as cypresses.

3.8 Use native trees and shrubs

The Surrey Hills is a heavily wooded landscape which is a key part of its character. Retain existing trees wherever possible; use native varieties of trees and shrubs in planting schemes.

3.9 Cherish designed landscapes

Parkland makes an important contribution to the area's picturesque scenery and provides a sense of continuity and grand scale. Retain estate and parkland character, boundary walls, gates, fencing, lodges and estate cottages.

3.10 Celebrate local distinctiveness

The diversity in the geology, soils and land use has created a diverse landscape. This is a key feature of the Surrey Hills and local character should be cherished and reinforced.

3.11 Be creative on access and parking

Seek to minimise the impact of vehicular access and parking, including hard surfacing; improve the network of pedestrian and cycle routes; seek opportunities to increase footpath access between settlement and countryside.

4 SIGNAGE

Signage plays a vital part in promoting and reinforcing the rural character of the Surrey Hills area.

Rushmoor Village Sign

4.1 Village Signs

These signs work very effectively to show that a particular village is within the Surrey Hills boundary and help to re-inforce the rural character of a village. An individual village emblem encourages the distinctiveness of each village.

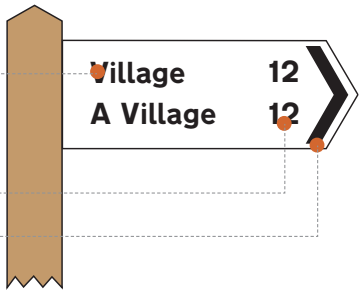
Village gateway signs consist of four components which are constructed in two parts;

A1 Village Identity/Logo
A2 Village Name
A3 in the Surrey Hills message
B1 please drive carefully message (optional)

View the Surrey Rural Highways Design Guidelines document at **www.surreyhills.org/board/country-lanes-2/** for exact specifications.

4.2 Finger Posts

Surrey Hills directional finger posts should contain the following elements;

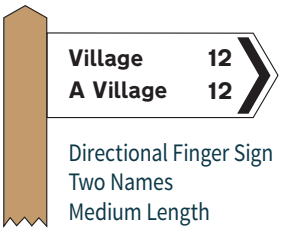


1 Village Name
2 Mileage
3 Chevron (optional)

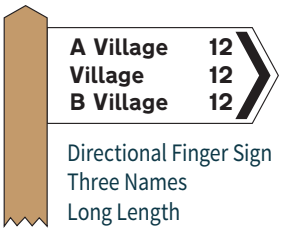
Surrey Hills Finger Posts are designed using 6 x 6inch wooden oak posts which are generally 3.5m long of which 0.8m is in the ground. The white directional sign is constructed from hard wearing lightweight foamex which is 19mm thick. The finger posts come in three lengths, standard, medium and long to accommodate the number of characters in village names.

Example of standard, medium & long length finger posts;

Directional Finger Sign
One Name
Standard Length



Directional Finger Sign
Two Names
Medium Length



Directional Finger Sign
Three Names
Long Length

These directional posts are used on country lanes with lower speed limits (not on principal roads).

4.3 Verge Posts

Verge Posts are useful for indicating the edges of roads and potential hazards, and contain reflective areas which increase their visibility to motorists both in the day and at night. Surrey Hills verge posts are made from 4 x 4 inch wooden oak posts. These are generally 1.6m long with a reflective circle on the front and back and can be sourced from local sawmills.

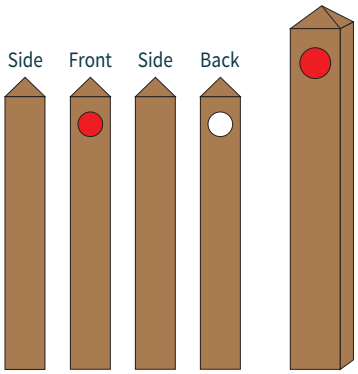


Diagram shows that a red reflector should be sited on the front of the post and a white reflector on the back.

For further information on signage in the Surrey Hills Area of Outstanding Natural Beauty please visit **https://www.surreyhills.org/board/country-lanes-2/ or email surreyhills@surreycc.gov.uk**

5 DE-CLUTTERING THE ENVIRONMENT

De-cluttering is the process of removing unnecessary roadside and village signage clutter in the Surrey Hills.

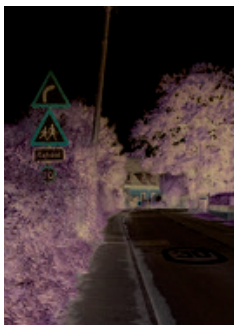
5.1 Why De-Clutter?

- Trying to promote and reinforce the rural character on country lanes
- Discourage through traffic and HGV movements
- Reduce maintenance and replacement costs of signs

Unnecessary signs removed

Examples of De-cluttering

Here are some examples of de-cluttering work that has taken place in the Surrey Hills;



Removal of unnecessary signs in Burstow

Removal of signage on grass verge

5.2 Get involved with De-Cluttering in the Surrey Hills

Many road signs are not mandatory. They are put in place by the local highway authority and can be removed at its discretion. We want to encourage local people through their parish council to assess their local road signs and recommend any individual signs should be removed or relocated.

Visit https://www.surreyhills.org/board/de-cluttering/ for guidance on what signs can be removed. Once you have done this you will be required to fill in two simple forms which Surrey County Council Highways will check and make the final decision.

Settlements nestled within the beautiful landscape of the Surrey Hills

The Surrey Hills AONB stretches across a quarter of the county of Surrey and includes the chalk slopes of the North Downs from Farnham in the west to Oxted in the east, and extends south to the deeply wooded Greensand Hills which rise in Haslemere.

This document sets out guidance for conserving and enhancing country lanes and villages in the Surrey Hills Area of Outstanding Natural Beauty (AONB) to help Surrey County Council, local planning authorities, transport planners, contractors, developers, parish councils and other parties. It sets out some principles and best practice that should be considered in managing country lanes and the design of development within the Surrey Hills.

This has been published by the Surrey Hill AONB Board. The Surrey Hills AONB Board is a joint committee that leads on the preparation, monitoring and review of the AONB Management Plan on behalf of its constituent bodies and partner organisations.

www.surreyhillsboard.org

Photo credits; John Miller, Colin Davis Associates, Parish Councils, Surrey County Council, Zac Macaulay, Rod Shaw, Liz Cutter, Rob Fairbanks, Phillips Tracey Architects and Squiggle Design.

APPENDIX D Community Facilities Report

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

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

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

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

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

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

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

Infant Schools

- Shere CoE Infant School
- Chilworth CoE Infant School

Junior Schools

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

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

Secondary Schools

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

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

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

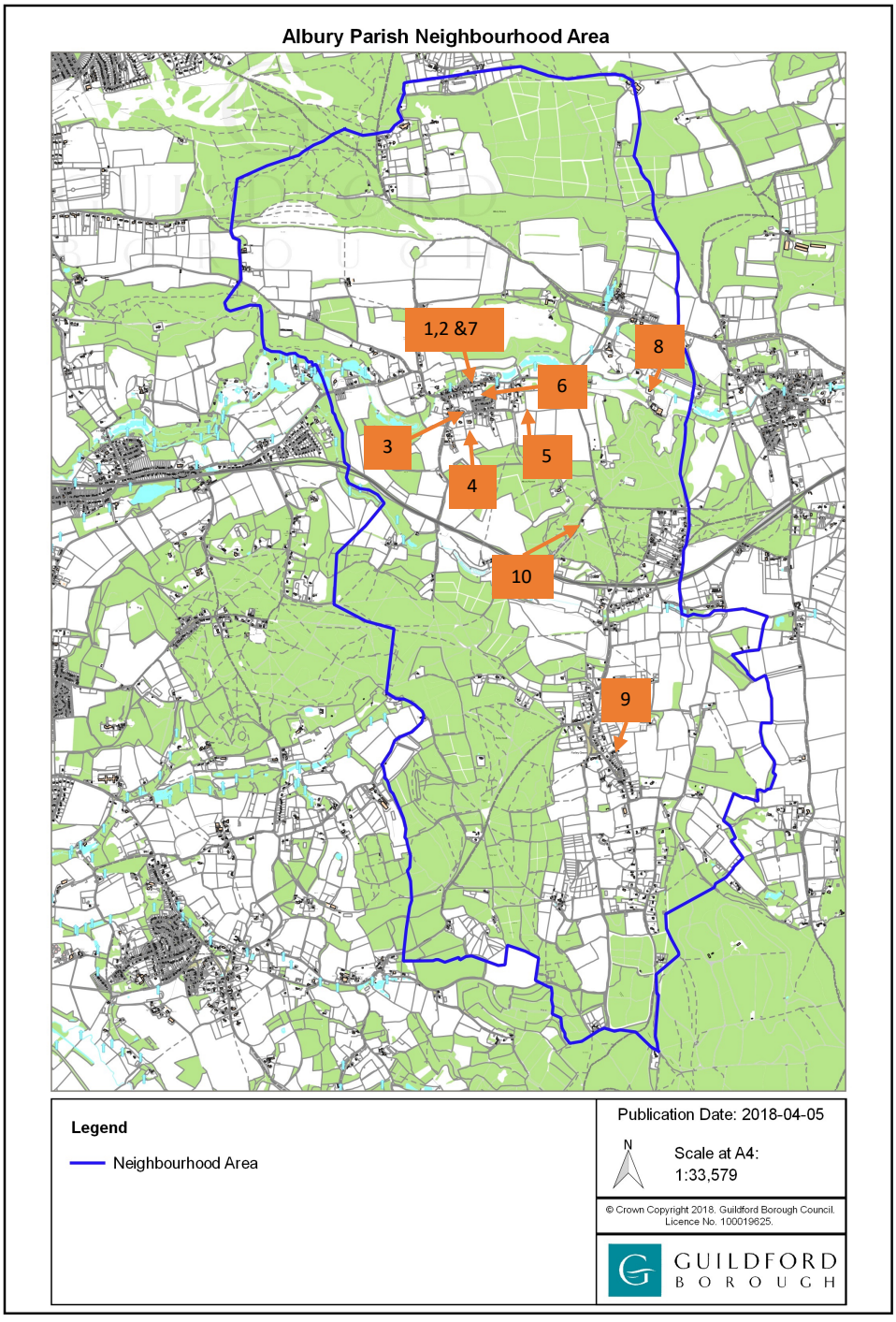
Nursey Schools

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

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

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

Map of Community Facilities locations



Albury Village Hall and Memorial Library - **Map location - Number 1 & 2**

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

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

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

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

Interior

Entrance

Forward Plans

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

Usage

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

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

Typical usage is as follows:

Village Hall	**Frequency**
Surrey Women's Institute	Bi- weekly
Jam Free Women's Institute	Monthly
Pilates class	Weekly
Professional Quilting	Monthly
Child/Adult Parties	Ad-hoc
History Society	Monthly
Ladies Choir	Weekly
Art Class	Weekly

Memorial Library	
Art Class	Twice-Weekly
APC meetings	Bi-Monthly

Albury Bowls Club - Map location – Number 3

Description of facilities

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

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

Usage

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

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

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

Forward Plans

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

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

Village Green

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

Bowling Green in play

The Church of St Peter and St Paul's – Albury - Map location - Number 4

Description of facilities

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

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

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

Usage

One or more Christian services are held every Sunday for anyone who wishes to attend. The church is a focal point for people at the large points in the calendar such as Christmas, Easter, Mother's Day, Remembrance, etc when people come together; and for key points in life – baptisms, weddings and funerals. There are occasional other services and events including some meetings on Zoom. There is a set of six bells with a team of ringers. The church offers separate groups for children in some Sunday services. It has been been obliged to recast some activities since the coronavirus pandemic and monthly 'Messy Church' on Sunday's has become increasingly important in serving the family age group.

The church is starting a new venture for families, based at Chilworth Infant School, and leads other activities with its partner parishes of Shere and Chilworth, such as the annual Holiday Club for 5-11 year olds. There are also midweek groups for adults, pastoral care, and activities for the community (quiz, beetle drive, harvest meal, etc). These largely take place beyond the church building. The church also produces a monthly 'Albury News' parish magazine which is used by the community for information on local events and for local businesses to promote their services.

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

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

Future Plans

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

Albury Allotments - **Map location – Number 5**

Description of facilities

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

Usage

At the time of writing this report, ten of the available plots are rented to local residents. Six remain vacant with demand being low in the area for this type of facility possibly because

of the lack of parking on site. Other local allotments (Shere) where accessibility is good are strongly supported. Users of the Albury allotments complain that the lack of parking nearby is a problem and this might impact uptake.

Future Plans

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

Albury Recreation Ground - **Map location - Number 6**

Description of facilities

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

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

Future Plans

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

Provide ongoing maintenance as needed.

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

Provide better signage and safe parking nearby.

Riverside Meadow – Albury - **Map location - Number 7**

Description of facilities

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

Usage

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

Future Plans

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

The Old Church of St Peter and St Paul, Albury – Albury Park - Map location – Number 8

Description of facilities

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

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

Wall painting of St Christopher.

Pugin's Drummond Memorial Chapel

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

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

Forward Plans

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

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

Usage

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

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

St Michael's Church (The Barn Church) – Farley Green - **Map location - Number 9**

Description of facilities

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

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

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

Ceiling at the Barn Church

The Barn Church Nativity Reredos

Forward Plans

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

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

Usage

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

Albury Sports Club (The Pavilion) - **Map location – Number 10**

Description of facilities

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

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

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

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

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

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

The Albury Sports Club pavilion is a single-story brick-built pavilion that underwent extensive refurbishment in 2020 following the successful application for various grants. The pavilion now provides very modern and updated facilities including accessibile access for the disabled and offers parking on a tarmacked area.
The building has a lovely bar area with pool table, large TV and ample seating, kitchen, male and female toilets and changing facilities for home and away teams and match officials. There is significant parking at the location using open space not designated for playing areas

The site includes:

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

Usage

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

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

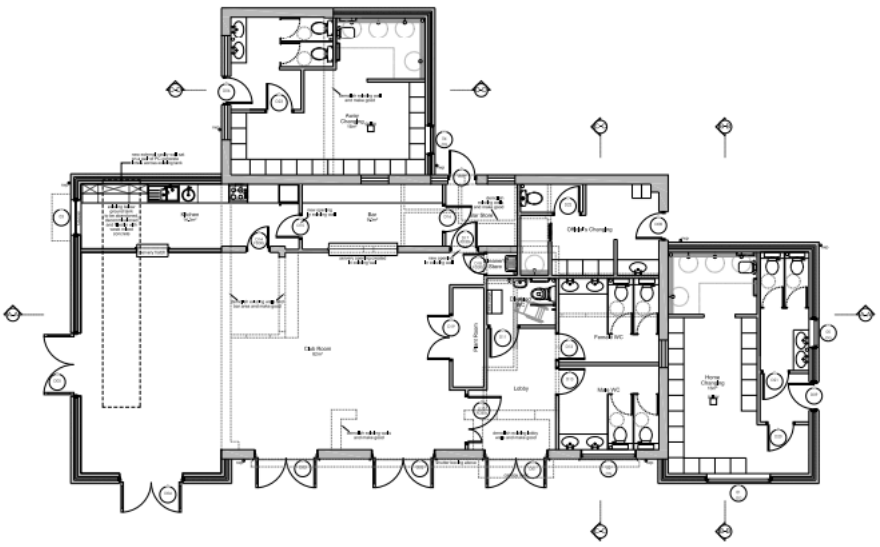
Future Plans

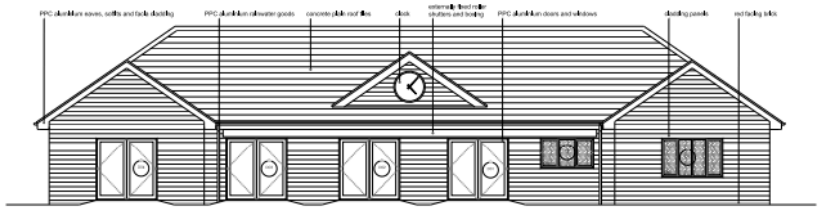
The new Pavilion provides significantly enhanced facilities throughout the building and meets modern standards for providing access to sports for people of all physical ability. It includes a large tarmac car park with secure storage for equipment too.

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

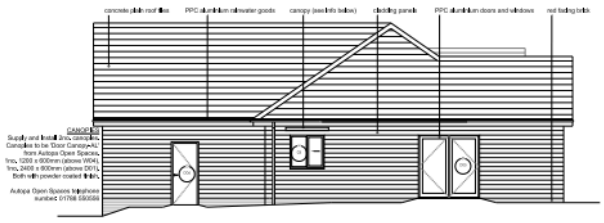
To continue to grow and succeed the sports club needs more pitch space. Currently the club is renting pitches in Shere and Goose Green, neither of which is maintained to a suitable standard by the respective parish councils. Ideally any new space would be as close to the Heath as possible to maximise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

New Pavilion Plans:

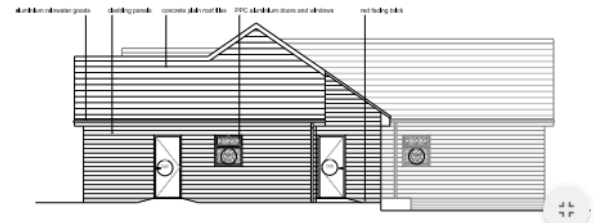




PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

Neighbourhood Plan: Community Facilities - Broadband

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

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

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

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

Neighbourhood Plan: Community Facilities – Electric Cars

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

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

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

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

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

Community Facilities – Summary of findings and recommendations

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

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

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

Recommendations:

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

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

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

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

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

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

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

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

Super-fast broadband: From a slow start the installation of the B4SH service is growing. The advent of COVID19 has no doubt had a positive impact of the attraction of this service with more residents showing interest than ever before. However, there is still a low level of uptake, and awareness or understanding of scheme is limited. That said, there has been good progress in connecting the village of Albury, and in Farley Green there has been extensive numbers of connections, with more expected to happen during 2023.

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

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

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

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

A village green at Malcolm's Field

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

Background

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

Albury is a very rural[9] parish, situated in the Surrey Hills AONB[10] and the Green Belt, and also the AGLV[11]. It also has SSSI sites at Farley Heath. The Warren in Albury village, Albury Heath and Kiln Rough are sites of Nature Conservation interest. Unlike other local villages, Albury village was not inset from the Green Belt in the Guildford Local Plan 2019 and was not allocated housing targets. There are 2 conservation areas: one around Albury village and the other forming part of St Martha's in the west of the parish. The only GBC designated Settlement Area is in Albury village, though not all of the village falls within it.

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

It has five main settlement areas: Albury Village, Farley Green, Albury Heath (including Little London & Brook), Sherbourne & Newlands Corner and North Downs. The first three account for 81% of the 465 residential properties in the parish[4].

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

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

[9] Farley Green and Little London & Brook are connected to neither the national gas or sewage systems!

[10] Area Of Outstanding Natural Beauty

[11] Area Of Great Landscape Value

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

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

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

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

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

Potted History

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

    - he further employed Pugin to remodel the Mansion between 1846 and 1852 with its 63 chimneys (all different and modelled on genuine Tudor originals). Similar chimneys can be seen on houses in Albury village
    - he planted many rare trees in Albury Park, which have attained a remarkable size.
- 1860 – Henry Drummond died, and the Estate was inherited by his daughter, Louisa, who married Lord Lovaine who would become the 6th Duke of Northumberland
- 1890 Louisa died and the Estate passed into the hands of the Northumberland family. They retain the land, but the Mansion was sold to the Country Houses Association in 1969. Skilful adaption has now provided 12 large apartments without any alteration to the exterior of the house.
- 1974 The Old Church was vested in The Churches Conservation Trust for preservation as a building of historic and architectural merit.
- The Albury Estate is still run by the Duke of Northumberland who takes an active interest, and some of his family live in the parish. His interests are represented by Trustees and an Estate Manager, who resides in the parish.

Recommendations

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

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

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

It is recommended that the following additional actions be undertaken:

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

Detailed Analysis

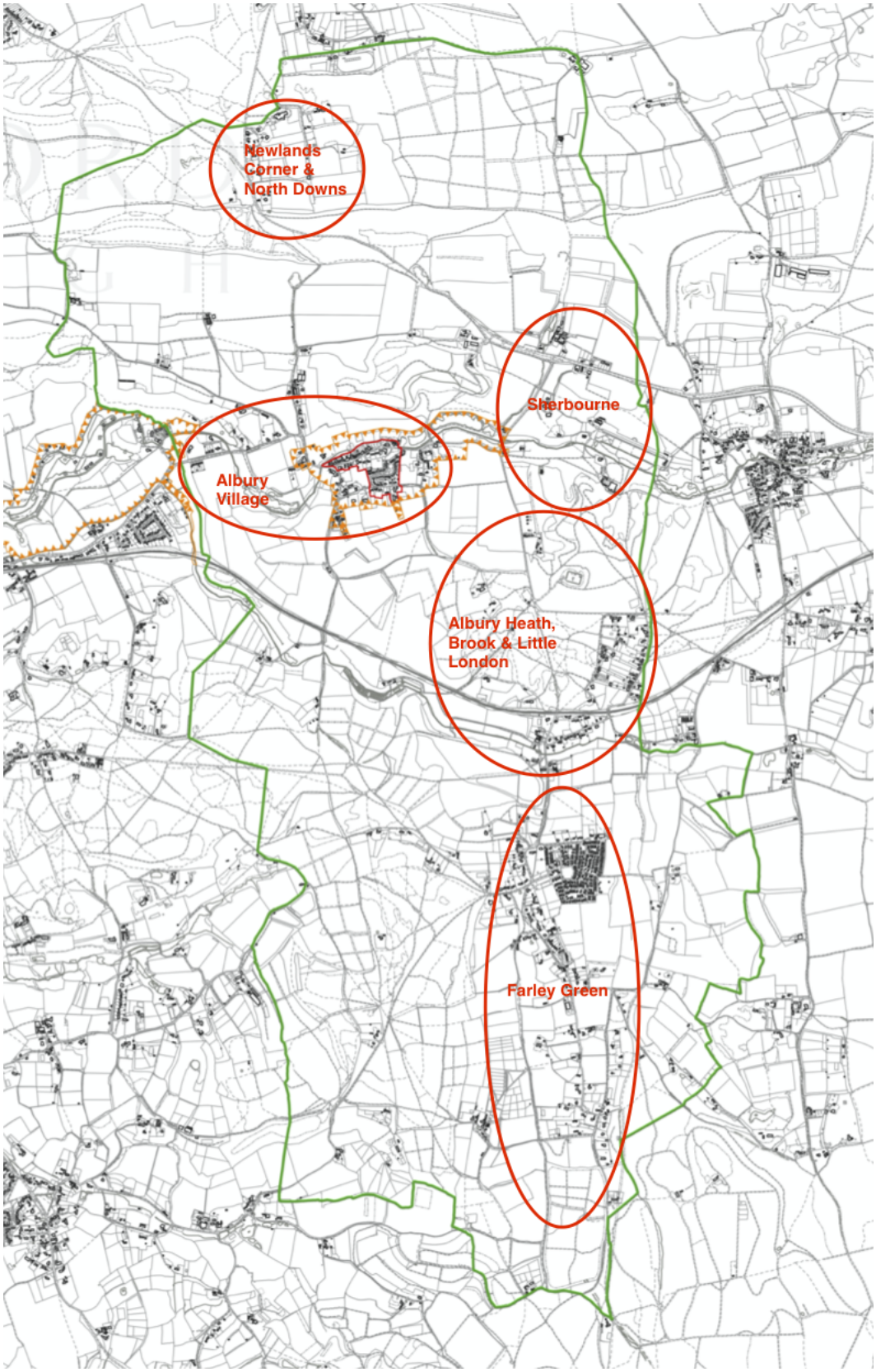
The analysis will be broken into the 5 areas used throughout the neighbour plan:

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

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

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

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



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

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

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

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

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

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

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

Albury Village Character Assessment

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

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

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

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

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

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

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

Albury Heath

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

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

Brook

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

Little London

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

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

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

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

Farley Green

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

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

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

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

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

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

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

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

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

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

Newlands Corner & North Downs

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

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

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

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

Sherbourne

Sherbourne has a very distinct character within the Parish. It is the site of the original village of Albury – before it was moved by Henry Drummond in the 1830's. It contains the many businesses and some fascinating historical buildings of unique character but it does not have many residences. It is also the site of the Silent Pool[12] - linked by legend to King John it is a beautiful and unique place which is also very popular with visitors. Given that there is not much parking space it can get very congested.

[12] https://en.wikipedia.org/wiki/Silent_Pool

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

Henry Drummond plays a significant part in the history of the Parish – including the building of the Apostle Chapel on the other side of the river. This was commissioned in 1839 after the Albury Conferences in 1832[13] after Drummond became fascinated with the teachings of Edward Irving[9].

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

[13] https://en.wikipedia.org/wiki/Prophetic_conference

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

There are many thriving business in Sherbourne

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

The History of Albury – In Relation to the many Churches

Context

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

Broader History and Geographical Position

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

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

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

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

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

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

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

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

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

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

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

Subsequently, Henry Drummond employed Pugin to alter the external appearance of Albury Park Mansion between 1846 and 1852. A prominent feature of the house, and of

Pugin's work, are the 63 chimneys, all different and all researched from genuine Tudor originals, replicating the Elizabethan chimneys of Hampton Court Palace. The chimneys have become a distinctive feature of Albury houses since then.

HENRY DRUMMOND

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

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

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

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

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

Henry Drummond was a man of ability and distinction. He was a Member of Parliament and a leading figure in the City of London, he was also the patron of the parish and, as such, possessed the right to nominate its Rector for appointment by the Bishop. Drummond's interest in the church, however, extended far beyond the power and influence that it conferred on him. He was a man who had a developed spiritual awareness.

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

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

Relations between McNeile and Drummond worsened and the two men were set on divergent courses.

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

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

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

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

ALBURY CHURCHES

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

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

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

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

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

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

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

Brookes began to build the Catholic Apostolic Church near Sherbourne and to draw plans for the new Parish Church. The Catholic Apostolic Church was to be in the Gothic style, and Brookes' design for it was an early example of the Gothic revival that was to play such a significant part in English church architecture later in the century. He completed the Catholic Apostolic Church in 1840. It is a remarkable example of the Gothic style set in idyllic surroundings, and it immediately achieved Drummond's aim of establishing for the young Apostolic Church a distinctive and distinguished focus.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Architectural Impact

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

Further Changes over Time

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

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

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

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

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

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

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

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

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

Local Buildings of Community Interest

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

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

Mapping of Albury Community Property to GBC Guidelines

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

Community Value Criteria (Simplified but based on GBC framework)

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

GREEN INFRASTRUCTURE AND ENVIRONMENT

EVIDENCE BASE

with requirements and recommendations in italics

updated 5 February 2021

CHARACTER

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

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

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

The character and beauty of Albury Parish should be retained.

Strategic Gaps

Strategic gaps should be retained between settlements to prevent coalescence:

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

Landscape Features

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

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

Iconic Views

Iconic views should be protected including:

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

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

SWOT ANALYSIS

Strengths

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

Weaknesses

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

Opportunities

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

Threats

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

DESIGNATIONS

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

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

GREEN INFRASTRUCTURE

Green Areas

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

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

Local Green Spaces

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

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

1. The land has to be reasonably close to the community it serves. There is no definition of this and it may vary depending on the community it relates to
2. The land must be demonstrably special to a local community. Evidence must be provided of the land's value to and use by the local community to show that it holds a particular significance. The land must fulfil one or more of the following criteria:
   (a) Beauty – visual attractiveness and contribution to the landscape, character and/or setting
   (b) Historic significance - provide a setting for, and allow views of, heritage assets or locally valued landmarks
   (c) Recreational value - with local significance such as variety of activities and value to community
   (d) Tranquility - areas that provide an oasis of calm and a space for quiet reflection
   (e) Richness of wildlife – value of habitat, and may have a designation like a local wildlife site
3. The land must be local in character and not an extensive tract of land.

The following are proposed:

- *Albury Bowling Green – for its recreational value*
- *Albury Heath – for its beauty and richness of wildlife*
- *Albury Heath Cricket and Football Ground - for its recreational value*
- *Albury Old Saxon Church Yard and Surrounds - for its historic significance, beauty and tranquility*
- *Albury Parish Allotments and Community Orchard - for their recreational value and tranquility*
- *Albury Riverside Meadow - for its beauty and tranquillity*
- *Albury Parish Church Yard - for its beauty with views and for its tranquility*
- *Blackheath – for its beauty, recreational value and richness of wildlife (Site of Special Scientific Interest)*
- *Farley Green – for its beauty with scenic views*
- *Farley Heath and Roman Temple - for its historical significance, beauty, recreational value, tranquility and richness of wildlife*
- *Malcolm's Field - for its beauty with views of the North Downs and parish church and for its tranquillity*

- *Newlands Corner - for its historical significance, beauty and its richness of wildlife (Site of Nature Conservation Importance and Biodiversity Opportunity Area) and habitats (1,000 year old ancient yews)*
- *Silent Pool – for its beauty and tranquillity*
- *Weston Fields Recreation Ground - for its recreational value as the only playground for children in Albury Parish*
- *Weston Fishery – for its recreational value, beauty and tranquillity*
- *Waterloo Pond – for its beauty, tranquillity and richness of wildlife*
- *Vale End Fishery – for its recreational value and tranquillity.*

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

Natural and Semi Natural Countryside Areas

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

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

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

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

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

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

Recreation Areas

These include Albury Heath Cricket and Football Ground, Weston Fields Recreation Ground (a children's recreation ground with an adults' outdoor gym), Albury Parish Allotments, Albury Riverside Meadow, Albury Bowling Green, Weston and Vale End Fisheries, and riding

schools and liveries at Mayor House Farm, Ponds Farm and White Farm. They benefit health and mental wellbeing, quality of life, community, tourism and the economy.

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

Green Links

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

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

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

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

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

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

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

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

CLIMATE CHANGE

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

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

Greenhouse Gas Emissions

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

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

Building Design

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

- *Site and orient buildings to optimise solar gain*
- *Use high quality, thermally efficient, building materials*
- *Install excellent quality energy efficiency measures such as loft and wall insulation and double glazing*
- *Non-residential developments should meet the Buildings Research Establishment BREEAM building standard 'excellent'*
- *New developments should incorporate on-site energy generation from renewable sources such as solar panels*
- *Encourage the sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including the retrofitting of listed buildings, buildings of solid wall or traditional construction and buildings within conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future*
- *Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards*
- *Developments must be designed taking into account best practice in water efficiency, such as water efficient fittings and appliances, water harvesting and storage features, and green roofs. Evidence must be provided of anticipated internal water use at or below 120 litres per person per day.*
- *Design should minimise overheating and reliance on air conditioning in the summer, for example by shading and passive ventilation*

Flooding and Droughts

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

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

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

WILDLIFE AND BIODIVERSITY

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

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

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

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

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

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

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

Biodiversity should be protected and increased by the following measures:

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

LIGHT POLLUTION

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

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

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

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

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

The following principles of good lighting should be adopted:

- *A presumption against road lighting, except where it is needed for safety*
- *Light only where it is genuinely needed*
- *Light on only when it is genuinely needed, and off at all other times*
- *The appropriate amount of light, not excessively bright for purpose*
- *Properly designed light fittings that direct light only to the task and do not allow it to escape into neighbouring properties or into the wider environment, including the sky*

- *Warm colour temperature, with no blue-rich full spectrum LEDs which are the most disruptive and scatter most to pollute widely*
- *No decorative external lighting.*

AIR, NOISE AND ENVIRONMENTAL POLLUTION

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

These pollutants come from various man-made sources:

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

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

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

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

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

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

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

Albury Parish should:

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

GREEN INFRASTRUCTURE IN ALBURY PARISH - Updated 11 January 2021

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

Green Areas

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

No.	Name	Designation	Information
1	Albury Bowling Green		
2	Albury Downs	Common Land SNCI BOA	Public access. Footpaths
3	Albury Heath	Common Land SNCI	Public access. Bridleways and footpaths.
4	Albury Heath Cricket and Football Ground	Common Land	Public access
5	Albury Old Saxon Church Yard		Public access
6	Albury Parish Allotments		Community orchard also planned
7	Albury Parish Church Yard		Public access
8	Albury Park	SNCI Ancient Woodland Ancient & Veteran Trees	Privately owned by the Albury Estate with public access to Albury Old Saxon Church and a public footpath. Parkland habitat and woodland. The most

No.	Name	Designation	Information
			important site known for lichens in Surrey, with 96 species recorded in 2016, 122 species since 1991. Also important for notable oak and sweet chestnut pollards, barbastelle bats and common cudweed.
9	Albury Riverside Meadow		Public access. Alongside the Tillingbourne with seats and picnic tables.
10	Albury Sand Pit		Off the A25. Closed landfill site restored with grass and heathland plants and trees along the flanks. Viewing platform planned with views of Albury, and fenced access path, opening targeted in 2021.
11	Albury Warren	SNCI	Public access. Bridleways and footpaths.
12	Albury Water Meadows	SNCI	
13	Belmont Lake	Ancient Woodland	
14	Blackheath	Common Land SSSI Ancient Woodland	Public access. About a third of it is in Albury Parish. Lowland heath, acid grassland, and woodland. Many rare and protected species including sand lizards, Dartford warblers, 55 recorded species of spider, rare beetles, bees, butterflies and moths. Bridleways and footpaths.
15	Chantry Wood	SNCI BOA	
16	Clandon Downs	SNCI Ancient Woodland BOA	
17	Colyer's Hanger	SSSI Ancient woodland Nature Conservation Review site (NCR) BOA	Public access. Footpaths. Guildford Lane Car Park gives access to Colyer's Hanger and St Martha's Hill
18	Farley Green	Common Land	Public access

No.	Name	Designation	Information
19	Farley Heath	Common Land	Privately owned with full public access Car parks at Roman Temple and Farley Glade. Bridleways and footpaths. Managed by the Friends of the Hurtwood
20	Malcolm's Field		
21	Mustard Copse	Common Land	Public access. Footpaths
22	Netherlands	SNCI Ancient Woodland BOA	
23	Newlands Corner	Common Land SNCI RIGS Ancient & Veteran Trees BOA	Public access. Privately owned by Albury Estate with access agreement. Main car park off A25 (200 spaces) and small car park off White Lane. Toilets, outdoor café, and visitor centre. One easy access trail and other trails. Byway, bridleways and footpaths. Chalk grassland and mixed woodland. One of the four most important ancient yew sites in UK and Western Europe. Protected species including hazel dormice, at least six species of bat including the serotine, Brandt's and whiskered, and Roman snails. Other rare species including the small blue butterfly.
24	Sandhurst Copse and Sheepwalk	Sandhurst Copse is Ancient Woodland	Privately owned with a public bridleway. Access on foot to rest of site is actively encouraged but subject to subject to approval of landowner.
25	Silent Pool and Sherbourne Pond	Ancient Woodland	Public access. Privately owned by Albury Estate with access agreement. Car park off the A25. Footpaths.
26	Waterloo Pond	Ancient Woodland	Footpaths
27	Weston Wood	Ancient Woodland	Footpaths

No.	Name	Designation	Information
28	Winterfold Wood	Common Land Ancient Woodland	Public access. Bridleways and footpaths.
29	Vale End Fishery		Privately owned by Albury Estate
30	Weston Fields Recreation Ground		Public access. Play area for children with play equipment, a multi-purpose climbing frame, an outdoor gym for adults, and goal posts
31	Weston Fishery		Privately owned by Albury Estate

Green Links

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

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

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

BOA = Biodiversity Opportunity Area
RIGS = Regionally Important Geological/Geomorphological Site
SNCI = Site of Nature Conservation Importance
SSSI = Site of Special Scientific Interest

Newlands Corner and Merrow Downs

Summary of Ancient, Veteran and Mature Yews

Data taken from survey carried out over 2017 to 2021 on behalf of Guildford Borough Council which holds the full data. Surveying was mainly by ancient tree expert Geoff Monck. Selected data was transcribed by Sally Blake.

Newlands Corner and Merrow Downs Ancient Yew Site has 71 Ancient, 215 Veteran and 330 Mature Yews, totalling 616.

Many of the Yews have huge diameters (girths are not recorded in the survey) up to over 4 metres.

Semi-mature and younger Yews were also surveyed, bringing the total Yews on the site to over 1,000.

Newlands Corner Tree ID	**Veteran Type 6 = Ancient Yew 5 = Veteran Yew 4 = Mature Yew**	**Diameter Centimetres**
1	5	94
2	5	91
3	4	47
4	4	80
5	4	61
7	4	77
8	4	58
9	6	170
11	5	87
12	5	99
13	6	164
14	6	195
15	6	142
16	5	96
17	6	148
18	6	157
19	5	116
20	6	143
21	5	106
22	6	178
23	5	90
24	4	57
26	4	61
27	4	52

28	5	84
29	5	89
33	4	76
34	4	88
35	5	100
36	5	84
39	4	74
41	4	100
43	4	60
44	4	71
45	4	64
47	5	99
52	6	183
53	5	131
54	6	140
55	6	147
56	6	224
57	6	250
58	6	107
Merrow Downs **Tree ID**		
3	4	53
4	4	43
5	4	53
6	6	104
7	4	45
8	4	70
10	4	42
11	5	68
12	6	97
13	5	75
14	5	103
22	4	45
23	4	60
24	4	60
25	4	65
28	5	124
30	6	107
31	5	77
32	6	79
33	6	127
34	6	108
35	6	125
36	6	144
39	5	102
40	6	45

41	6	121
42	5	93
43	5	106
44	6	168
45	6	175
46	6	144
48	4	75
50	4	74
52	5	118
53	4	74
54	5	113
55	5	81
56	5	109
57	4	74
58	4	76
59	6	151
61	6	105
62	6	105
63	4	80
64	4	82
65	5	104
66	6	157
68	4	83
69	5	98
70	5	111
71	4	77
72	4	69
74	4	48
75	5	106
76	4	94
77	5	99
78	6	125
79	6	112
80	4	86
81	6	177
82	6	200
84	5	108
85	4	96
86	5	96
88	6	150
89	5	120
90	6	196
91	6	91
92	6	163
93	5	107
95	6	173
96	5	140
99	5	114
100	5	87

102	6	129
103	6	144
104	6	188
106	6	206
107	5	102
108	5	114
110	4	92
111	4	87
112	5	103
113	5	
114	6	131
118	4	100
119	5	107
120	4	73
121	5	100
122	5	98
123	4	98
124	4	
125	4	
126	4	91
127	4	63
128	5	78
129	4	117
131	4	95
132	4	73
133	5	146
134	4	95
135	4	84
137	5	123
138	5	108
139	5	119
140	4	92
141	5	110
142	4	87
143	5	104
146	4	63
147	5	98
148	4	89
149	5	110
151	4	102
152	5	94
153	5	129
154	5	119
155	5	92
156	4	94
157	4	74
158	5	96
159	4	81

160	5	121
161	5	95
162	4	65
163	5	100
164	5	79
166	5	83
167	4	92
168	5	91
169	5	92
170	5	96
171	5	149
172	6	159
173	6	158
174	5	108
175	6	143
176	5	138
192	4	88
221	5	92
222	5	145
223	5	130
224	5	118
225	4	92
226	5	99
227	5	129
228	5	106
229	5	350
230	6	413
231	5	335
232	6	409
233	5	310
234	5	275
236	6	353
237	5	295
238	5	404
239	4	
240	5	386
242	4	268
243	4	308
244	4	316
245	4	242
246	4	215
247	4	298
248	4	267
249	5	290
250	4	248
251	4	253
252	4	270
253	4	190

255	3	100
258	3	199
259	5	120
273	4	98
354	4	52
356	4	63
360	4	70
361	5	110
362	5	99
363	5	117
364	5	110
365	5	120
366	5	110
367	5	130
368	5	110
369	5	110
372	5	100
373	5	115
374	4	100
375	5	100
377	4	90
380	4	70
381	5	120
382	5	140
383	5	110
384	5	110
385	5	110
388	5	112
395	5	83
398	5	111
400	4	77
401	4	82
403	4	89
404	4	83
405	4	78
412	4	78
414	4	62
415	4	92
416	4	73
417	4	58
418	4	58
419	4	60
423	4	76
424	5	90
426	4	96
427	4	81
430	5	95

433	4	81
435	4	86
436	4	93
439	4	76
441	4	49
442	4	84
445	4	74
449	5	106
453	4	91
454	4	51
455	4	54
456	5	110
458	4	88
459	4	91
462	5	96
463	4	73
465	5	102
466	4	65
467	4	47
472	4	
473	4	80
474	5	126
475	5	109
476	4	58
477	4	60
479	4	44
480	4	64
481	4	65
482	5	71
483	4	84
484	4	65
485	4	46
486	4	58
488	6	75
489	4	75
490	5	80
491	5	106
498	4	53
500	4	82
501	5	97
503	4	78
504	4	93
506	4	94
508	5	116
509	4	80
510	4	70
511	5	112
512	4	40

513	4	70
514	5	91
515	4	59
516	5	90
517	4	60
518	4	60
519	4	70
520	4	
521	4	70
522	6	110
524	4	83
525	4	70
534	5	100
536	4	70
540	5	110
541	5	90
542	5	100
543	5	110
544	5	100
546	4	50
548	4	65
549	4	50
550	4	70
551	4	55
552	4	90
553	5	110
554	4	75
569	4	88
572	4	57
573	5	101
574	4	77
575	6	123
577	4	70
578	4	8
579	5	94
580	5	105
583	5	84
584	5	100
585	4	69
586	5	98
587	5	100
588	4	90
589	6	136
590	4	83
591	4	91
593	4	86
595	4	89
596	4	77
598	4	63

600	4	46
601	4	71
602	4	87
603	4	83
605	4	54
606	5	99
607	4	71
608	4	62
609	4	66
610	4	87
611	5	112
612	4	68
613	4	40
615	4	87
616	4	61
617	4	60
618	4	88
619	4	
620	4	78
621	5	98
622	4	47
623	5	56
624	4	57
627	4	87
628	5	96
629	5	84
631	4	73
632	4	93
633	5	100
634	4	74
636	5	109
637	4	81
638	4	89
639	5	97
640	4	84
641	4	83
642	5	154
643	4	80
644	5	108
645	4	64
654	5	95
656	4	58
658	4	76
660	5	114
661	5	85
662	5	116
665	5	96
666	4	53

667	5	114
668	4	87
669	4	46
673	5	126
674	4	62
675	4	53
676	4	63
677	5	108
678	5	99
680	4	56
682	5	109
683	4	79
685	5	99
686	4	63
687	4	69
688	5	124
689	4	89
690	4	84
691	4	87
692	4	88
693	5	108
694	5	81
695	4	75
696	4	87
697	5	69
701	6	142
702	5	116
704	6	141
705	4	59
706	5	116
708	5	97
709	5	116
710	5	77
711	5	104
712	5	108
715	4	86
716	4	84
717	5	107
718	5	101
719	4	68
720	5	104
721	4	53
722	4	55
723	6	96
724	5	102
725	4	78
726	4	92
727	4	94

728	4	73
729	4	79
733	4	89
734	4	75
735	5	106
736	5	95
739	4	61
740	6	137
742	5	100
743	5	100
744	4	55
745	4	90
746	4	80
747	4	70
748	5	115
749	4	80
750	5	105
751	5	80
752	5	120
753	4	50
755	4	73
756	4	82
757	5	97
758	4	93
759	4	49
760	5	118
761	5	99
762	4	96
763	4	89
764	4	80
766	5	106
767	5	98
768	5	103
769	5	100
770	4	64
771	4	86
772	4	84
773	5	102
776	4	79
777	4	68
778	4	68
779	4	76
780	4	67
781	4	75
782	4	41
783	4	61
784	5	94
785	4	86
786	4	61

787	6	138
790	5	110
791	6	152
792	6	116
793	5	117
794	4	69
795	5	102
796	4	80
797	4	73
798	4	49
799	5	104
802	4	87
803	5	110
805	4	91
806	4	56
807	4	47
809	4	70
810	4	62
811	4	89
812	5	98
813	4	83
816	4	84
817	6	161
819	4	86
820	5	116
821	4	82
822	5	107
823	4	81
824	4	82
825	4	76
826	6	124
829	4	65
830	4	63
831	4	
832	4	54
833	4	57
836	4	67
837	4	72
838	4	68
839	4	61
840	5	63
841	4	73
843	4	76
844	5	96
845	4	70
846	5	101
848	4	50
849	4	75

852	4	81
853	4	84
854	5	99
855	4	81
858	5	115
859	6	131
860	4	92
864	5	113
865	6	142
866	4	87
868	5	118
869	5	124
870	4	39
871	4	56
873	5	123
874	4	76
877	6	134
880	5	124
881	5	106
882	6	136
883	6	143
884	4	59
885	4	71
886	5	109
887	5	124
889	6	153
890	4	88
891	4	53
892	4	59
893	4	92
894	5	85
896	5	119
898	4	66
901	5	15
902	6	131
905	4	60
906	4	90
907	4	58
912	4	65
913	4	66
918	4	40
920	5	105
924	4	28
925	4	53
928	4	35
944	4	81
946	4	69
948	4	39

954	4	45
955	4	52
957	4	81
959	4	68
960	4	40
968	4	50
970	4	52
975	4	45
976	4	58
980	4	52
983	4	35
984	4	43
986	4	47
988	4	59
990	4	65
991	4	67
992	4	36
994	4	60

Trees in Albury Park

on the Woodland Trust Ancient Tree Inventory

29 Ancient Trees, 240 Veteran Trees, and 42 Notable Trees. Total 311.

Includes Pedunculate Oaks, Sweet Chestnuts, a quarter mile row of 119 Yews and 37 Yew Stumps planted in the late 17th century, and a mix of other important trees.

66 trees have girths of 5m or more, up to 8.76m.

Data from Woodland Trust and Ancient Yew Group websites updated by Sally Blake 6 February 2023.

Tree ID	Species	Veteran Status	Girth (metres)
6307	Common Yew	Veteran Tree	5.25
6308	Giant Sequoia	Notable Tree	5.24
6540	Pedunculate Oak	Veteran Tree	6.25
6541	Pedunculate Oak	Ancient Tree	7.34
6543	Pedunculate Oak	Ancient Tree	5.97
6549	Pedunculate Oak	Ancient Tree	6.38
6550	Common Lime	Veteran Tree	5.85
6551	Pedunculate Oak	Ancient Tree	6.51
6552	Pedunculate Oak	Veteran Tree	6.44
8483	Bhutan Pine	Notable Tree	2.91
8484	London Plane	Veteran Tree	5.36
8485	London Plane	Veteran Tree	6.12
46267	Monterey Pine	Notable Tree	4.35
46494	Black Walnut	Veteran Tree	4.09
141400	Pedunculate Oak	Ancient Tree	6.01
158561	London Plane	Veteran Tree	5.5
158562	Cedar of Lebanon	Veteran Tree	6.93
158563	Monterey Pine	Notable Tree	4.88
158564	Liquidambar	Notable Tree	2.36
158565	Tulip Tree	Notable Tree	3.63
158566	London Plane	Notable Tree	4.87
158567	London Plane	Notable Tree	5.45
158568	Corsican Pine	Notable Tree	3.81
178685	Sweet Chestnut	Ancient Tree	5.91
178940	Sweet Chestnut	Ancient Tree	5.57
180428	Sweet Chestnut	Veteran Tree	3.87
181522	Sweet Chestnut	Veteran Tree	5.5
182020	Sweet Chestnut	Ancient Tree	4.82
182119	Sweet Chestnut	Ancient Tree	5.56

Tree ID	Species	Veteran Status	Girth (metres)
183139	John Evelyn's Yew Row	Veteran Trees 119 Stumps 37	4.75 biggest
183173	Sweet Chestnut	Ancient Tree	5.17
197665	Douglas Fir	Notable Tree	3.76
199652	Pedunculate Oak	Ancient Tree	5.73
199653	Pedunculate Oak	Ancient Tree	7.61
199655	Pedunculate Oak	Ancient Tree	5.59
199656	Pedunculate Oak	Ancient Tree	8.76
200157	Sweet Chestnut	Ancient Tree	5.77
200158	Sweet Chestnut	Ancient Tree	5.08
200159	Sweet Chestnut	Veteran Tree	4.07
200160	Sweet Chestnut	Ancient Tree	3.75
200161	Sweet Chestnut	Veteran Tree	3.66
200162	Sweet Chestnut	Veteran Tree	3.62
200163	Pedunculate Oak	Notable Tree	4.14
200164	Pedunculate Oak	Ancient Tree	5.07
200165	Pedunculate Oak	Ancient Tree	5.36
200166	Pedunculate Oak	Veteran Tree	4.31
200460	Pedunculate Oak	Ancient Tree	4.13
200461	Pedunculate Oak	Veteran Tree	3.56
200462	Pedunculate Oak	Ancient Tree	4.13
200464	Pedunculate Oak	Ancient Tree	4.17
200465	Common Beech	Veteran Tree	4.61
200641	Pedunculate Oak	Veteran Tree	3.56
218958	Black Walnut	Veteran Tree	5
224989	Sweet Chestnut	Veteran Tree	5.8
224990	Common Yew	Veteran Tree	3.83
224993	Common Lime	Veteran Tree	4.71
224994	Sweet Chestnut	Veteran Tree	6.7
224995	Sweet Chestnut	Veteran Tree	4.93
224996	Sweet Chestnut	Veteran Tree	5.63
224997	Sweet Chestnut	Veteran Tree	6.2
224998	Sweet Chestnut	Veteran Tree	5.57
224999	Sweet Chestnut	Veteran Tree	6.07
225000	Sweet Chestnut	Veteran Tree	6.09
225734	Hornbeam	Notable Tree	2.52
227167	Pedunculate Oak	Veteran Tree	3
227168	Pedunculate Oak	Veteran Tree	4
227449	Hornbeam	Veteran Tree	3.29
227451	Pedunculate Oak	Veteran Tree	4.46
227454	Pedunculate Oak	Ancient Tree	6
227455	Pedunculate Oak	Ancient Tree	3.73
227456	Pedunculate Oak	Ancient Tree	5.01
227457	Pedunculate Oak	Ancient Tree	6.19
227458	Pedunculate Oak	Veteran Tree	3.91
227459	Lucombe Oak	Notable Tree	3.92
229437	Pedunculate Oak	Ancient Tree	4

Tree ID	Species	Veteran Status	Girth (metres)
229439	Pedunculate Oak	Notable Tree	4.5
229644	Sweet Chestnut	Veteran Tree	4.5
229645	Sweet Chestnut	Veteran Tree	4.5
229646	Sweet Chestnut	Veteran Tree	4.75
229647	Sweet Chestnut	Veteran Tree	4.5
229648	Sweet Chestnut	Veteran Tree	4.5
229649	Sweet Chestnut	Veteran Tree	4
229650	Sweet Chestnut	Veteran Tree	4
229651	Sweet Chestnut	Veteran Tree	4
229652	Sweet Chestnut	Veteran Tree	4
229653	Sweet Chestnut	Veteran Tree	4
229654	Sweet Chestnut	Veteran Tree	4.5
229655	Sweet Chestnut	Veteran Tree	4.5
229656	Sweet Chestnut	Veteran Tree	5
229658	Sweet Chestnut	Veteran Tree	4
229804	Sweet Chestnut	Veteran Tree	4.5
229806	Sweet Chestnut	Veteran Tree	4
229808	Sweet Chestnut	Veteran Tree	4
229810	Sweet Chestnut	Veteran Tree	5
229912	Sweet Chestnut	Veteran Tree	4
229925	Sweet Chestnut	Veteran Tree	5
229927	Sweet Chestnut	Veteran Tree	3.69
230652	Sweet Chestnut	Veteran Tree	4
230793	Sweet Chestnut	Notable Tree	4.6
230900	Sweet Chestnut	Veteran Tree	5.58
230902	Sweet Chestnut	Veteran Tree	4.31
230903	Sweet Chestnut	Veteran Tree	4.95
230904	Pedunculate Oak	Notable Tree	5.32
230905	Holly	Notable Tree	2.16
230907	Common Lime	Veteran Tree	5
230914	Sweet Chestnut	Veteran Tree	5
230919	Sweet Chestnut	Veteran Tree	6
230921	Common Lime	Veteran Tree	4
230922	Common Lime	Veteran Tree	6.11
230923	Common Lime	Veteran Tree	6.11
231011	Giant Sequoia	Notable Tree	7.49
231033	Sweet Chestnut	Veteran Tree	5
231085	Sweet Chestnut	Veteran Tree	5
231086	Sweet Chestnut	Veteran Tree	5
231164	Sweet Chestnut	Notable Tree	4.5
231267	Sweet Chestnut	Notable Tree	5.4
231270	Sweet Chestnut	Veteran Tree	3.93
231277	Sweet Chestnut	Notable Tree	3.75
231335	European Larch	Notable Tree	3
231339	Morinder Spruce	Notable Tree	1.75
231356	Scots Pine	Notable Tree	3
231359	Scots Pine	Notable Tree	4

Tree ID	Species	Veteran Status	Girth (metres)
231417	Douglas Fir	Notable Tree	3.5
231418	Douglas Fir	Notable Tree	3.5
231431	Oak	Notable Tree	3.5
231622	Coast Redwood	Notable Tree	3
231886	Pedunculate Oak	Notable Tree	4.94
231887	Pedunculate Oak	Notable Tree	4.48
231903	Judas Tree	Veteran Tree	1.03
231913	Pedunculate Oak	Ancient Tree	5.68
231935	Sweet Chestnut	Veteran Tree	5.06
231936	Sweet Chestnut	Veteran Tree	5
231942	Cedar of Lebanon	Notable Tree	5.16
231943	Other	Notable Tree	2.9
231944	London Plane	Notable Tree	5.53
231947	Monkey Puzzle or Chile Pine	Notable Tree	2.15
231948	Pedunculate Oak	Ancient Tree	3.75
231950	Pedunculate Oak	Notable Tree	4.75
232440	Common Ash	Notable Tree	3.8
232444	Pedunculate Oak	Veteran Tree	2.98
232445	Holm Oak	Notable Tree	4
232446	Common Lime	Notable Tree	5
233311	Scots Pine	Notable Tree	2.57
233312	Western Red Cedar	Notable Tree	3.75
233313	Scots Pine	Notable Tree	2.82
234173	Pendunculate Oak	Veteran Tree	4
234924	Sweet Chestnut	Veteran Tree	5.37
234934	Judas Tree	Veteran Tree	1.76
235150	Pendunculate Oak	Veteran Tree	5.65
235151	Pendunculate Oak	Veteran Tree	5.62
235152	Pendunculate Oak	Veteran Tree	5.62
235158	Hybrid Sessile & English Oak	Veteran Tree	5.12
235214	Grey Willow	Veteran Tree	2.45
235399	Sweet Chestnut	Veteran Tree	5.28
235407	Pendunculate Oak	Veteran Tree	5.15
237998	Blue Atlas Cedar	Veteran Tree	4.36

[This Report comprises 18 pages.]

Albury Park SNCI:

a new assessment of the lichen communities

By

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1 EXECUTIVE SUMMARY

1 The total number of species of lichens and allied fungi reported on bark or wood from Albury Park is 122, of which 96 were confirmed as present in this survey.

2 Thirty-one species recorded in 2016 were discovered for the first time in this survey.

3 Twenty-six species reported previously were not re-found, of which five had not been noted since 1971, and the identifications of a few require confirmation.

4 Albury Park remains the most important site for lichens known in Surrey, not only with more species than other lichen-rich sites, but supporting at least six old-forest indicator species compared with none or only one at other well-studied sites.

5 Species were recorded in 13 units, of which the richest in terms of species numbers were the parkland west of St Peter and St Paul's Church, the Western Valley, Central Valley, and East Park.

6 Several of the newly recorded species are known to be sensitive to sulphur dioxide air pollution, but these were generally scarce, several species favouring more acid barks still thrive, and one which appears to require this pollutant has not been found in the Park since 1991.

7 Several species requiring nitrogenous inputs were newly recorded or have increased. The yellow-orange nitrophilous *Xanthoria parietina,* which was only reported on gravestones in 1991, is now widespread and abundant, especially on twigs.

8 The lichens present could be threatened by any increases in sulphur dioxide in the Park or the vicinity, for example from oil-fired central heating or any gas-flaring.

9 Cattle and horses should be prevented from rubbing against the veteran trees of most lichen interest, but by open wooden fencing rather than piling brushwood and cut branches around the trunks.

10 Species on buildings, gravestones, and walls were not considered in this survey and merit a separate study if an up-date on them is also required.

2 BACKGROUND

Albury Park, owned by the Albury Estate, occupies 128.3 ha to the west of the village of Shere in Surrey. It was designated as a Site of Nature Conservation Interest (SNCI) in 1996 and is recognized as such in the Guildford Local Plan. The selection was based on the ancient woodland, the presence of many veteran pollarded oaks and sweet chestnut trees, and the lichen interest. The area was described in 1991 as the most important site in Surrey for lichens on trees by the late Dr Francis Rose (1921–2006), the leading authority on the lichens of southern England.

Several surveys of the area have been conducted since 1996 and reported on the ancient woodland and parkland trees and flora, but there has been no re-assessment of the lichens present since that date. Lichen communities can undergo changes in response to changing environmental conditions, particularly air pollution and woodland management practices, and a report prepared by Claire Gibbs in 2015 for the Surrey Wildlife Trust (SWT) concluded that "a lichen survey of the site is therefore a priority in order to fully assess the current lichen interest".

3 INSTRUCTION

Following discussions with Claire Gibbs (SWT), I was instructed to resurvey the site for lichens by Michael Beale (Planning Policy Officer, Guildford Borough Council) on 15 April 2016. The work was to be carried out under Purchase Order P70403 by the end of May 2016. The area for study comprised two areas (Fig. 1): parkland and associated pastures marked in red, and managed woodland bounded by blue lines.

4 PREVIOUS SURVEYS

Information on previous surveys and records was obtained from the following sources:

- Francis Rose's British Lichen Society Mapping Scheme Card, dated 14 May 1991 but with records back to 1968 indicated (held by Professor Mark R D Seaward, University of Bradford).
- Francis Rose's Field Notebooks, records from 1967, 1968 and 1991 transcribed into the British Lichen Society's Records Scheme.
- Records from the British Lichen Society's Mapping Scheme, including ones derived from Francis Rose with the addition of those of Frank S Dobson (1996).
- Groome G (1995) Albury Park. Report to Surrey Wildlife Trust.
- Groome G (1995) Park Wood. Report to Surrey Wildlife Trust.
- Cooper S (2008) Park Wood. Guildford SNCI Review 2008.
- Gibbs C (2015) Albury Park. Guildford SNCI Surveys 2015. Report by Surrey Wildlife Trust.

Previous records compiled from the above sources, with information on localities and tree species on which they were found, where available, are compiled in Table 1.

5 CURRENT SURVEY

Field work was undertaken from 16–20 May 2016 (inclusive), with permission of the Manager of the Albury Estate, Michael Baxter. The Estate was divided into 13 blocks for recording purposes (Fig. 2).

All blocks were visited and species lists prepared, with an emphasis on mature and veteran trees in well-lit situations. Lichens were located by eye and with a x10 hand lens. Trees were searched to a height of about 2 m, and as the uppermost parts were not directly accessible attention was paid to fallen twigs and branches. Small samples of critical material were removed for confirmation by microscopic and (or) microchemical testing.

GPS readings or tree tags were used to record the location of trees of particular lichen interest. Numbered Green timber- tags were attached to several otherwise un-numbered trees.

While I have attempted to make this inventory as comprehensive as possible, I would point out that a single observer working under time constraints in a complex area such as this Park will inevitably fail to detect every species present. It is now recognized that different experienced lichenologists working in a single area can be expected to find some species others do not, and *vice versa* (Lendemer *et al*. 2013). I would therefore expect some further species to be found, or ones not now re-found to be rediscovered, in the future.

Note that this study was restricted to lichens growing on bark and wood, and did not consider those on memorials, walls or buildings. The Church of St Peter and St Paul in particular merits a separate survey as it was found to support numerous lichen species during a British Lichen Society Churchyard Survey in 1996.

6 RESULTS

6.1 Species recorded

The results of the 2016 survey are presented in Table 2. This shows that 122 lichen species have now been reported from bark or wood in the Park since 1968, of which 96 were confirmed as present. Thirty-one of these had not previously been reported and were discovered for the first time in this new survey. Twenty-six species reported previously, however, were not re-found; of those, five had not been noted since 1971, and the identifications of a few require confirmation (see para 6.3).

6.2 Notes on recording units

The units of particular lichenological interest in the Park were established as those with veteran trees in well-lit situations in open parkland, i.e. Parkland west of St Peter and St Paul's Church [1], the Western Valley [2], Central Valley [5], and the East Park [7].

[1] *Parkland west of St Peter and St Paul's Church* (48 species): Many mature to veteran beeches, oaks, and sweet chestnut, with occasional mature ashes and elms. Of particular interest in this unit were *Anisomeridium polypori* (on elm), and *Bacidia laurocerasi* (on oak). A large ash (Green Tag 1945; 51.21974°N 00.48350°W; Fig. 3) had a rich nitrophilous assemblage including *Physconia grisea*; a specimen of *Ramalina fastigiata* on a fallen oak twig; an alder near the river Tilling Bourne supported a large *Parmotrema perlatum* (Fig. 5); and a large beech (Green Tag 1943, 51°13.184'N 00°29.012'W) near the bridge over the river which was destined to be felled on safety grounds had the largest communities of *Parmeliopsis ambigua* seen anywhere else during the survey (Fig. 7). This was probably the area in which *Wadeana minuta* was recorded in 1971, and not reported again until 1996.

[2] *Western Valley* (37 species): This valley supports a series of veteran pollarded oaks on the western side. The trunks of many have become shaded, and may have also suffered from brushwood being stacked around their bases. The old-forest indicator *Anisomeridium ranuculisporum* was found here, and this was the only site in the Park for *Parmelina tiliacea* which occurred on an oak twig. This appears to have been the site for the rare *Agonimia allobata* reported on "oak no. 3" in 1991; this could not be located on what is now the third oak entering from the north, but the stumps of two large oaks were present, indicating that the pertinent tree could have been lost.

[3] *Western Pastures* (17 species): Essentially pasture, currently used as sheep grazing, with occasional mature oaks and well-developed nitrophilous communities, including *Physconia perisidiosa* on a trunk and *Xanthoria polycarpa* on twigs.

[4] *Pastures and properties north of Tilling Bourne river* (18 species): Accessible trees were examined, including planted ornamentals, but all grounds of provide properties were not examined. *Hypogymnia tubulosa* was unexpectedly abundant on a cherry tree on grassland near the entrance to The Bothy.

[5] *Central Valley* (38 species): Veteran oaks are scattered through this area of pasture (Fig. 10), which has a sheltered aspect, and was the richest for old-forest indicator species in the Park. These included *Cladonia parasitica* (many stumps and bases), *Cresponea premnea* (many trunks), *Lichenographa lyncea* (sterile, but habitat typical; Estate Tag 382), *Thelopsis rubella* (Estate Tag 381), and *Thelotrema lepadinum* (Estate Tags 381, 382, and 578).

Ochrolechia androgyna, O. subviridis and *Pertusaria flavida*, all of which prefer dry old bark, were was also well-developed on several trees. Some decorticate oaks also had rich assemblages (Fig. 8). The practice of placing brushwood around tree bases had not been followed here and might be a contributing factor to the continuance of such an interesting lichen assemblage, especially as grazing is by sheep. *Enterographa crassa* reported on oak at the "head of valley" in 1968 may well have been from this area, and was searched for but not refound; the "valley" might also have been the Western Valley, where the most southerly oaks were also examined but also to no avail.

[6] *Pastures and gardens east and north-east of Albury House* (25 species): The pasture to the south and the ornamental area to the north of the Tilling Bourne river were examined. The communities were rich, but mainly comprised species well-developed in the Park generally. A wide range of trees had been planted, including many exotics, some of which favoured luxuriant growth of particular species, such as *Pertusaria amara* on *Juglans nigra*, and *Phylctis argena* on *Acer hispanica.* Of especial note, however, was *Bacidia adastra* on *Sorbus*, and the occurrence of *Parmelia saxatilis* with apothecia on an oak; specimens elsewhere in the park did not exhibit sexual reproduction.

[7] *East Park* (43 species): Veteran oaks and sweet chestnuts scattered through open pasture currently grazed by sheep (west of the track) or horses (east of the track). Although poor in old forest indicator species, many lichens of interest were found of which the following are of especial note: *Lecanactis abietina* (e.g. on sweet chestnut, 51.217920°N 00.47376°W; on oak, 51.21345°N 00.47161°W), and *Pertusaria hemisphaerica* (e.g. on sweet chestnut, 51.21672°N 00.47354°W; on oaks, 51.21790°N 00.470940°W and 51.21566°N 00.47157°W). Long-standing decorticated standing oak trunks (Fig. 11) and stumps are an especial feature of the area and support several noteworthy species, including *Cladonia floerkeana* (51.21569°N 00.4789°W) and *Rinodina roboris* (51.21537°N 00.47303°W) not seen elsewhere in the Park. The development of *Hypocenomyce scalaris* was also spectacular on some decorticate trunks (e.g. 51.21570°N 00.47300°W). The decorticate wood in this area is the most likely site for *Calicium glaucellum* and *C. salicinum*, both reported from "oak SE Park" in 1968 (confirmed in 1996) but they were not re-found despite careful searching.

[8] *Farm Hill and Silver Woods* (21 species): Primarily commercial forestry plantations, with some sycamore to the south, and a variety of trees at the interfaces with adjacent pastures, and much birch and sycamore, also *Rhododendron*, in the easternmost sections. Many of the records came from fallen twigs and branches, but the lichen-ally *Sarea difformis* on old pine resin was of note. One mature old sweet chestnut (51.22179°N 00.47531°W, however, had a mosaic of *Pertusaria* colonies which included *P. leioplaca* (Fig. 9), which was not encountered elsewhere during the present survey.

[9] *Pastures north of Silver Wood* (11 species): Pasture with occasional trees in the boundary hedges and few lichen habitats. No species of note were found here, but the neglected elder and hawthorn trees in the grounds of Sherwood Cottages, which were not accessed, might be expected to add additional common species.

[10] *Pastures north-east of Silver Wood* (16 species): Pasture with some very recently planted copses and also a recent avenue of *Populus* trees along the track to The Fisheries. Wooden gateposts also supported a few species. Some trees in the northern boundary hedge with the A25 had abundant growths of *Xanthoria parietina*, indicating nitrogenous pollution from vehicles using this busy road. No lichens of especial note were found here.

[11] *Chantry Wood* (14 species): The northern sector is a neglected plantation with densely planted mixed conifers, also with some suckering elm and young regenerating ash to the south. A few species were also noted on wooden fence rails and fallen branches, but overall the unit appeared to lack any lichens of particular interest. The western arm includes some lawns and ponds, with alders well-developed by the river along with some beech and sycamore; ivy was seen to becoming extensive on the trunks. No lichens of especial note were found here.

[12] *Dark Lane plantation* (18 species): Mixed woodland, with some areas devoted to commercial forestry, with beech, birch, hawthorn, holly, larch, oak, and yew. A few veteran trees also present towards the south-western margin towards the East Park. No lichens of especial note were found in this area.

[13] *Park Wood* (33 species): The largest unit in the Park, most of which is actively managed for commercial forestry with a mixture of coniferous trees. There are, however, large veteran trees, especially of sweet chestnut, in the southern and easterly parts of the area. Much of the woodland in the south-western part of the Wood is, however, neglected and mixed, including various exotic trees such as cupressus and redwood. The generally dense planting results in shade which inhibits the growth of many lichens, but some species of interest were found on fallen twigs and branches. Amongst these were several species not seen elsewhere in the Park, including *Melanohalea elegantula* (on a sweet chestnut twig), the doubtfully lichenized *Mycomicrothelia confusa* (on sweet chestnut bark), *Platismatia glauca* (several specimens), and *Usnea florida* (syn. *U. subfloridana*; on dead oak branch). The *Platismatia* was of interest as an indicator of low-pH bark, and the *Usnea* is a sulphur dioxide sensitive species and just represented by this single specimen 4.2 cm long in the Park. The largest specimen of *Parmotrema perlatum* seen anywhere during the present survey was on the trunk of a sycamore by the radio transmitter in the south-west section of this Wood; and *Chaenotheca ferruginea* was exceptionally well-developed on oaks in the north-eastern sector. Only a single old-forest indicator species was found here, *Cresponea premnea* on oaks.

6.3 Notes on particular species

It is always hazardous to rely on field identifications of lichens without microscopic and (or) microchemical checks. I have not investigated whether voucher material exists for all species not refound in 2016. In the case of records by Francis Rose, his collections are now preserved in the Natural History Museum (London). Amongst reports which may be correct, but should be re-confirmed, include those of the two *Bacidia* species (microscopic details critical), *Haematomma ochroleucum* (sometimes confused with other species with well-developed fibrillose margins, or even the lichenicolous fungus *Athelia arachnoidea*), *Pertusaria coccodes* (perhaps *Ochrolechia subviridis*), *Phaeographis dendritica* (microscopic sections required), and *Physcia tribacioides* (in notebook, perhaps a *lapsus* for *P. tribacia* as this is a very rare south-western species).

6.4 Changes in the lichen biota

The 96 species found on bark and wood in the present survey can be compared with the 65 on those substrates compiled from the Park by Francis Rose in 1991. The species reported for the first time here include ones known to be susceptible to reductions in ambient sulphur dioxide air pollution, most notably *Parmotrema perlatum, Parmelina tiliacea, Physcia aipolia, Ramalina fastigiata*, and *Usnea florida* (incl. *U. subforidana*). However, of these sulphur dioxide sensitive species, all but *Parmotrema perlatum* (Fig. 5) were represented by just single specimens. This rarity suggests that while levels of this pollutant have ameliorated, they have not to the same extent as in many other parts of southern Britain, even woods and roadside trees in parts of London; for example, *U. subfloridana* was already well-established at several sites in the London area by the late 1980s (Hawksworth & McManus 1989).

At the same time, several species which prefer acid barks and have declined and even been lost from some sites in areas where sulphur dioxide levels have fallen particularly dramatically are still present in the Park; these include *Parmelia saxatilis, Parmeliopsis ambigua,* and *Platismatia glauca.* That one of the most pollution tolerant lichens known *Lecanora conizaeoides* has not been found in the Park since 1991, however, can be attributed to a fall in mean sulphur dioxide levels, as can the fact that five sensitive species were newly found in the Park.

In common with southern Britain generally, falling sulphur dioxide levels have been replaced by increasing levels of nitrogenous pollutants. This effect is seen in the Park by increases in reports of *Physcia* and *Xanthoria* species, with two species of the former (*P. aipolia* and *P. semipinnata*) and one of the latter (*X. polycarpa*) genus found for the first time in this survey. Most dramatically, while the yellow-orange *X. parietina* is now widespread on trees in the Park (Fig. 4), it was only noted as present on walls or gravestones in the churchyard by Francis Rose in 1991; he did not find it on any trees at all at that time, though his notebooks indicate he had noted it in 1967 on elm.

Elm trees that were the substrate for many species, in addition to *Xanthoria,* in the 1967, 1968 and 1971 surveys but were evidently lost due to Dutch elm disease (*Ophiostoma novo-ulmi*) in the mid-1970s. A notable example is *Opegrapha vermicellifera* reported by Francis Rose on elm in 1968; records of that species from other trees require confirmation as they may refer to *Lecanactis abietina*.

Several of the species that were not rediscovered are minute and appear to have been restricted to particular trees which may have been lost, debarked, or simply overlooked in 2016 (e.g. *Agonimia allobata, Bacidia biatorina, B. circumspecta, Calicium glaucellum, Phaeographis dendritica, Wadeana minuta*). Several can be expected still to be present (but see para 6.3 above).

7 Assessment of importance for lichens

With 96 species confirmed as present on bark and wood, Albury Park remains the richest site for lichens known in Surrey. That total exceeds those for Ashtead Common National Nature Reserve (NNR) with 82 species on bark and wood (Cannon & Powell 2011), and Bookham Commons NNR with 89 species on bark and wood (Hawksworth, unpubl.).

The importance does not rest only on species numbers, however, but the scarcity of the species themselves. On a national scale, only four species are not in the "least concern" category (Woods & Coppins 20012; Table 2): *Bacidia circumspecta* and *Physcia tribacioides* are listed as "vulnerable", and *Opegrapha prosodea* and *Wadeana minuta* as "near threatened". None of these four were detected in the present survey, and the identity of the first two needs confirmation (para 6.3).

A particular feature of lichens is that they can serve as indicators of ecological continuity in a site. This arises because of limited dispersal ability, and the presence of such species is particularly significant as it indicates that a site may also be rich and have rare species other than of lichens, especially beetles, mycorrhizal fungi, and plants. Different indices based on the occurrence of "old forest indicator" species have been devised (Coppins & Coppins 2002) of which two are the most pertinent to Albury Park. Scores for these are detailed below with the pertinent species indicated, those in brackets not being seen in 2016:

RIEC (Revised Index of Ecology Continuity) = 25 (based on species still present), and = 40 (based on all indicator species recorded): *Anisomeridium ranunculosporum, Cresponea premnea, Lecanographa lyncea, (Loxospora elatina), (Punctelia reddenda), (Stenocybe septata), Thelopsis rubella,* and *Thelotrema lepadinum.*

NIEC (New Index of Ecological Continuity) = 6 (based on species still present), and 14 species (based on all indicator species recorded): (*Agonomia allobata), Anisomeridium ranunculosporum, (Bacidia biatorina), (Buellia erubescens), Cladonia parasitica, Cresponea premnea, Lecanographa lyncea, (Loxospora elatina), (Opegrapha prosodea), (Phaeographis* sp.*), (Punctelia reddenda), (Stenocybe septata), Thelopsis rubella,* and *Thelotrema lepadinum.*

The RIEC values strongly suggest "some evidence of ecological continuity", while as the NIEC values are below 20 they would be considered "likely to be of limited importance" (Coppins & Coppins 2002).

However, in a Surrey context, no RIEC or NIEC species are known from the Ashtead Common NNR, and just one from the Bookham Commons NNR. Consequently, Albury Park is significant in Surrey not only for the total number of lichen species present, but having a much larger number of old forest indicator species today (6 *vs*. 1 or 0). The shape of the veteran pollarded oaks in particular, suggests that they were established as parts of a traditional open wood-pasture and not within a closed forest. The numbers of old forest indicator species in the Central Valley [5] in particular further suggests some continuity of that part of the Park with earlier denser and subsequently cleared ancient woodland.

Other parks in Surrey with substantial numbers of veteran trees, such as Richmond Park, have no old-forest indicator species as ones formerly present were eliminated by the high sulphur dioxide levels of the 1950s and 1960s; they are unlikely ever to return as such species exhibit limited dispersal.

In view of these considerations, it would appear appropriate to retain SNCI status of Albury Park, and as a minimum for the portions designated as units [1], [2], [5], [6] and [7] in this report.

8 Management of and threats to the lichen communities

In general no active management of lichens on veteran trees is necessary, providing their light regimes are not changed. Cattle and horses rubbing against them, however, can remove surface species and may also lead to

reduced bark acidity though nitrogenous inputs. Brushwood, and in some cases substantial piles of dead branches, is mounded to varying extents around some trees (Fig. 6). This will prevent contact with cattle and horses, but the increased shade can also lead to lichen loss; this may have been a key factor in the non-rediscovery of species in the Western Valley [2]. Open wood fencing, such as that placed around trees but 1-2 m from the trunk in the Eastern Park [7] (Fig. 12) is a more effective method of avoiding such damage, provided that wood is not then stacked inside the enclosed area as has occurred in some instance; the wood of such fences also supports several species not found on trees themselves in the Park..

Ivy does not appear to pose any threat to the lichen communities on the veteran trees at this time, but if any is observed it should be removed at the earliest opportunity. It was, however, becoming an issue on younger trees in parts of Chantry Wood [11].

The absence to scarcity of some of the lichens known to be especially sensitive to sulphur dioxide air pollution suggests that this is still a factor in limiting the lichen communities in Albury Park, even though there have evidently been responses to falls in this pollutant (para 6.4). The source of this pollution is obscure, especially as some sensitive species are better developed closer to London, but the possibility that it is related to flight-paths to and from Gatwick airport should not be ignored. In any case, it would be prudent to endeavour to limit any new local sources of this pollutant, for example from oil-fired central heating. If proposals to develop a compressed natural gas facility in Park Wood [13] are implemented, which I understand have been applied for from a notice on an entrance to the wood (SCC 2015/0230/SM, consultation up to 14 Dec. 2015), sulphur emissions from gas flaring could pose a particular threat. Even short bursts of sulphur dioxide when lichens are in a moist condition can lead to species loss, and issue merits careful consideration in respect of that proposed development.

Increases in ambient nitrogenous air pollutants are also evidenced by changes in the lichen communities (para 6.4). While these pose less of a problem than sulphur dioxide, and even encourage some species, if these were to rise substantially they could also endanger many species. This is a particular problem close to busy roads, which are hardly an issue in the Park. Of more immediate concern, however, is applications of any nitrogenous fertilisers, which can have similar effects. If these have to be used on the pastures, care should be taken to avoid any spraying contacting the trunks, and undertaken in still conditions where there would be no wind-drift to veteran trees.

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Fig. 1: Albury Park SNCI Boundary

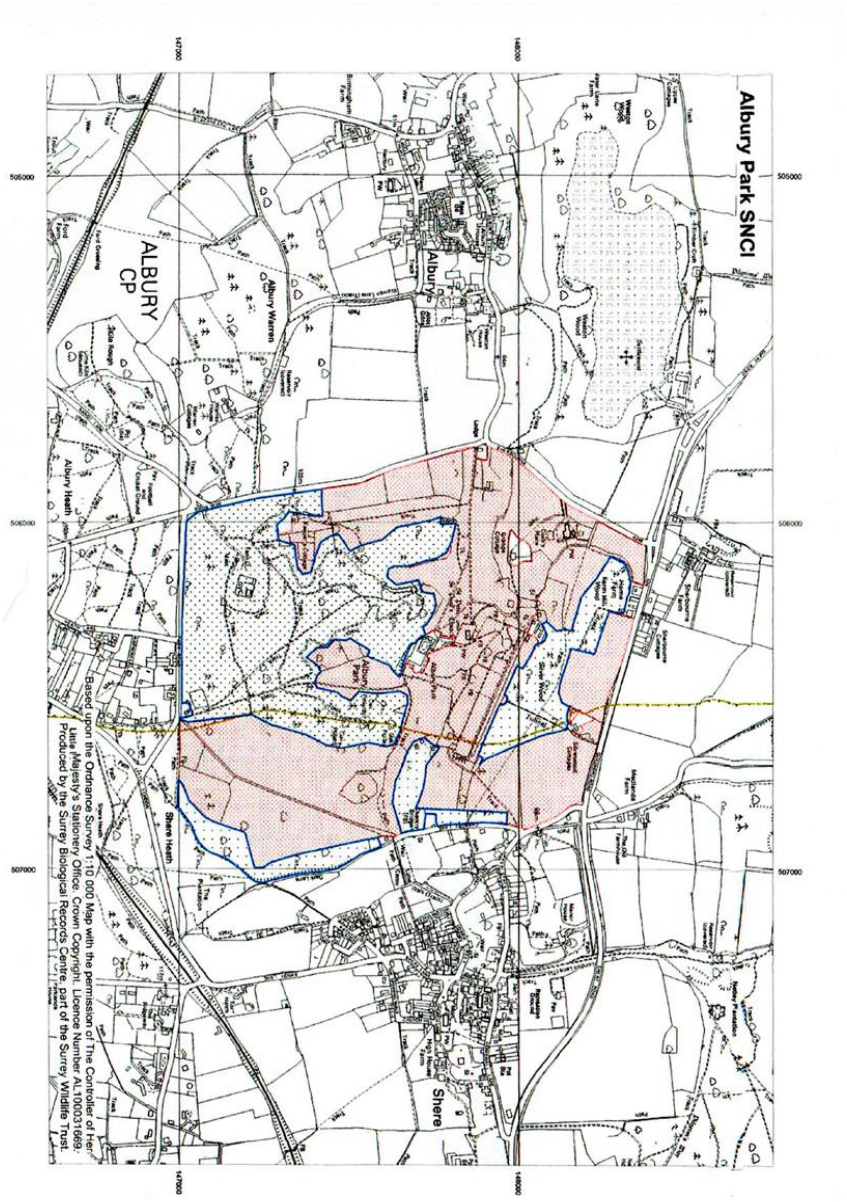

Fig. 2: Albury Park SNCI indicating units used in the lichen survey

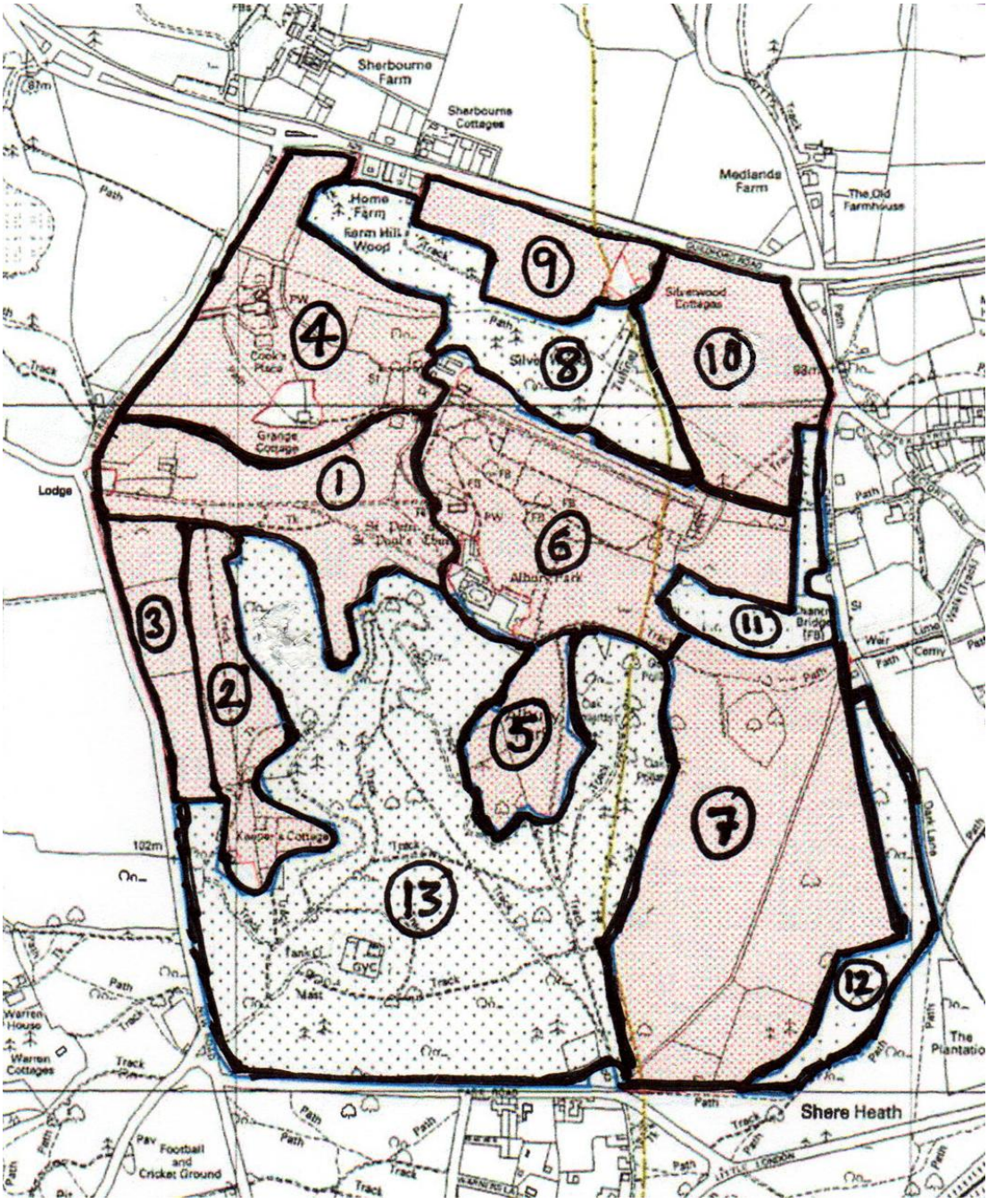

Fig. 3: Ash tree in area west of St Peter and St Paul's Church [1]

Fig. 4: Oak twigs with *Xanthoria parietina* south of the Tilling Bourne [1]

Fig. 5: *Parmotrema perlatum* on alder on S side of the Tilling Bourne [1]

Fig. 6: Veteran oak trees on W side of Western Valley, with some brushwood at base [2]

Fig. 7: Beech tree with *Parmeliopsis ambigua* by road crossing over the Tilling Bourne[1]

Fig. 8: Veteran decorticate oak in Central Valley [5]

Fig. 9: *Pertusaria leioplaca* (paler) and *P. pertusa* (darker) on sweet chestnut in Silver Wood [8]

Fig. 10: Veteran oak at N end of Central Valley [5]

Fig. 11: Decorticate oak stump in East Park [7]

Fig. 12: Sweet chestnut with protective fence and some cut branches in East Park [7]

Table 1: Compilation of previous lichen records with notes on trees and locations where provided.

Species	Previous records
Agonimia allobata	1991 (oak no. 3 Western Valley), 1996
Amandinea punctata	1967 (elm), 1968 (elm), 1991(oak)
Arthonia punctiformis	1991, 1996
Arthonia spadicea	1971 (oak), 1996
Arthopyrenia punctiformis	1991 (oak pollard below fence), 1996
Bacidia biatorina	1991 (oak)
Bacidia circumspecta	1971 (oak), 1996
Buellia griseovirens	1991 (oak pollard below fence), 1996
Buellia cf. erubescens	1991 (oak)
Calicium glaucellum	1968 (oak, SE park), 1996
Calicium salicinum	1968 (oak SE park), 1996
Calicium viride	1968 (oak at head of valley), 1971 (oak), 1991 (oak pollard below fence), 1996
Candelariella reflexa	1991 (willow)
Chaenotheca ferruginea	1968 (oak),1991 (oak no. 5), 1996
Chaenothecopsis cf nigra	1991 (oak no. 5)
Chrysothrix candelaris	1968 (oak), 1991 (ash and oak), 1996
Cladonia chlorophaea	1991 (ash and oak pollards)
Cladonia coniocraea	1968 (ash and oak), 1971 (oak), 1991 (oak), 1996
Cladonia digitata	1991 (oak), 1996
Cladonia macilenta	1971 (Castanea), 1996
Cladonia parasitica	1968 (oak by west drive), 1991 (oak)
Cladonia pyxidata	1996
Cladonia squamosa	1996
Cliostomum griffithii	1968 (oak, SE park), 1971 (oak), 1991 (oak), 1996
Cresponea premnea	1967 (3 oaks), 1991 (oak in hollow and below fence, also E park), 1996
Cyphelium inquinans	1996
Cyrtidula quercus	1991 (oak), 1996
Diploicia canescens	1967 (elm), 1968 (elm and oak), 1991 (oak)
Enterographa crassa	1968 (oak at head of valley), 1971 (oak), 1996
Evernia prunastri	1967 (Castanea and oak), 1968 (ash and oak), 1991 (oak in E park), 1996
Fellhaneropsis vezdae	1971 (on oak), 1996
Flavoparmelia caperata	1967 (Castanea, oak), 1968 (oak SE park), 1991 (ash, oak, E park and below fence), 1996
Graphis elegans	1996
Graphis scripta	1996
Haematomma ochroleucum	1991 (oak in E park) [var. porphyrium]
Hyperphyscia adglutinata	1996
Hypocenomyce scalaris	1967 (Castanea and oak), 1968 (oak), 1991 (oak in W valley)
Hypogymnia physodes	1968 (ash and oak), 1991 (oak in E park and W valley), 1996
Hypotrachyna revoluta	1991 (ash), 1996
Lecanographa lyncea	1991 (oak, locally frequent in hollow), 1996
Lecanora chlarotera	1991 (ash and oak)
Lecanora conizaeoides	1967 (Castanea and oak), 1968 (oak by west drive, ash "abundant"), 1991 (ash and oak)
Lecanora expallens	1968 (elm), 1991 (oak pollards and E park), 1996
Lepraria incana s. lat.	1991 (oak), 1996

Lepraria lobificans	1996
Loxospora elatina	1971 (oak), 1996
Melanelixia glabratula	1968 (elm), 1971 (oak), 1991 (ash and oak, in E park and below fence), 1996
Melanelixia subaurifera	1967 (oak), 1991 (oak in E park), 1996
Melanohalea elegantula	1968 (elm), 1996
Melanohalea laciniatula	1996
Micarea prasina	1971 (oak)
Ochrolechia androgyna	1968 (ash, oak in SE park) 1971 (ash), 1991 (oak pollard below fence), 1996
Ochrolechia subviridis	1967 (oak), 1971 (oak), 1991 (ash), 1996
Ochrolechia turneri s. lat.	1991 (oak), 1996
Opegrapha prosodea	1971 (oak)
Opegrapha varia	1996
Opegrapha vermicellifera	1968 (elm west of house), 1996
Opegrapha vulgata	1996
Parmelia saxatilis	1967 (Castanea and oak), 1968 (ash), 1991 (ash, oak, willow), 1996
Parmelia sulcata	1968 (ash, elm, oak), 1991 (ash, oak, willow), 1996
Parmeliopsis ambigua	1968 (oak), 1991 (oak), 1996
Pertusaria albescens	1968 (oak SE park, elm), 1991 (oak) [incl. var. corallina]
Pertusaria amara	1967 (oak), 1968 (oak SE park), 1991 (oak), 1996
Pertusaria coccodes	1968 (oak, SE park), 1971
Pertusaria flavida	1968 (oak, SE park), 1991 (oak, E park and below fence), 1996
Pertusaria hymenea	1971 (ash), 1991 (ash), 1996
Pertusaria multipuncta	1996
Pertusaria pertusa	1991 (oak), 1996
Phaeographis dendritica	1996
Phaeophyscia orbicularis	1967 (elm), 1968 (elm)
Phlyctis argena	1968 (ash, elm, and oak), 1971 (ash), 1991 (oak)
Physcia adscendens	1967 (elm). 1968 (elm
Physcia tenella	1996
Physcia tribacia	1968 (elm)
Physcia tribacioides	1968 (elm west of house)
Physconia grisea	1968 (oak, and elm west of house)
Physconia perisidiosa	1996
Placynthiella ichmalea	1991 (oak)
Platismatia glauca	1996
Punctelia reddenda	1971 (oak)
Punctelia subrudecta	1967 (Castanea and oak), 1971 (oak), 1991 (ash, oak, willow), 1996
Pyrrhospora quernea	1967 (oak), 1971 (oak), 1991 (ash and oak), 1996
Ramalina farinacea	1967 (oak), 1968 (elm and oak), 1991 (ash), 1996
Rinodina roboris	1968 (oak SE park), 1971 (oak)
Schismatomma decolorans	1967 (oak, head of valley and SE park), 1991 (oak)
Stenocybe septata	1996
Thelopsis rubella	1971 (oak), 1991 (oak below fence), 1996
Thelotrema lepadinum	1996
Varicellaria hemisphaerica	1968 (oak SE park), 1991 (ash and oak), 1996
Wadeana minuta	1971 (oak; middle of N), 1996
Xanthoria parietina	1967 (elm), 1991 (only saxicolous), 1996

Table 2: Species list by recording units, with indications of UK status (after Woods & Coppins 2012) and date of last pre-2016 record

Names of species not re-found in 2016 are placed in italics.
New = Species newly reported in the present survey.
DD = Data deficient; LC = Least concern; NT = Nationally threatened; VU = Vulnerable.

Species	UK status	Last recorded	2016 records (Red units)							2016 records (Blue units)					
			1	2	3	4	5	6	7	8	9	10	11	12	13
Agonimia allobata	LC	1996													
Amandinea punctata	LC	1991	●	●	●	●	●	●	●	●	●		●		
Anisomeridium polypori	LC	new	●												
Anisomeridium ranunculisporum	LC	new		●											
Arthonia punctiformis	LC	1996					●								
Arthonia radiata	LC	new	●			●	●			●			●		
Arthonia spadicea	LC	1996													
Arthopyrenia punctiformis	LC	1996	●												
Bacidia adastra	LC	new						●							
Bacidia biatorina	LC	1991													
Bacidia circumspecta	VU	1996													
Bacidia laurocerasi	LC	new	●												
Buellia griseovirens	LC	1996	●						●						
Buellia cf. *erubescens*	LC	1991													
Calicium glaucellum	LC	1996													
Calicium salicinum	LC	1996													
Calicium viride	LC	1996		●	●		●								
Caloplaca citrina	LC	new									●				
Candelariella reflexa	LC	1991	●	●						●	●	●			
Chaenotheca ferruginea	LC	1996						●	●						●
Chaenothecopsis cf *nigra*	LC	1991													
Chrysothrix candelaris	LC	1996	●		●										
Cladonia chlorophaea	LC	1991													
Cladonia coniocraea	LC	1996	●	●					●	●			●		●
Cladonia digitata	LC	1996					●		●	●				●	
Cladonia fimbriata	LC	new		●			●							●	●
Cladonia floerkeana	LC	new							●						
Cladonia macilenta	LC	1996	●				●		●					●	
Cladonia parasitica	LC	1991	●				●		●						
Cladonia polydactyla	LC	new													●
Cladonia pyxidata	LC	1996													
Cladonia squamosa	LC	1996												●	
Cliostomum griffithii	LC	1996	●	●			●		●					●	
Cresponea premnea	LC	1996	●	●			●	●	●					●	●
Cyphelium inquinans	LC	1996													
Cyrtidula quercus	LC	1996						●							
Diploicia canescens	LC	1991	●		●		●		●						
Enterographa crassa	LC	1996													
Evernia prunastri	LC	1996	●	●	●	●	●	●	●			●	●		●
Fellhaneropsis vezdae	LC	1996													

Flavoparmelia caperata	LC	1996	●	●				●	●	●	●	●	●	●	●
Graphis elegans	LC	1996													
Graphis scripta	LC	1996					●		●						
Haematomma ochroleucum	LC	1991													
Hyperphyscia adglutinata	LC	1996					●	●							
Hypocenomyce scalaris	LC	1991					●		●						
Hypogymnia physodes	LC	1996				●			●						●
Hypogymnia tubulosa	LC	new				●									●
Hypotrachyna revoluta	LC	1996	●	●		●		●	●			●	●	●	●
Lecanactis abietina	LC	new							●						●
Lecanographa lyncea	LC	1996					●								
Lecanora albella	LC	new	●			●									
Lecanora chlarotera	LC	1991	●	●		●			●	●		●	●		●
Lecanora compallens	LC	new										●		●	●
Lecanora confusa	LC	new	●						●			●		●	●
Lecanora conizaeoides	LC	1991													
Lecanora expallens	LC	1996	●	●	●	●	●	●	●	●	●			●	●
Lecanora polytropa	LC	new									●				
Lecanora symmicta	LC	new		●								●			
Lecidella elaeochroma	LC	new	●	●		●	●		●	●		●	●		●
Lepraria incana	LC	1996	●	●	●	●		●		●				●	●
Lepraria lobificans	LC	1996	●	●		●	●	●	●	●					
Loxospora elatina	LC	1996													
Melanelixia glabratula	LC	1996		●				●			●				
Melanelixia subaurifera	LC	1996	●	●	●	●	●	●		●	●	●	●	●	●
Melanohalea elegantula	LC	1996													●
Melanohalea laciniatula	LC	1996		●											
Micarea denigrata	LC	new							●		●				
Micarea prasina	LC	1971													
Mycomicrothelia confusa	LC	new													●
Ochrolechia androgyna	LC	1996		●			●		●					●	●
Ochrolechia subviridis	LC	1996	●	●			●								
Ochrolechia turneri	LC	1996			●										
Opegrapha atra	LC	new							●	●			●	●	
Opegrapha prosodea	NT	1971													
Opegrapha varia	LC	1996													
Opegrapha vermicellifera	LC	1996													
Opegrapha vulgata	LC	1996	●												
Parmelia saxatilis	LC	1996	●				●	●	●						●
Parmelia sulcata	LC	1996	●	●	●	●	●	●		●	●	●	●	●	●
Parmelina tiliacea	LC	new		●											
Parmeliopsis ambigua	LC	1996	●				●		●						
Parmotrema perlatum	LC	new	●	●		●			●	●					●
Pertusaria albescens	LC	1991	●	●				●	●	●					●
Pertusaria amara	LC	1996						●	●						●
Pertusaria coccodes	LC	1971													
Pertusaria flavida	LC	1996					●		●						
Pertusaria hymenea	LC	1996					●								●
Pertusaria leioplaca	LC	new								●					
Pertusaria multipuncta	LC	1996													

Pertusaria pertusa	LC	1996	●				●	●	●	●					
Phaeographis dendritica	LC	1996													
Phaeophyscia orbicularis	LC	1968	●	●			●	●							
Phlyctis argena	LC	1991	●					●		●			●	●	●
Physcia adscendens	LC	1968	●	●	●	●	●		●			●	●		
Physcia aipolia	LC	new							●						
Physcia leptalea	LC	new	●			●	●								
Physcia tenella	LC	1996	●	●	●		●	●			●	●			
Physcia tribacia	LC	1968		●					●						
Physcia tribacioides	VU	1968													
Physconia grisea	LC	1968	●												
Physconia perisidiosa	LC	1996			●										
Placynthiella ichmalea	LC	1991		●					●						
Platismatia glauca	LC	1996													●
Punctelia jeckeri	LC	new	●	●											
Punctelia reddenda	LC	1971													
Punctelia subrudecta	LC	1996	●	●											
Pyrrhospora quernea	LC	1996	●					●	●						
Ramalina farinacea	LC	1996	●		●		●	●				●			
Ramalina fastigiata	LC	new	●												
Rinodina roboris	LC	1971							●						
Sarea difformis	DD	new								●					
Schismatomma decolorans	LC	1991	●	●	●		●		●						●
Stenocybe septata	LC	1996													
Thelopsis rubella	LC	1996					●								
Thelotrema lepadinum	LC	1996					●								
Trapeliopsis flexuosa	LC	new	●	●			●							●	
Usnea florida (subfloridana)	LC	new													●
Varicellaria hemisphaerica	LC	1996	●						●						
Wadeana minuta	NT	1996													
Xanthoria parietina	LC	1996	●	●	●	●	●	●	●	●		●	●		●
Xanthoria polycarpa	LC	new		●	●				●			●			●
TOTAL SPECIES RECORDED	122		48	37	17	18	38	25	43	21	11	16	14	18	33

LICHEN SURVEY OF ALBURY PARK

SURREY

2021

December 2021

[redacted] BSc MSc

For Natural England

[redacted]

Botanical Survey
and
Assessment

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LICHEN SURVEY OF ALBURY PARK, SURREY, 2021

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Cover Photograph: two exceptionally rich ancient Oak in Rabbit Valley, set in unimproved acid grassland. One of these trees supported on of the target species *Wadeana minuta* in 1971, which was not refound but a remarkable assemblage of lichen was found, including several new species to Surrey, including the Vulnerable *Lecanora strobilina* and *Buellia hyperbolica* and the Near Threatened *Agonimia octospora*.

LICHEN SURVEY OF ALBURY PARK, SURREY, 2021

1.0 INTRODUCTION

1.1 Background & Survey

1.1.1 Background

Project Brief

[redacted] was briefed by Natural England to research and write species dossiers for the Vulnerable and Section 41 lichen *Scutula circumspecta* (*Bacidia circumspecta*) and the Near Threatened and Section 41 lichen *Wadeana minuta*. The project was to include field survey along with detailed research on existing data to review the status of the lichen, by producing a species dossier.

Methods

Data

Most of the information used was from available on the internet. The British distribution data for the dossier was mainly compiled from data held by the British Lichen Society in their Lichen Database, with permission from the British Lichen Society. Some personal data held by the author was also utilised, which is referenced. Mapping of regional clusters was carried out using QGIS using BLS data.

Survey

Field survey was carried out of a site in Surrey, Albury Park, for which there were old records of *Scutula circumspecta* and *Wadeana minuta* that had not been recent refound. The results of the survey are detailed this separate report.

Coverage

The regional clusters in or over lapping with England and Wales were covered in most detail. Scottish data was also used but the accounts for here are less detailed.

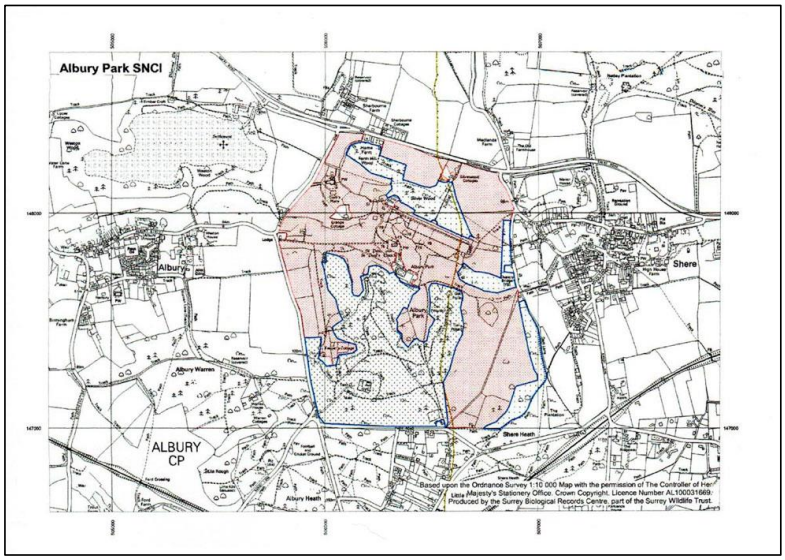
1.1.2 Survey

As part of the *Scutula circumspecta* (*Bacidia circumspecta*) and *Wadeana minuta* project a field survey was planned at Albury Park, Surrey. Both lichens had old recorded from the park but these had not been recorded this century. The park is an ancient park, known for its lichen interest and listed as local Site of Nature Conservation Interest (SNCI) by Guildford Borough Council (Hawksworth, 2016) (**Map 1**).

The park was to be searched for both of these species and details recorded of the species if found. In addition, other species of interest were to be recorded as found. Recent surveys of parks and other sites rich in veteran trees in the south east of England have made some exciting discoveries of previously over looked veteran tree specialist lichens as these sites recover from past pollution.

The survey was carried out with the kind permission of Albury Estate.

MAP 1
Albury Park, Location & SINC



From Hawksworth (2016)

2.0 METHODS

2.1 Survey Methods

2.1.1 Timing & Conditions

The survey was carried over one day, the 17th August 2021. The weather was dry and overcast but becoming sunny, with limited light drizzle at the start, but the bark was dry and conditions were good for lichen survey.

2.1.2 Areas Surveyed

The survey route is shown on **Map 2** derived from the track logs of a GPS receiver. The survey started in the dry valley in the centre of the park, known as Rabbit Valley by the estate (Area 5 in Hawksworth (2016), **Map 3**). This was where one of the target species, *Wadeana minuta* was definitely recorded (Coppins & James, 1978), from there most of the time was spend in the park to the east, where Hawksworth (2016), indicated there was further lichen interest (Area 7 on **Map 3**).

The survey examined all the veteran trees that were found on the route taken, but was not comprehensive. There area other areas of veteran trees which but these were indicated as being of lower lichen interest by Hawksworth (2016).

2.1.3 Species Recording

The survey was a targeted survey concentrating on rare species, and in general widespread and common species were not systematically recorded. All species of lichens noted were recorded to a minimum resolution of a six figure national grid reference when first encountered. Further occurrences of species of interest were recorded at least to a six-figure grid reference accuracy. The locations of the most interesting trees were recorded as waypoints (**Map 3**) (The waypoints were numbered ALB01 etc. in sequence, and tree tag numbers were noted were they were found). These included all Threatened or Near Threatened lichens found plus a selection of regionally rare species of ecological interest. The species recorded systematically were:

Species	SOWI	Conservation Status	Habitat
Agonimia octospora	1	NT (NS/IR)	Base rich bark
Buellia hyperbolica		VU (NR/S41)	Lignum & acid Bark
Buellia schaereri			Dry bark
Chaenotheca chrysocephala	1		Dry bark
Chaenotheca stemonea	1	Nb (NS)	Dry bark
Chaenothecopsis nigra		Nb (NS)	Lignum
Chaenothecopsis savonica		NT (NS)	Dry bark
Cladonia incrassata		Nb (NS)	Lignum
Coenogonium tavaresianum		Nb (NR/NE)	Base rich bark
Lecanographa lyncea	1	Nb (IR)	Dry Bark
Lecanora strobilina		VU (NR)	Lignum
Microcalicium ahlneri		Nb (NS)	Dry dead wood
Pachyphiale carneola	1		Flushed bark

Rinodina exigua		NE (NR)	Base rich bark
Thelopsis rubella	1		Base rich bark

The distributions these individual species are mapped by waypoints in **Annex 3** along with other species of conservation interest, which were mapped on a 100m grid and 10m grid, using the TomBio plugin in QGIS (**Maps 5 – 28**). The conservation interest was mapped using the trees of high interest recorded as waypoints (**Map 4**)

Field notes were made on an iPhone have been edited and reproduced in **Annex 1**. The species recorded for the park are listed in **Species List 1**, **Annex 2**.

2.1.4 Trees

The terms used to describe the physiological age of the tree are explained below. These are based on Harding & Alexander (1993):

- Mature: a tree that has reached its full height and is still vigorous, heart rot likely to be absent.
- Post-mature: a tree that is no longer vigorous and has started retrenching by branch die back. Heart rot will have commenced but will not be easily visible.
- Ancient: a tree with major branch die back and or extensive and visible heart rot.

The term 'veteran tree' is taken to include both post-mature and ancient trees. This classification reflects the natural processes that older trees go through as a response to balancing their increasing size with the photosynthetic area available. The commencement of heart rot indicates the end of the commercial usefulness of timber

2.2 Data Analysis

2.2.1 Nomenclature

The nomenclature largely follows Sanderson et al (2018) for lichens and lichenicolous fungi. This, however, is a period of rapid nomenclature changes, with the publishing of volumes the new lichen flora, Revisions of British and Irish Lichens <https://www.britishlichensociety.org.uk/content/lgbi3>. Changes in recently published volumes from Woods & Coppins (2012) are listed in **Annex 2**.

2.2.2 Conservation Assessment

For lichens the conservation assessment follows Sanderson et al (2018). The following index is potentially relevant to the area

- **Southern Oceanic Woodland Index (SOWI)**: applies to oceanic temperate woodland south of the Scottish Highlands. Sanderson (in press) regarded sites with an index score of 20 or more as being national significance, while sites with scoring more than 30 are regarded to be as likely to be of international significance. Such woods are usually old growth stands with a strong continuity of veteran trees. In Surrey, it is recommended that a score of 20 be used as the threshold for considering sites for SSSI status (Sanderson et al, 2018), but due to the impact of pollution such rich sites may not have survived. Sites with 10 – 19 can be regarded as of county importance.

- **Pinhead Lichen Index (PLI)**: for this index the total number of recorded Pinhead species in the genera *Calicium*, *Chaenotheca*, *Chaenothecopsis*, *Microcalicium*, *Mycocalicium* and *Sclerophora* is used as an index score. This index measures the quality of ancient tree and dead wood habitat, sites scoring more than ten are can be regarded as being of national importance and this is also the threshold for considering sites for SSSI status. Sites with 5 – 9 can be regarded as of county importance.

In terms of rare species, significant populations of threatened species (Vulnerable or higher) or Near Threatened species, which are also International Responsibility species either nationally or within SSSI areas of search can be considered as nationally significant and as potentially notifiable features of an SSSI (Sanderson et al, 2018).

For lichens Notable species replaces Nationally Rare and Scarce for species for assessment, for species that are neither Threatened or Near Threatened species. Notable species include all other Least Concern or Data Deficient species, which were Nationally Rare, Nationally Scarce or International Responsibility species, and were judged to be of conservation interest (Sanderson et al, 2018). This excluded Nationally Rare and Scarce lichens that were clearly under-recorded common species or ruderal species of limited conservation value.

Sanderson et al (2018) provide an alternative scoring system to that of Hodgetts (1992) (Threatened, Near Threatened and Notable (TNTN) scoring). The score is calculated as follows:

GB Threatened (CR, EN, VU) – scores 4 points.

GB Near Threatened – scores 2 points.

Notable – scores 1 point.

None of the above – scores nil.

2.2.3 Old Data

The data from several visits to Albury Park by lichenologists was obtained from the British Lichen Database. These were

Date	Surveyor
09/06/1967	[redacted]
1968	[redacted]
25/11/1971	[redacted]
14/05/1991	[redacted]
24/05/1991	[redacted]
08/10/1996	[redacted]

In addition, Coppins & James (1978) gave detailed information of the location of *Wadeana minuta*:

Surrey: Guildford, Albury Park, in the middle section of the north to south aligned valley in the Park, 51/0.4, on old *Quercus*, with *Thelopsis rubella*, 25 November 1971, F. Rose (E).

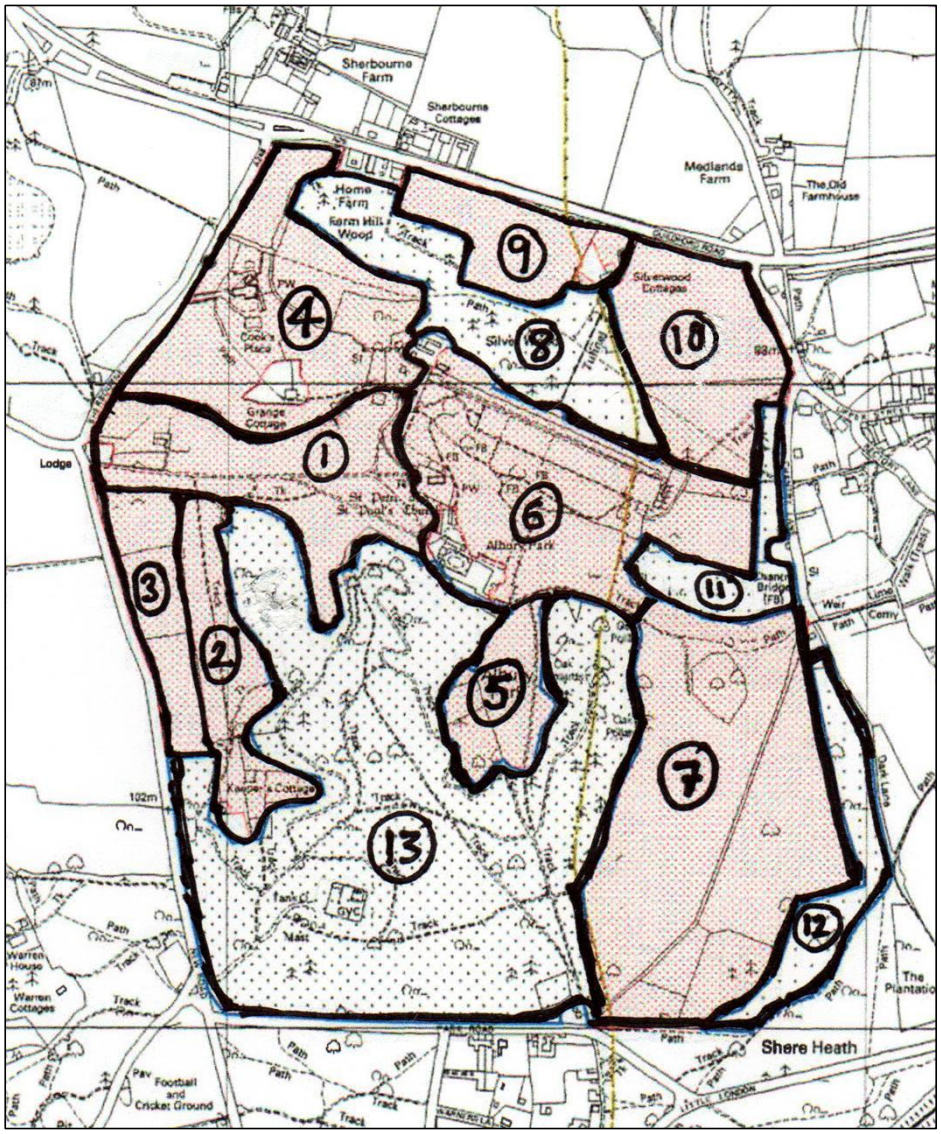
This location is mostly likely to be Rabbit Valley (Area 5 on **Map 2**). The BLS data also indicates that the *Wadeana minuta* was refound in 08/10/1996 by [redacted]. There is less information on *Scutula circumspecta* (*Bacidia circumspecta*), this was also first recorded by Francis Rose 25/11/1971 on an "old *Quercus* with *Diarthonis spadicea* (*Arthonia spadicea*) and *Zwackhia prosodea* (*Opegrapha prosodea*) NT (NS/IR/S41)"[1] and was also refound by [redacted] in 08/10/1996.

Albury Estate also supplied a copy of a report of a lichen survey of the park in 2016 by Dr D L Hawksworth (Hawksworth, 2016). This included detailed description of different sections of the park (**Map 2**) and confirmed that Rabbit Valley (Area 5) was the richest area of the park, but also indicated that the east of the park (Area 7) was also of high interest, so the 2021 survey concentrated on these areas.

The old epiphytic lichen records from the BLS database and Hawksworth (2016) are incorporated into **Species List 1**, **Annex 2**, with the last date of record listed for each species.

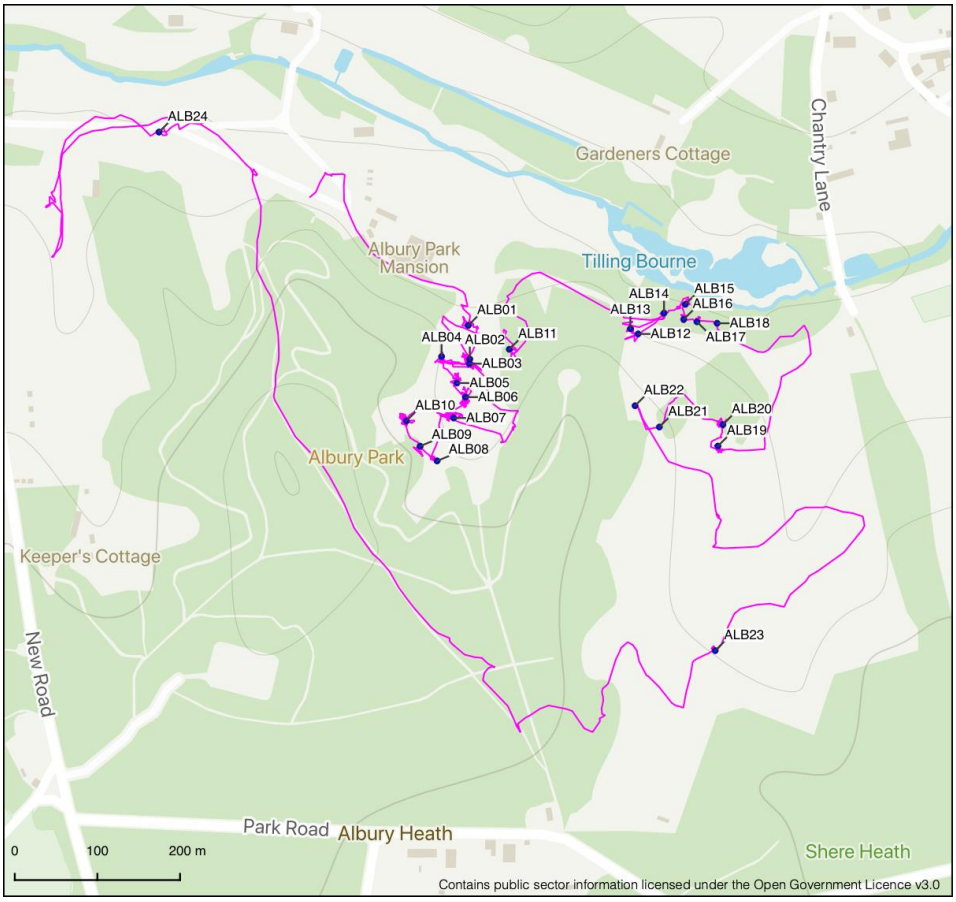
[1] New names and conservation status added.

MAP 1
Albury Park, Areas Surveyed by Hawksworth (2016)



From Hawksworth (2016)

MAP 3
Albury Park, Surveyed Route & Waymarks 2021



3.0 SURVEY

3.1 Lichen Assemblage

3.1.1 Totals and Species of Interest

The total list of lichens and associated fungi species list recorded since 1971, including the 2021 survey, are given in **Species List 1** in **Annex 2**. The numbers recorded are summarised below in **Table 1**.

TABLE 1
Total Biodiversity Measures for Lichens, Albury Park, 2071 – 21

Biodiversity Measure\Date	1971 – 2016	2021	Total
Total taxa	107	99	146
Southern Oceanic Woodland Index score	7	13	19
Pinhead Lichen Index score	3	9	11
Vulnerable	1	2	3
Near Threatened	2	2	4
Notable	5	12	12
International Responsibility Species	5	4	6
Section 41 species	4	1	4
TNTN score	13	24	32

The 2021 survey concentrated on lower trunk habitats on veteran trees, the main habitat of the lichens of conservation interest, over the most interesting areas of the park. Earlier surveys ranged further and looked at habitats such as younger trees and twigs. This accounts for the large number of species not refound in 2021, but the much higher numbers of species of lichens of conservation interest seen in 2021.

The numbers of Southern Oceanic Woodland Index (SOWI) species are not high over all; probably reflecting losses to past air pollution, but are likely the highest known in Surrey (Hawksworth, 2016). The totals of the Pinhead Lichen Index score are relatively much higher, with the 2021 total score of nine, close to the threshold of national interest of 10, with a cumulative total of 11. Numbers of rare species, however, are much more significant, including the spectacular population of *Buellia hyperbolica* VU (NR/S41), a previously unrecorded colony but now the largest currently known in England.

The two target species *Scutula circumspecta* VU (NS/S41) (*Bacidia circumspecta*) and *Wadeana minuta* NT (NS/IR/S41), unfortunately were not refound, although the most likely trees that supported *Wadeana minuta* were refound. The 2021 survey however, did find some significant new records for Surrey including *Agonimia octospora* NT (NS/IR), *Buellia hyperbolica* VU (NS/S41), *Chaenothecopsis savonica* NT (NS), *Coenogonium tavaresianum* NE (NR) and *Lecanora strobilina* VU (NR). These and other Threatened and Near Threatened species are discussed below.

Scutula circumspecta **VU (NS/S41) (*Bacidia circumspecta*) and *Wadeana minuta* NT (NS/IR/S41)**: Coppins & James (1978) gives more detail that the BLS database on the 1971 *Wadeana minuta* record: "Guildford, Albury Park, in the middle section of the north to south aligned valley in the Park, 51/0.4, on old Quercus, with *Thelopsis rubella*, 25 November 1971, [redacted]". No source gives a detailed location but it was clear from this description and the 2021 field survey that it occurred in the central north to south valley known as Rabbit Valley by the owners Albury Estate (TQ064 475).

In 2021 two possible nearby trees were found in this valley that supported *Thelopsis rubella*. The most likely tree (ALB07, TQ06433 47509), an ancient Oak in an acid grassland within a sheltered valley, had extensive base rich bark with abundant *Thelopsis rubella*, along with *Agonimia allobata* Nb (NS), *Pachyphiale carneola* and *Rinodina roboris* var. *roboris* Nb (IR) in the base rich bark. The nearby tree (ALB06, TQ06448 47534) has less base rich bark but also supported *Thelopsis rubella* along with *Agonimia octospora* NT (NS/IR) (new to Surrey) and *Rinodina roboris* var. *roboris* Nb (IR). On this tree, dry bark and lignum also supported *Buellia hyperbolica* VU (NR/S41) (new to Surrey), *Lecanora strobilina* VU (NR) (new to Surrey), *Cresponea premnea* Nb (IR) and *Cladonia parasitica*. The trees were very open and well lit if in a sheltered location.

Both trees supported habitat suitable for *Wadeana minuta*, thin stands of moss on the edge of base rich flushed bark with high moss cover, and this was especially well developed on tree ALB07.

Photo 1, **Albury Park, Surrey**: an ancient Oak on spur in a sheltered valley between wooded ridges in ancient parkland. Almost certainly the target tree with past records for ***Wadeana minuta***, still good habitat for the target species but it was not seen. The base rich bark did supported *Agonimia allobata* Nb (NS), *Pachyphiale carneola* and *Thelopsis rubella*. A second

ancient Oak with behind to the left, also supported some base rich bark habitat with *Agonimia octospora* NT (NS/IR), new to Surrey and *Thelopsis rubella*.

It was not clear from the data where the *Scutula circumspecta* was recorded from but the mostly likely tree to have supported *Wadeana minuta* (ALB07), also supported good habitat for *Scutula circumspecta*; small open wound tracks within moss dominated stands on base rich bark.

For both species this reflects findings in New Forest, Exmoor and Carngafallt, Elan Valley, Wales, where neither *Wadeana minuta* or *Scutula circumspecta* were refound on trees where they were recorded a decade or more ago. Both are ephemeral species, the *Scutula* more so than the *Wadeana*, but in these large sites the species was refound on nearby trees. At Albury, past acidifying pollution means that there are far fewer trees with base rich bark that would be expected, reducing the amount of habitat available for such shifting species.

Other Species:

Agonimia octospora **NT (NS/IR)**: a SOWI ancient woodland species, which was new to Surrey and significant range extension, the nearest large population being in the New Forest. A southern Atlantic – humid Mediterranean species of very base rich bark on sheltered veteran trees, which can be frequent in large humid old growth woodlands. In 2021, found on base rich bark in Rabbit Valley on tree ALB06 (**Map 5**).

Buellia hyperbolica VU (NR/IR): new to Surrey. An internationally rare southern Atlantic – montane Mediterranean species of somewhat damp acid bark and lignum, both on standing trees and fallen ones. Not previously known from Surrey, but with a large population (10 trees) nearby in Windsor Park. This new population at Albury Park is the largest known English population of this Vulnerable lichen; in 2021 it was found at 16 locations in the park and is likely to be on more trees (**Map 6**). It was mainly found in Rabbit Valley (Area 5) and the east of the park (Area 7), but one tree was also found west of the church (Area 1). It was found on both bark and lignum on live veteran Oak and Sweet Chestnut trees and standing and fallen dead Oaks and standing dead Sweet Chestnuts. This lichen was possibly seen by Francis Rose in 1991, when a record of "*Buellia* cf. *erubescens*" was made. This is a lichen that resembles *Buellia hyperbolica* but gives different spot tests.

Chaenotheca stemonea **Nb (NS)**: a SOWI & PLI index species & provisional England Near Threatened, new to park. A very local species of dry bark on veteran trees, mainly Oaks. In 2021, found on two Oaks in the eastern Park (**Map 9**).

Chaenothecopsis savonica **NT (NS)**: PLI index species, new to Surrey. A rare pinhead fungus of standing dead wood and dry bark on veteran trees. In 2021 it was found on bark on a single veteran Oak in Rabbit Valley (**Map 12**).

Coenogonium tavaresianum **Nb (NR/NE)** (*Dimerella tavaresiana*): new to Surrey, listed as Notable but not yet evaluated for the red list, but likely to be assessed at least Near Threatened, and potentially Vulnerable. A recently discovered internationally rare southern Atlantic – humid Mediterranean veteran tree specialist of damp base rich bark. Appears rare in park and old growth woodlands. In 2021 found on a single veteran Oak in Rabbit Valley (**Map 15**).

Lecanora strobilina **VU (NR)**: new to Surrey. A south western dead wood specialist, mainly found on fallen trees, which may be recovering after past declines due to acidifying pollution. In 2012 found on a fallen limb of the largest tree in Rabbit Valley (**Map 19**). This record is a considerable range extension with the nearest known locations in the New Forest.

Microcalicium ahlneri **Nb (NS)**: new to Surrey, a provisional England Near Threatened species and a PLI index species. A rare pinhead fungus of dry dead wood on standing trees. In 2021, found on two standing dead Oaks, one just east of rabbit Valley within the woodland and the other in the eastern park (Area 7) (**Map 23**).

Rinodina exigua **NE (NR)**: second record for Surrey, not evaluated for the red list, but likely to be assessed as at least Vulnerable. A recently discovered species of veteran

trees in parkland, which appears to be rare. In 2021, found on a massive ancient Oak by the right of way in the eastern part of the park (**Map 27**)

Zwackhia prosodea **NT (NS/IR/S41)** (*Opegrapha prosodea*): a SOWI ancient woodland species. An extremely southern crust forming lichen, which is not found north of the Thames. It is confined to dry bark mainly on ancient Oak and sometimes Yew. It has preference for the sunnier and more nutrient enriched stands of this habitat than species such as *Cresponea premnea* Nb (IR) and is characteristic of field trees and landscape parks. Recorded from an old Oak by [redacted] in 1971. Not seen since.

Species that were also new to Surrey or the park seen 2021 included:

Chaenotheca brunneola: SOWI & PLI species, a dry bark species.

Chaenotheca chrysocephala: SOWI & PLI species a dry bark species.

Chaenotheca trichialis: SOWI & PLI species, a lignum species.

Cladonia incrassata Nb (NS): a lignum species.

Dactylospora parasitica [NS]: a parasite *Pertusaria hymenea* on mesic bark.

Lecidea nylanderi Nb (NS): a northern acid bark & lignum species.

Lecidea turgidula Nb (NS): a northern lignum species.

Milospium graphideorum Nb (NS): a parasite *Lecanographa lyncea* on dry bark.

Pachyphiale carneola: A SOWI species on base rich bark.

Protoparmelia oleagina Nb (NS): a lignum species.

Roselliniopsis tartaricola [NS]: a parasite *Varicellaria hemisphaerica* on acid bark.

No Notable species recorded previously were not refound in 2021 but a few SOWI and PLI indicator species were not refound in either 2016 or 2021:

Bacidia biatorina: SOWI species, base rich bark.

Calicium salicinum: PLI species, dry bark.

Calicium viride: PLI species, dry bark.

Phaeographis dendritica: SOWI species, mesic bark.

Punctelia reddenda: SOWI species, mesic bark on old trees.

Stenocybe septata: SOWI species, specialist of old Hollies.

3.1.2 Lichen Habitat

Only selected areas of the park were visited, but existing data (Coppins & James, 1978 & Hawksworth, 2016), along with observations during the 2021 survey indicated that these were the richest parts of the park for lichens. The park has an impressive collection of veteran trees ranging from very large and old Oaks, potential part of an older deer park landscape, along a more varied collection of somewhat younger veteran trees including a lot of Sweet Chestnut as well as Oak and other exotics. The

latter are likely to represent the transition to a landscape park from a pure deer park. The grassland is low input and has had no fertiliser applications for at least 25 years, if not longer. The park has been in a series of HLS and stewardship schemes since the early 2000's ([redacted] pers, com.). The grassland has large areas of fairly species poor permanent pasture, but there are also interesting looking patches of dry acid grassland, both in Rabbit Valley and the east of the park.

As described in Hawksworth (2016) the area has had a very chequered air pollution history, with high sulphur dioxide pollution in that latter part of the 20th century, which is now much declined. At its peek of the pollution the area was in the Hawksworth and Rose Zone Scale zone 6 (Hawksworth & Rose, 1976). In this zone very sensitive leafy species were lost, but there was some survival of medium sensitive species in very sheltered areas and better survival of crust forming species in sheltered locations and tree bases. As the result of this survey indicates, and several other surveys in south east England, some lichens of nature conservation interest survived to a greater degree than was understood at the time. They presumably have become more evident as these species recover from small relic populations.

Sulphur dioxide pollution has since declined to insignificance, with nitrogen based pollution now the main concern. The form of nitrogen based pollution that impacts on epiphytic lichens most is from ammonia, manly originating from agriculture but also road transport. The APIS website models the background ammonia in the 5km OS grid square containing Albury Park is 1.08 µg m^3 just in exceedance the critical level for epiphytic lichens of 1.0 µg m^3. This reflects the findings of the 2016 and 2021. Which both found widespread signs of moderate ammonia enrichment, but with some nitrogen hating species surviving in sheltered areas, with *Usnea subfloridana* recorded in the woodland in 2016 and *Evernia prunastri* in Rabbit Valley and *Evernia prunastri* and *Hypogymnia physodes* in the east of the park in 2021. As is typical at sites at or near the critical level for ammonia, the trunks are not obviously impacted. These stable communities show more resilience compared to twig communities. As the land use within the park is not intensive, this presumably reflects the background ammonia levels rather than strong internal sources within the park.

Rabbit Valley and Adjacent Woods: a valley between arms of enclosed woodland, with a scatter of ancient parkland Oaks, large standing dead Oaks and fallen Oaks. Dead wood is being left either as standing dead or fallen trees. The sward is permanent pasture, locally with open parched acid grassland. The trunks, live and dead, support a significant assemblage of specialist veteran tree and dead wood specialist lichens. These include specialists of dead wood, dry bark and base rich bark. The latter is better developed in this part of the park than the other areas looked. Species recorded in 2021 were *Agonimia allobata* Nb (NS), *Agonimia octospora* NT (NS/IR), *Buellia hyperbolica* VU (NR/S41), *Chaenotheca brunneola*, *Chaenotheca trichialis*, *Chaenothecopsis nigra* Nb (NS), *Chaenothecopsis savonica* NT (NS), *Cladonia parasitica*, *Coenogonium tavaresianum* Nb (NR/NE), *Cresponea premnea* Nb (IR), *Lecanora strobilina* VU (NR), *Lecidea nylanderi* Nb (NS), *Microcalicium ahlneri* Nb (NS), *Pachyphiale carneola*, *Protoparmelia oleagina* Nb (NS), *Rinodina roboris* var. *roboris* Nb (IR), *Thelopsis rubella* and *Thelotrema lepadinum*.

There are a scatter of young planted Oaks in the pasture, while in the adjacent woodland there are also mature and younger post mature as well as further ancient and standing dead Oaks or just inside the wood edge. The area of woodland with most ancient trees, to the north east side of the valley are shown as part of the open park in older maps and appears to have been fenced off from the park in the latter 20th century.

East of the Park, Western Field: the eastern half of the eastern section of the park. All permanent pasture, locally acid grassland or neutral unimproved grassland, which looked to be quite interesting for vascular plants. To the north and east there are groves of veteran Oak and Sweet Chestnut. There is more lichen interest on Oak, but there areas some colonies of *Buellia hyperbolica* VU (NR/S41) on Sweet Chestnut as well. Standing dead trees of both species are locally interesting. Old trees are thinner to the south, but a large Oak near the path has the rare *Rinodina exigua* NE (NR). Other species of interest seen in 2021 were: *Chaenotheca stemonea* Nb (NS), *Chaenotheca trichialis*, *Cladonia incrassata* Nb (NS), *Cladonia parasitica*, *Cresponea premnea* Nb (IR), *Dactylospora parasitica* [NS], *Lecanographa lyncea* Nb (IR), *Lecidea nylanderi* Nb (NS), *Loxospora elatina*, *Microcalicium ahlneri* Nb (NS), *Milospium graphideorum* Nb (NS), *Pachyphiale carneola*, *Rinodina roboris* var. *roboris* Nb (IR) and *Roselliniopsis tartaricola* [NS].

There is a stand of younger Oak to the north, which represents future veteran trees, although there was no colonisation by veteran tree specialist lichens yet.

East of the Park, Eastern Field: this part of the park has more acid grassland, with a low productivity sward, but the accessible trees were lichen poor. Some veteran Oaks inside a fenced area were not accessed. No lichen species of interest were seen.

Woodland: a transect was made through the woodland along the right of way. There were shaded ancient Sweet Chestnut and 19th century Oak, but no lichen interest was seen.

West of the Church: there were fewer old Oaks in this area. Some lichen interest was seen but this was not as dense as the areas looked at previously. The only species of interest seen were *Buellia hyperbolica* VU (NR/S41) and *Cresponea premnea* Nb (IR).

4.0 NATURE CONSERVATION VALUE AND MANAGEMENT

4.1 Nature Conservation Value

4.1.1 Value of Lichen Assemblage

Albury Park scores 19 using the SOWI (Southern Oceanic Woodland Index) for all data and 14 for the 2021 survey. The threshold for national interest (i.e. SSSI quality) for this index in this area is 20 (Sanderson et al, 2018). Although the scores are low in terms of national scores, these are easily the highest in Surrey (Hawksworth, 2016). The scores for the PLI (Pinhead Lichen Index) are higher in relation to the thresholds with 11 for all data and 9 for the 2021 survey, with the threshold of national interest 10. The area also supports many species of conservation interest in their own right. These are listed below (# = species that qualify for SSSI site selection in their own right, • = Section 41 species. In the Survey column; 1 = Seen 2021 & 0 = Recorded 1971 to 2016 but not seen 2021):

Three Vulnerable RDB species:

Species	Status	Survey	Synonym
Buellia hyperbolica #•	NR	1	
Lecanora strobilina •	NR	1	
Scutula circumspecta #•	NS	0	*Bacidia circumspecta*
Total number VU species 2021		**2**	

Four Near Threatened RDB species:

Species	Status	Survey	Synonym
Agonimia octospora #	NS	1	
Chaenothecopsis savonica	NS	1	
Wadeana minuta #•	NS/IR	0	
Zwackhia prosodea #•	NS/IR	0	*Opegrapha prosodea*
Total number NT species 2021		**2**	

Fourteen Notable species:

Species	Status	Survey	Synonym
Agonimia allobata	NS	1	
Chaenotheca stemonea	NS	1	
Chaenothecopsis nigra	NS	1	
Cladonia incrassata	NS	1	
Coenogonium tavaresianum	NE/NR	1	*Dimerella tavaresiana*
Cresponea premnea	IR	1	
Lecanographa lyncea	IR	1	
Lecidea nylanderi	NS	1	
Microcalicium ahlneri	NS	1	
Milospium graphideorum	NS	1	
Protoparmelia oleagina	NS	1	
Rinodina roboris var. roboris	IR	1	
Total number Nb species 2021		**12**	

Most significant are species that qualify for national interest in their own right as Threatened lichens in Britain. These are either Vulnerable or higher threatened species, or Near Threatened species that are also International Responsibility species.

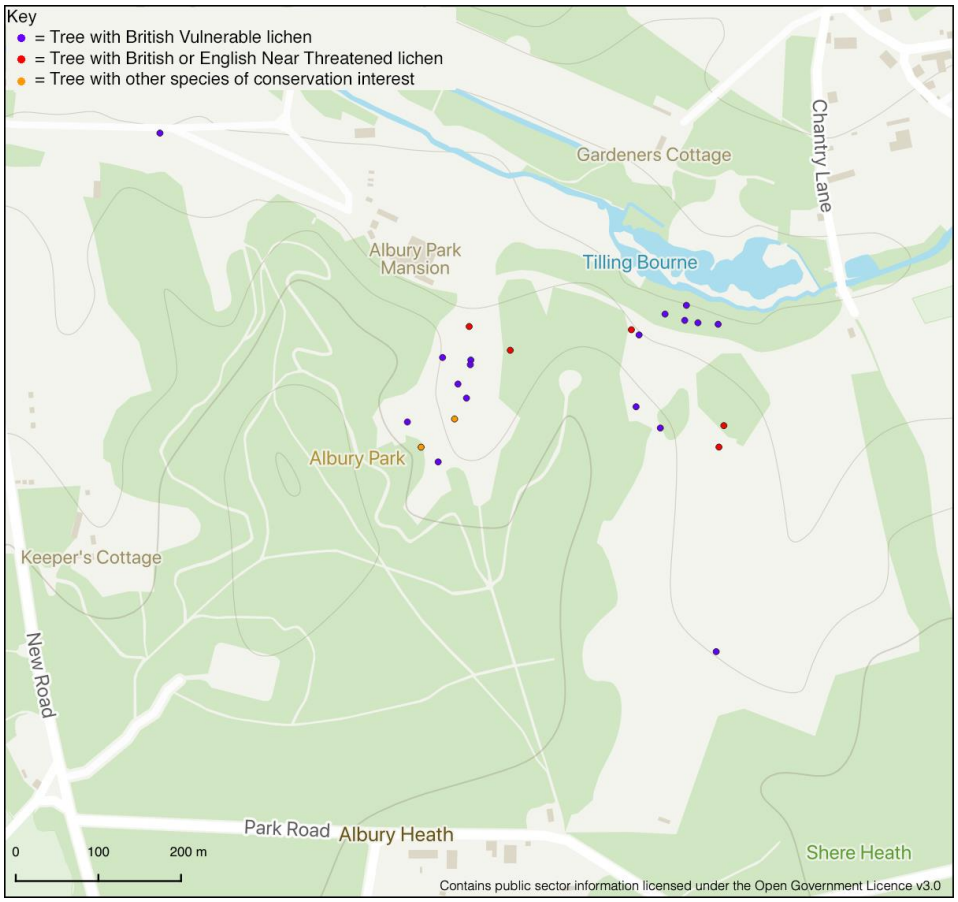
Species that qualify found in 2021 are the Vulnerable *Buellia hyperbolica* and *Lecanora strobilina* and the Near Threatened and International Responsibility *Agonimia octospora*. Of these *Buellia hyperbolica* has its largest known population in England, so is a definitely a feature of national importance.

From the evidence of a partial survey, Albury Park is easily the most important known epiphytic lichen site in Surrey, and supports an nationally important population of the Vulnerable and Section 41 species *Buellia hyperbolica*, along with the only or best Surrey populations of many other Threatened, Notable and regionally rare species.

4.1.2 Distribution of Interest

This survey was only a partial survey, but concentrated on the known richest areas. The distribution of the lichen interest found during this survey is shown on **Map 4**. Further work could extend the interest further and potentially find other species of interest.

MAP 4
Albury Park, Conservation Interest Recorded 2021



4.2 Management

4.2.1 Comments on the Management Albury Park for Lichens

Albury Park is well managed for lichens, with low input grassland and replacement tree planting. There is more nitrogen deposition that is desirable, but this appears to be the result of back ground levels, not intensive management within the park. Although there is recent tree planting there is a gap in the generations on the open parkland with few mature successors of Oak. This could lead to a reduction in the numbers of veteran tree in good habitat conditions until the much younger planted tress develop. This is less easily tackled but is not impossible with some flexibility in land use.

4.2.2 Recommendations on Management Albury Park for Lichens

The current grassland and grazing management is good and should be continued, as is the tree management within the park, with lots of dead wood retained. The potential generation gap in the veteran trees could potentially be bridged by utilising mature trees in the adjacent woods. The woods have more mature and maturing trees, especially Oaks. If these could be managed to retain some to veteran condition and the habitat kept more open and park like, then this would bridge the habitat gap evident in the lichen rich parts of the parkland.

In some cases there has been an extension of fencing into the park in the twentieth century. The reverse could be carried out, moving fences back into the wood and converting marginal strips and sections into parkland. These could be thinned and mature trees retained as future veterans and the more open habitat created maintained by grazing. The result would be the parkland habitat grading more gradually into the woodland, rather than the sharp transition that occurs at the moment. This is best done nearest exiting concentrations of veteran trees, e.g. either side of Rabbit Valley and the west side of the eastern part of the park.

In addition, in other areas of the woodland further away, the occasional existing older trees within the woodland could also be maintained in more open conditions by cutting back younger trees around them. This would increase the numbers of high quality veteran trees in the park. This needs long term maintenance of open conditions, which is less easy if the trees are not in a restored parkland habitat.

5.0 REFERENCES

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ANNEX 1 Field Notes

Key:

General
Coll. = Collected to confirm identity. Herb. = Collected specimen retained in author's herbarium. fr. = fertile.

Substrates
Cs = Sweet Chestnut, Q = Oak, Qr = Red Oak, L = Lignum (as prefix) (LDs = Lignum on a standing dead tree, LDf = Lignum on fallen dead tree or branch, LTr = Lignum on live trunk & LTs = Lignum on stump) & Tw = twigs & branches.

Hosts for lichenicolous fungi
Z0578 = *Hypocenomyce scalaris*, Z0600 = *Lecanographa lyncea*, Z0987 = *Flavoparmelia caperata*, Z1075 = *Varicellaria hemisphaerica*, Z1076 = *Pertusaria hymenea*, Z1112 = *Physcia adscendens*.

A1 Albury Park 17/8/2021

A1.1 Weather
Dry, overcast to sunny, limited light drizzle at the start, but the bark was dry.

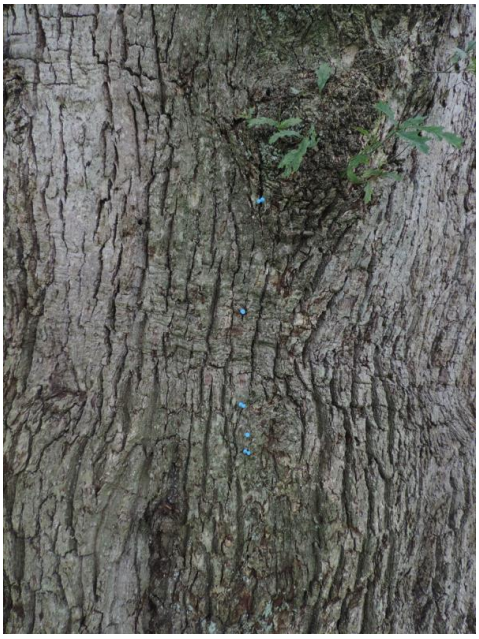
A1.2 Rabbit Valley and Adjacent Woods, Albury Park, TQ0647
A valley between arms of enclosed woodland, with a scatter of ancient parkland Oaks, large standing dead Oaks and fallen Oaks. The sward is permanent pasture, locally with open parched acid grassland (NVC U1b). The trunks, live and dead, support a significant assemblage of specialist veteran tree and dead wood specialist lichens. There are a scatter of young planted Oaks in the pasture, while in the adjacent woodland there are also mature and younger post mature as well as further ancient and standing dead Oaks in the wood edge.

TQ064 476
Includes a significant ancient Oak at the entrance to the valley

ALB01 (TQ06451 47621, 76m): ancient Oak in north end of valley

Coenogonium tavaresianum	Q	R	Five small patches in damp crevices in dry bark on edge of more flushed bark, *Cresponea premnea* adjacent
Also			
Chaenotheca trichialis	Q		
Cresponea premnea	Q	F	
Dendrographa decolorans	Q		

Photos 2021-08-17-01 – 3



Photos 2021-08-17-01 – 3: ALB01, an ancient Oak in north end of valley, with a population of ***Coenogonium tavaresianum*** Nb (NR/DD) new to Surrey, with five small patches in damp crevices in dry bark on edge of more flushed bark (by blue pins, lower right).

TQ064 476
Species of Interest
Chaenotheca trichialis Q

Cladonia parasitica	LQ LTs stump
Coenogonium tavaresianum	Q
Cresponea premnea	Q

Other Species

Cladonia digitata	LQ LTs
Cladonia polydactyla var. *polydactyla*	LQ LTs
Cliostomum griffithii	Q
Dendrographa decolorans	Q
Hypocenomyce scalaris	LQ LTs
Placynthiella icmalea	LQ LTs
Pyrrhospora quernea	Q
Trapeliopsis flexuosa	LQ LTs

Twigs of **ALB01**, the assemblage indicates quite high nitrogen deposition

Arthonia radiata	Q Tw	
Erythricium aurantiacum	Q Tw, Z1112	On *Physcia adscendens*
Lecidella elaeochroma f. *elaeochroma*	Q Tw	
Melanelixia subaurifera	Q Tw	
Melanohalea elegantula	Q Tw	
Parmelia sulcata	Q Tw	
Parmotrema perlatum	Q Tw	
Physcia adscendens	Q Tw	A
Punctelia jeckeri	Q Tw	
Punctelia subrudecta s. str.	Q Tw	
Ramalina farinacea	Q Tw	
Xanthoria parietina	Q Tw	A

TQ064 475
A major concentration of interest on veteran Oak in this section of the valley.

ALB02 (TQ06453 47580, 79m): ancient shattered Oak in valley. Tag 0376

Buellia hyperbolica	Q	O LF on loose bark at edge of exposed lignum
Associated with		
Cresponea premnea	Q	
Pyrrhospora quernea	Q	
Thelotrema lepadinum	Q	

Photos 2021-08-17-04 & 5

Photos 2021-08-17-04 & 5: ALB02 (foreground), an ancient shattered Oak in valley. Tag 0376, with ***Buellia hyperbolica*** VU (NR/S41), new to Surrey, on loose bark at edge of exposed lignum. Also ALB03, Tag 0378, behind to left.

ALB03 (TQ06452 47575, 78m): ancient Oak in valley bottom. Tag 0378

Buellia hyperbolica	Q	O In photo, one thallus to left, single pin, with a group outline by pins to right
Associated species		
Melanelixia glabratula	Q	
Parmelia sulcata	Q	
Pyrrhospora quernea	Q	
Varicellaria hemisphaerica	Q	
Also		
Pertusaria flavida	Q	

Photos 2021-08-17-5 – 7

Photos 2021-08-17-06 & 7: ALB03, an ancient Oak in valley bottom. Tag 0378 with ***Buellia hyperbolica*** VU (NR/S41), new to Surrey, on base of tree, in bottom photo, one thallus to left, by single pin along with with a group outline by pins to the right.

ALB04 (TQ06419 47583, 86m): ancient Oak in poor condition on west slope of valley. Tag 0376. Twigs less nitrogen enriched, with *Evernia prunastri* present.

Buellia hyperbolica	Q	A
Associated species		
Chrysothrix flavovirens	Q	

Hypocenomyce scalaris	Q
Lecanora compallens	Q
Parmelia saxatilis s. lat.	Q
Parmelia sulcata	Q
Parmeliopsis ambigua	Q
Pyrrhospora quernea	Q
Also	
Chaenotheca trichialis	Q
Evernia prunastri	Q Tw
Lecanora hybocarpa	Q tw

Photos 2021-08-17-08, 9 & 23

Photos 2021-08-17-06, 7 & 23: ALB04, an ancient Oak in poor condition on west slope of valley. Tag 0376. With ***Buellia hyperbolica*** VU (NR/S41), new to Surrey, abundant on the lower trunk (area outlined in red to right.

ALB05 (TQ06437 47551, 81m): standing dead big Oak at base of valley

Buellia hyperbolica	LQ LDs	O	Small group at base of tree
Associated species			
Trapeliopsis flexuosa	LQ LDs		
Cladonia sp			
Also of high interest			
Chaenotheca brunneola	LQ LDs		
Lecidea nylanderi	LQ LDs		
Protoparmelia oleagina	LQ LDs		
Along with			
Calicium glaucellum	LQ LDs		

Photo 2021-08-17-11

Photo 2021-08-17-11: ALB05, a standing dead big Oak at base of valley, with a small group of ***Buellia hyperbolica*** VU (NR/S41) thalli on the base of tree on lignum.

ALB06 (TQ06448 47534, 87m): huge ancient Oak on spur in valley, one large limb has fallen, providing additional lignum habitat.

Buellia hyperbolica	LQ LDf	R	On fallen limb, LQ LTr F on lignum on trunk where limb detached & R at base of trunk north and A above ***Agonimia octospora*** south side
Associated species			
Lecanora compallens	LQ LDf		
Lecanora pulicaris	LQ LDf		
Placynthiella icmalea	LQ LDf		
Additional significant species on fallen limb			
Lecanora strobilina	LQ LDf	R	Single thallus

Base rich area on south side (needs a climb)

Agonimia octospora	Q	O
Rinodina roboris var. *roboris*	Q	O
Thelopsis rubella	Q	R

Also

Calicium glaucellum	LQ LTr
Cladonia parasitica	LQ LDf
Cresponea premnea	Q
Halecania viridescens	Q
Placynthiella dasaea	LQ LDs
Thelotrema lepadinum	Q

Photos 2021-08-17-12, 13, 14 & 24

Photos 2021-08-17-12, 13 & 24: ALB06, a huge ancient Oak on spur in valley, one large limb has fallen, providing additional lignum habitat. ***Buellia hyperbolica*** VU (NR/S41), new to Surrey, was widespread on lignum and bark, also with ***Lecanora strobilina*** VU (NR) on lignum. The base rich bark on the south side supports ***Agonimia octospora*** NT (NS/IR), new to Surrey, (in area outlined in red bottom right) and ***Thelopsis rubella***.

ALB07 (TQ06433 47509, 87m): ancient Oak on spur, with extensive base rich bark. Almost certainly the target tree with past records for ***Wadeana minuta*** and potentailly ***Scutula circumspecta***, still good habitat for both target species but they were not seen.

Agonimia allobata	Q	
Chaenotheca chrysocephala	Q	
Pachyphiale carneola	Q	
Thelopsis rubella	Q	A
Also		
Chaenotheca trichialis	Q	
Cresponea premnea	Q	
Lecanora barkmaniana	Q	
Normandina pulchella	Q	
Pertusaria flavida	Q	
Rinodina roboris var. *roboris*	Q	

Photo 2021-08-17-14

Photo 2021-08-17-14: ALB07, an ancient Oak on spur, with extensive base rich bark. Almost certainly the target tree with past records for ***Wadeana minuta*** and ***Scutula circumspecta***, still good habitat for both target species but they were not seen. The base rich bark did supported ***Agonimia allobata*** Nb (NS), ***Pachyphiale carneola*** and ***Thelopsis rubella***. Also with ***Chaenotheca chrysocephala*** on the dry bark. **ALB06**, behind to the left.

TQ064 475

Species of Interest

Agonimia allobata	Q
Agonimia octospora	Q
Buellia hyperbolica	Q, LQ LDs, LQ Df, LQ LTr
Calicium glaucellum	LQ LDs
Chaenotheca brunneola	LQ LDs
Chaenotheca chrysocephala	Q
Chaenotheca trichialis	Q
Cresponea premnea	Q
Lecidea nylanderi	LQ LDs
Pachyphiale carneola	Q
Rinodina roboris var. *roboris*	Q
Thelopsis rubella	Q
Thelotrema lepadinum	Q

Other Species

Amandinea punctata	Q
Anisomeridium polypori	Q
Buellia griseovirens	Q
Chrysothrix flavovirens	Q
Cladonia coniocraea	LQ LDf, Q
Cladonia diversa	LQ LDf
Cladonia polydactyla var. *polydactyla*	LQ LDf

Evernia prunastri	Q Tw	
Halecania viridescens	Q	
Hypocenomyce scalaris	Q	
Lecanora argentata	Q	
Lecanora barkmaniana	Q	
Lecanora carpinea	Q Tw	
Lecanora compallens	LQ LDf	
Lecanora confusa	Q	
Lecanora expallens	Q	
Lecanora hybocarpa	Q Tw	Coll.
Lecanora pulicaris	LQ LDf	
Lepra albescens var. *corallina*	Q	
Melanelixia glabratula	Q	
Normandina pulchella	Q	
Ochrolechia subviridis	Q	
Parmelia saxatilis s. lat.	Q	
Parmeliopsis ambigua	Q	
Pertusaria coccodes	Q	
Pertusaria flavida	Q	
Pertusaria hymenea	Q	
Pertusaria leioplaca	Q Tw	
Pertusaria pertusa	Q	
Placynthiella dasaea	LQ LDs	
Punctelia borreri	Q	
Pyrrhospora quernea	Q	
Varicellaria hemisphaerica	Q	

TQ064 474

ALB08 (TQ06413 47457, 90m): ancient Oak at top end of valley. Tag 0382

Buellia hyperbolica	Q	A	On wet side

Associated species

Cladonia polydactyla var. *polydactyla*	Q
Lecidea nylanderi	Q
Lecanora expallens	Q

Also

Chaenothecopsis savonica	Q	R	Dry bark	Herb Sanderson 2833. Spores simple, pale brown, to 6µm long; asci <40µm long. New to VC17

Photo 2021-08-17-15

Photo 2021-08-17-15: ALB08, an ancient Oak at top end of valley. Tag 0382. With ***Buellia hyperbolica*** VU (NR/S41), new to Surrey, abundant on the wet side, with ***Chaenothecopsis savonica*** NT (NR) new to Surrey, rare on dry bark.

Photo 2021-08-17-16: looking down valley, to the concentration of lichen rich old trees.

TQ063 474

ALB09 (TQ06393 47475, 96m): wood edge post mature Oak behind fence, well lit

Buellia schaereri	Q	F	Herb. Sanderson 2835. Spores brown, one septate, thin walled, 7 – 8 x 2.5 – 4µm. New to VC
Also			
Cresponea premnea	Q		
Lecanora hybocarpa	Q		

TQ063 475

ALB10 (TQ06376 47505, 94m): big fallen Oak in grassland

Buellia hyperbolica	LQ LDf	F	On upright branches and also drier bosses on fallen trunk
Associated Species			
Calicium glaucellum	LQ LDf		
Also			
Cladonia parasitica	LQ LDf		
Lecanora pulicaris	LQ LDf		
Lecanora symmicta	LQ LDf		

Photo 2021-08-17-17

Photo 2021-08-17-17: ALB10, a big fallen Oak in grassland, with ***Buellia hyperbolica*** VU (NR/S41), new to Surrey, frequent on upright branches and also on drier bosses on fallen trunk

TQ064 474
Eastern edge mature Oak behind fence

TQ064 474
Other Species

Diarthonis spadicea	Q

Lecanactis abietina Q

TQ065 474
Eastern edge mature Oak behind fence

TQ065 474
Other Species
Lecanactis abietina Q
Phlyctis argena Q
Varicellaria hemisphaerica Q

TQ064 476
Edge Oak in wood on eastern side

TQ064 476
Other Species
Chrysothrix candelaris Q
Lecanactis abietina Q

TQ065 475

ALB11 (TQ06501 47592, 86m): standing dead Oak hulk in low Rhododendron on wood edge east of Rabbit Valley
Chaenothecopsis nigra LQ LDs R Coll. One septate spores with septa darker than the cell walls
Microcalicium ahlneri LQ LDs O

TQ065 475
Species of Interest
Chaenothecopsis nigra LQ LDs
Cresponea premnea Q TQ0650 4758
Microcalicium ahlneri LQ LDs

TQ065 476
Wood east of Rabbit Valley

TQ065 476
Species of Interest
Thelotrema lepadinum Q TQ0650 4760
Cresponea premnea Q TQ0650 4763

A1.3 Eastern Park, Western Field, Albury Park, TQ0647

Eastern half permanent pasture, locally acid grassland or neutral unimproved grassland, with groves of veteran Oak and Sweet Chestnut to the north, more interest on Oak, but some colonies of ***Buellia hyperbolica*** on Sweet Chestnut as well. More old trees to the north.

TQ066 476

ALB12 (TQ06656 47611, 79m): large post mature Oak on west edge of park

Buellia hyperbolica Q F on both edges of damp mossy area
Associated species not noted before
Flavoparmelia caperata Q
Photo 2021-08-17-18

Photo 2021-08-17-18: **ALB12** (left), a large post mature Oak on west edge of park, with ***Buellia hyperbolica*** VU (NR/S41), new to Surrey, frequent on the edges of the damp mossy bark. **ALB13** (right), a standing dead Oak just west of **ALB12**, in Bracken on edge of the field with ***Cladonia incrassata*** Nb (NS) and ***Microcalicium ahlneri*** Nb (NS), both new to Surrey.

ALB13 (TQ06647 47617, 81m): standing dead Oak just west of ALB12. In Bracken on edge of field.
Cladonia incrassata LQ LDf O
Microcalicium ahlneri LQ LDs F
Also
Chaenotheca ferruginea LQ LDs
Cladonia parasitica LQ LDs, LQ LDf
Photo 2021-08-17-18

ALB14 (TQ06688 47636, 67m): ancient Sweet Chestnut with much lignum exposed
Buellia hyperbolica LCs LTr F
Associated Species
Lecanactis abietina LCs LTr
Loxospora elatina LCs LTr
Photo 2021-108-17-19

Photo 2021-08-17-19: **ALB14**, an ancient Sweet Chestnut with much exposed lignum with ***Buellia hyperbolica*** VU (NR/S41), new to Surrey, frequent on the lignum.

TQ066 476

Species of Interest

Buellia hyperbolica	Q, LCs LTr
Chaenotheca ferruginea	Q, LQ LDs
Cladonia incrassata	LQ LDf
Cladonia parasitica	LQ LDs
Loxospora elatina	LCs LTr
Microcalicium ahlneri	LQ LDs

Other Species

Abrothallus microspermus	Q, Z0987
Chrysothrix flavovirens	LQ LDs, LCs LTr
Flavoparmelia caperata	Q
Lecanactis abietina	LCs LTr
Ochrolechia androgyna	Q
Pertusaria coccodes	Q

TQ067 476

ALB15 (TQ06714 47646, 72m): ancient Oak lower down in park

Buellia hyperbolica	Q	A	On wet side

Also

Cresponea premnea	Q
Pertusaria flavida	Q
Varicellaria hemisphaerica	Q

Photo 2021-08-17-20

Photo 2021-08-17-20: **ALB15**, an ancient Oak lower down in park with ***Buellia hyperbolica*** VU (NR/S41), new to Surrey, abundant on the most bark.

ALB16 (TQ06712 47628, 74m): shattered dead Sweet Chestnut in park

Buellia hyperbolica	Cs, LCs LDs	F	Mainly on the remaining bark but also starting to colonising lignum

Also

Agyrium rufum	LCs LDs
Calicium glaucellum	LCs LDs
Lecidea turgidula	LCs LDs

ALB17 (TQ06728 47625, 74m): ancient Sweet Chestnut in parkland

Buellia hyperbolica	LCs LTr	O

ALB18 (TQ06752 47624, 74m): ancient Sweet Chestnut

Buellia hyperbolica	Cs, LCs LTr	O

TQ067 476

Species of Interest

Buellia hyperbolica	Q
Calicium glaucellum	LCs LDs
Cresponea premnea	Q
Lecidea turgidula	LCs LDs

Other species

Agyrium rufum	LCs LDs
Cliostomum griffithii	Q
Dendrographa decolorans	Q

Pertusaria coccodes	Q		
Pertusaria flavida	Q		
Varicellaria hemisphaerica	Q		

TQ067 474
More open and exposed area of park.

ALB19 (TQ06753 47475, 86m): more exposed ancient Oak in park

Chaenotheca stemonea	Q	R	Sterile, thallus Pd + Y
Lecanographa lyncea	Q	O	

Also of interest

Cresponea premnea	Q
Milospium graphideorum	Q, Z0600
Rinodina roboris var. *roboris*	Q

Additional Species

Amandinea punctata	Q
Chrysothrix candelaris	Q
Dactylospora parasitica	Q, Z1076
Dendrographa decolorans	Q
Diploicia canescens	Q
Lecanora argentata	Q
Pertusaria hymenea	Q
Pertusaria pertusa	Q
Rosselliniopsis tartaricola	Q, Z1075
Varicellaria hemisphaerica	Q

Photo 2021-08-17-21

Photo 2021-08-17-21: **ALB19**, a more exposed ancient Oak in park ***Chaenotheca stemonea*** Nb (NS) and ***Lecanographa lyncea*** Nb (IR) on the dry bark.

TQ067 475

ALB20 (TQ06759 47501, 89m): ancient Oak in Bracken with in fenced grove

Chaenotheca stemonea	Q	R	Sterile, thallus Pd + Y
Pachyphiale carneola	Q		
Also			
Chaenotheca trichialis	Q		
Cresponea premnea	Q		
Enterographa crassa	Q		
Normandina pulchella	Q		
Pertusaria flavida	Q		
Rinodina roboris var. *roboris*	Q		

TQ066 474

ALB21 (TQ06682 47498, 93m): ancient Sweet Chestnut in park

Buellia hyperbolica	Cs, LCs	LTr	F
Also			
Arthonia atra	Cs		
Arthonia radiata	Cs		

TQ066 475

ALB22 (TQ06653 47524, 87m): post mature Oak on edge of park

Buellia hyperbolica	Q	F

TQ067 473

TQ0674 4739

Standing dead Oak in parkland

Lecidea nylanderi	LQ LDs		
Also			
Clypeococcum hypocenomycis	LQ LDs, Z0578	On	*Hypocenomyce scalaris*
Hypocenomyce scalaris	LQ LDs		
Micarea melaena	LQ LDs	Coll.	

TQ0674 4735

Exposed ancient Oak in park

Cresponea premnea	Q	
Rinodina roboris var. *roboris*	Q	
Also		
Physcia tribacia	Q	

TQ067 472

ALB23 (TQ06750 47228, 85m): big ancient Oak in the park by the path

Rinodina exigua	Q	F	Coll. Herb Sanderson 2834. Thallus K + yellow to orange; thalline margin not

prominent and sometimes excluded; spores Physcia-type, 15 – 18 x 7 – 8µm

Also
Physconia enteroxantha Q
Photo 2021-08-17-22 & 25

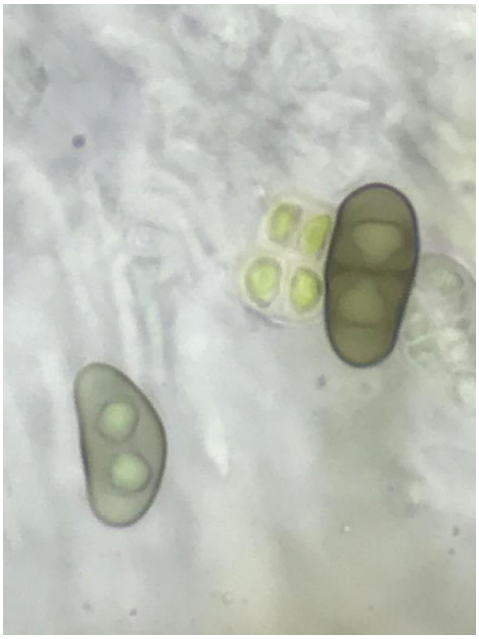


Photo 2021-08-17-22 & **25**: **ALB23**, a big ancient Oak in the park by the path, with frequent ***Rinodina exigua***, a recently discovered veteran tree specialist, the second site known for Surrey. The lower picture shows a mature distinctive *Physcia*-type spore to the right.

TQ066 471
A stand of younger Oak to the north, no veteran tree specialist, but there are some acid bark loving species on the trunks
TQ066 471
Other Species

Evernia prunastri	Q
Hypogymnia physodes	Q
Parmelia saxatilis s. lat.	Q

A1.4 Eastern Park, Eastern Field, Albury Park, TQ0647
More acid grassland, a low productivity sward but the accessible trees poor. Some veteran Oak inside a fenced area were not accessed.

A1.5 Woodland, Albury Park, TQ0647
The wood was walked along the right of way. Shaded ancient Sweet Chestnut and 19th C Oak. No lichen interest was seen.

A1.6 West of the Church, Albury Park, TQ0647
Few old Oaks in this area, some interest seen but not as dense as the areas looked at previously.

TQ060 478

ALB24 (TQ06077 47855, 65m): ancient Sweet Chestnut with exposed lignum in parkland. Tag 033

Buellia hyperbolica	LCs LTr R

TQ061 478
Species of Interest

Cresponea premnea	Q	TQ0619 4780

Other Species

Fuscidea lightfootii	Qr

A1.7 Western Valley, Albury Park, TQ0547
Some ancient Oak seen, not rich

TQ0594 4777
Ancient Oak

Cresponea premnea	Q

ANNEX 2 SPECIES LISTS

General Key

Species

s. str. = In the strict sense, a recently split up species, recorded in the new tighter definition

SOWI

1 = Species used to calculate the Southern Oceanic Woodland Index (based on the former NIEC with minor modifications)

PLI

1 = Species used to calculate the Pinhead Lichen Index

1971 – 2016

Date = The date the species was last recorded in the period 1971 – 2016

Conservation Status

VU = Vulnerable Red Data Book species
NT = Near Threatened Red Data Book species
Nb = Notable species (NR, NS, or IR species of conservation significance which are not RDB NT or higher)
NR = Nationally Rare
NS = Nationally Scarce
IR = International Responsibility species
(NS) = Nationally Scarce species not regarded as a Notable species, an under recorded or ruderal species of limited conservation significance
[NS] = Nationally Scarce lichenicolous (fungal parasite of a lichen), likely to be very under recorded
NE = Not yet Evaluated for the Red List, but likely to be a red list species.

Substrates

Cs = Sweet Chestnut, Q = Oak, L = Lignum (as prefix) (LDs = Standing dead lignum, LDf = Fallen lignum, LTr = Lignum on live trunk, LTs = Lignum on stump) & Tw = twigs & branches.

Hosts for lichenicolous fungi

Z0600 = *Lecanographa lyncea*, Z0578 = *Hypocenomyce scalaris*, Z0987 = *Flavoparmelia caperata*, Z1075 = *Varicellaria hemisphaerica*, Z1076 = *Pertusaria hymenea* & Z1112 = *Physcia adscendens*.

SPECIES LIST 1

Albury Park, 1923 – 2020

Species	1971 - 2016	2021	SOWI	PLI	Conservation Status
Abrothallus microspermus		Q, Z0987			(NS)
Acolium inquinans	1996				
Agonimia allobata	1996	Q	1		Nb (NS)
Agonimia octospora		Q	1		NT (NS/IR)
Agyrium rufum		LCs LDs			
Alyxoria varia	1996				
Amandinea punctata	2016	Q			
Anisomeridium polypori	2016	Q			
Arthonia atra	2016	Cs			

Species	1971 - 2016	2021	SOWI	PLI	Conservation Status
Arthonia radiata	2016	Q Tw, Cs			
Arthopyrenia punctiformis	2016				
Bacidia biatorina	1991		0		
Bacidia laurocerasi	2016				
Bacidina adastra	2016				(NS)
Buellia griseovirens	2016				
Buellia hyperbolica		Q, LQ LDs, LQ LDf, LCs LTr, Cs, LCs LDs			VU (NS/S41)
Buellia schaereri		Q			
Calicium glaucellum	1996	LQ LDs, LQ LTr, LQ LDf, LCs LDs		1	
Calicium salicinum	1996			0	
Calicium viride	1996			0	
Caloplaca citrina	2016				
Candelariella xanthostigmoides	2016				
Chaenotheca brunneola		LQ LDs	1	1	
Chaenotheca chrysocephala		Q	1	1	
Chaenotheca ferruginea	2016	LQ LDs		1	
Chaenotheca stemonea		Q	1	1	Nb (NS)
Chaenotheca trichialis		Q	1	1	
Chaenothecopsis nigra	1991	LQ LDs		1	Nb (NS)
Chaenothecopsis savonica		Q		1	NT (NS)
Chrysothrix candelaris	2016	Q			
Chrysothrix flavovirens		Q, LQ LDs, LCs LTr			
Cladonia coniocraea	2016	LQ LDf, Q			
Cladonia digitata	2016	LQ LTs			
Cladonia diversa		LQ LDf			
Cladonia fimbriata	2016				
Cladonia floerkeana	2016				
Cladonia incrassata		LQ LDf			Nb (NS)
Cladonia parasitica		LQ LTs, LQ LDf, LQ LDs	1		
Cladonia polydactyla	2016	Q, LQ LTs, LQ LDf			
Cladonia pyxidata	1996				
Cladonia squamosa	2016				
Cliostomum griffithii	2016	Q			
Clypeococcum hypocenomycis		LQ LDs, Z0578			
Coenogonium tavaresianum		Q			Nb (NR/NE)
Cresponea premnea	2016	Q	1		Nb (IR)
Cyrtidula quercus	2016				
Dactylospora parasitica		Q, Z1076			[NS]
Dendrographa decolorans	2016	Q			
Diarthonis spadicea	1996	Q			
Diploicia canescens	2016	Q			
Enterographa crassa	1996	Q			
Erythricium aurantiacum		Q Tw, Z1112			
Evernia prunastri		Q Tw, Q			

Species	1971 - 2016	2021	SOWI	PLI	Conservation Status
Fellhaneropsis vezdae	1996				
Flavoparmelia caperata	2016	Q			
Fuscidea lightfootii		Qr			
Graphis elegans	1996				
Graphis scripta	2016				
Haematomma ochroleucum	1991				
Halecania viridescens		Q			(NS)
Hyperphyscia adglutinata	2016				
Hypocenomyce scalaris	2016	Q, LQ LTs, LQ LDs			
Hypogymnia physodes	2016	Q			
Hypogymnia tubulosa	2016	Q			
Hypotrachyna revoluta	2016				
Physconia perisidiosa	2016				
Lecanactis abietina	2016	Q, LCs LTr			
Lecanographa lyncea	2016	Q	1		Nb (IR)
Lecanora albella	2016				(NS)
Lecanora argentata		Q			(NS)
Lecanora barkmaniana		Q			(NS)
Lecanora carpinea		Q Tw			
Lecanora compallens	2016	Q, LQ LDf			
Lecanora confusa	2016	Q			
Lecanora expallens	2016	Q			
Lecanora hybocarpa		Q Tw, Q			(NS)
Lecanora pulicaris		LQ LDf			
Lecanora strobilina		LQ LDf			VU (NR)
Lecanora symmicta	2016	LQ LDf			
Lecidea nylanderi		Q, LQ LDs			Nb (NS)
Lecidea turgidula		LCs LDs			
Lecidella elaeochroma f. elaeochroma	2016	Q Tw			
Lepra albescens var. corallina	2016	Q			
Lepra multipuncta	2016		1		
Lepraria finkii	2016				
Lepraria incana	2016				
Loxospora elatina	1996	LCs LTr	1		
Melanelixia glabratula	2016	Q			
Melanelixia subaurifera	2016	Q Tw			
Melanohalea elegantula	2016	Q Tw			
Melanohalea laciniatula	2016				
Micarea denigrata	2016				
Micarea melaena		LQ LDs			
Microcalicium ahlneri		LQ LDs		1	Nb (NS)
Milospium graphideorum		Q, Z0600			Nb (NS)
Naevia punctiformis	2016				
Normandina pulchella		Q			
Ochrolechia androgyna	2016	Q			
Ochrolechia subviridis	2016	Q			
Ochrolechia turneri s. lat.	2016				

Species	1971 - 2016	2021	SOWI	PLI	Conservation Status
Opegrapha vermicellifera	1996				
Opegrapha vulgata	2016				
Pachyphiale carneola		Q	1		
Parmelia saxatilis s. lat.	2016	Q			
Parmelia sulcata	2016	Q Tw, Q			
Parmeliopsis ambigua	2016	Q			
Parmotrema perlatum	2016	Q Tw			
Pertusaria coccodes	1971	Q			
Pertusaria flavida	2016	Q			
Pertusaria hymenea	2016	Q			
Pertusaria leioplaca	2016	Q Tw			
Pertusaria pertusa	2016	Q			
Phaeographis dendritica	1996		0		
Phaeophyscia orbicularis	2016				
Phlyctis argena	2016	Q			
Physcia adscendens	2016	Q Tw			
Physcia aipolia	2016				
Physcia leptalea	2016				
Physcia tenella	2016				
Physcia tribacia	2016	Q			
Physconia enteroxantha		Q			
Physconia grisea	2016				
Placynthiella dasaea		LQ LDs			
Placynthiella icmalea	2016	LQ LTs, LQ LDf			
Platismatia glauca	1996				
Protoparmelia oleagina		LQ LDs			Nb (NS)
Punctelia borreri		Q			
Punctelia jeckeri	2016	Q Tw			
Punctelia reddenda	1971		0		
Punctelia subrudecta s. str.	2016	Q Tw			
Pyrrhospora quernea	2016	Q			
Ramalina farinacea	2016	Q Tw			
Ramalina fastigiata	2016				
Rinodina exigua		Q			NE (NR)
Rinodina roboris var. roboris	2016	Q			Nb (IR)
Roselliniopsis tartaricola		Q, Z1075			[NS]
Scutula circumspecta	1996				VU (NS/S41)
Stenocybe septata	1996		0		
Thelopsis rubella	2016	Q	1		
Thelotrema lepadinum	2016	Q	1		
Trapeliopsis flexuosa	2016	LQ LTs, LQ LDs			
Usnea subfloridana	2016				
Varicellaria hemisphaerica	2016	Q			
Wadeana minuta	1996				NT (NS/IR/S41)
Xanthoria parietina	2016	Q Tw			
Xanthoria polycarpa	2016				

Species	1971 - 2016	2021	SOWI	PLI	Conservation Status
Zwackhia prosodea	1971		0		NT (NS/IR/S41)

Biodiversity Measure\Date	1971 – 2016	2021	Total
Total taxa	107	99	146
Southern Oceanic Woodland Index score	7	13	18
Pinhead Lichen Index score	3	9	11
Vulnerable	1	2	3
Near Threatened	2	2	4
Notable	5	12	12
International Responsibility Species	5	4	6
Section 41 species	3	1	4
TNTN score	8	24	32
Nationally Rare	0	3	3
Nationally Scarce	7	12	17

Excluded Records:

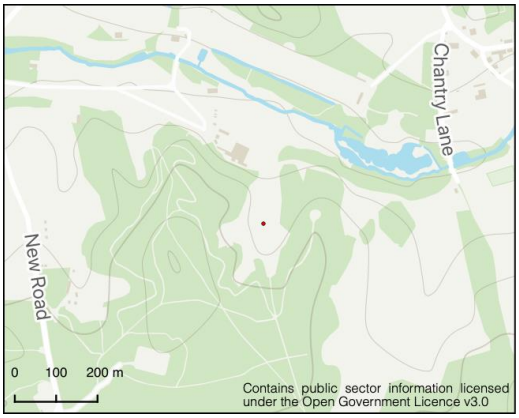
Species	Last date recorded	Comment
Cladonia chlorophaea s. lat.	1991	A loosely defined taxa of limited utility
Cladonia macilenta	1996	Probably a record of *C. polydactyla* without cups
Lecanora chlarotera s. lat.	1991	A loosely defined taxa of limited utility
Mycomicrothelia confusa	2016	A likely error, this is an uncommon oceanic species
Physcia tribacioides	1968	A rare species, this record not accepted by the BLS

Synonyms

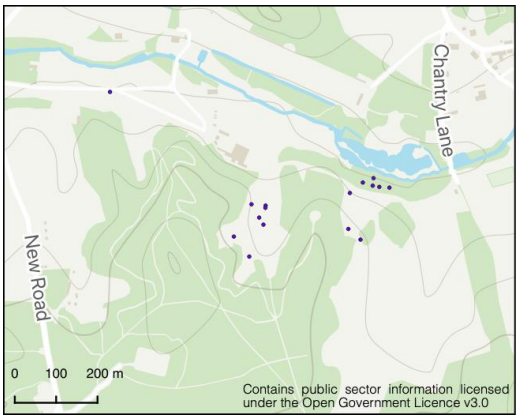
Old Name	New Name
Acolium inquinans	*Cyphelium inquinans*
Alyxoria varia	*Opegrapha varia*
Arthonia atra	*Opegrapha atra*
Bacidina adastra	*Bacidia adastra*
Candelariella xanthostigmoides	*Candelariella reflexa*
Coenogonium tavaresianum	*Dimerella tavaresiana*
Diarthonis spadicea	*Arthonia spadicea*
Lepra albescens var. corallina	*Pertusaria albescens var. corallina*
Lepra multipuncta	*Pertusaria multipuncta*
Lepraria finkii	*Lepraria lobificans*
Naevia punctiformis	*Arthonia punctiformis*
Scutula circumspecta	*Bacidia circumspecta*
Zwackhia prosodea	*Opegrapha prosodea*

New Name	Old Name
Arthonia punctiformis	*Naevia punctiformis*
Arthonia spadicea	*Diarthonis spadicea*
Bacidia adastra	*Bacidina adastra*
Bacidia circumspecta	*Scutula circumspecta*
Candelariella reflexa	*Candelariella xanthostigmoides*
Cyphelium inquinans	*Acolium inquinans*
Dimerella tavaresiana	*Coenogonium tavaresianum*
Lepraria lobificans	*Lepraria finkii*
Opegrapha atra	*Arthonia atra*
Opegrapha prosodea	*Zwackhia prosodea*
Opegrapha varia	*Alyxoria varia*
Pertusaria albescens var. corallina	*Lepra albescens var. corallina*
Pertusaria multipuncta	*Lepra multipuncta*

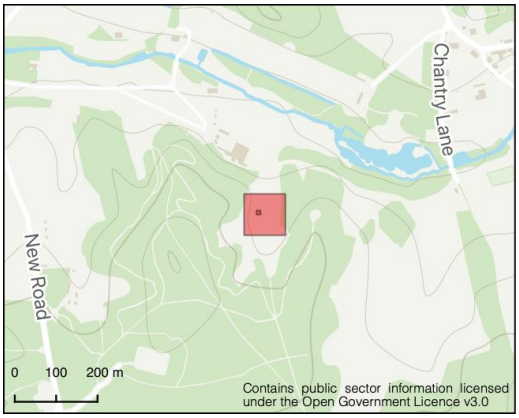
ANNEX 3 Species Maps



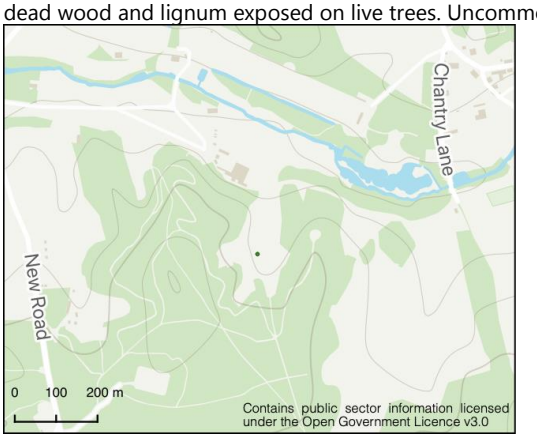
Map 5 ***Agonimia octospora*****, NT (NS/IR)**. A SOWI species and new to Surrey and significant range extension. A southern Atlantic – humid Mediterranean species of very base rich bark in sheltered veteran trees.



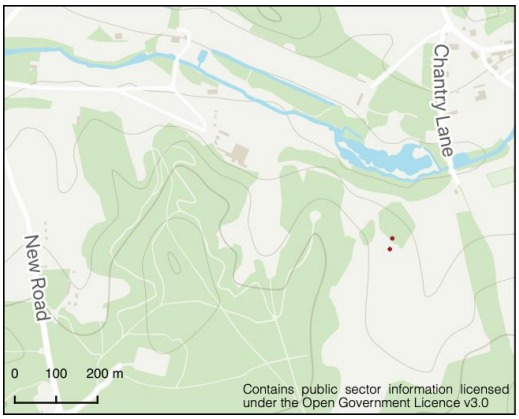
Map 6 ***Buellia hyperbolica*****, VU (NR/IR)**. New to Surrey. An internationally rare southern Atlantic – humid Mediterranean species of somewhat damp acid bark and lignum, both on standing trees and fallen ones. This is the largest known English population of this Vulnerable lichen.



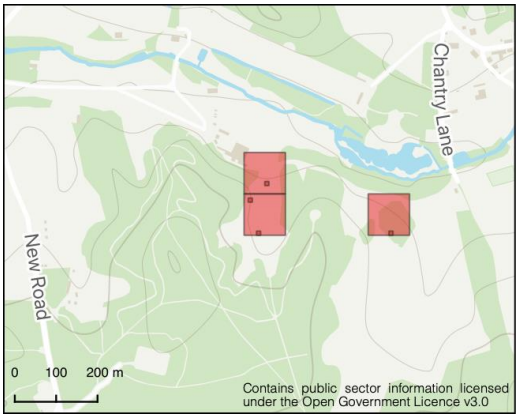
Map7 ***Chaenotheca brunneola***. SOWI & PLI species, new to park. A widespread species of standing dead wood and lignum exposed on live trees. Uncommon in the lowlands.



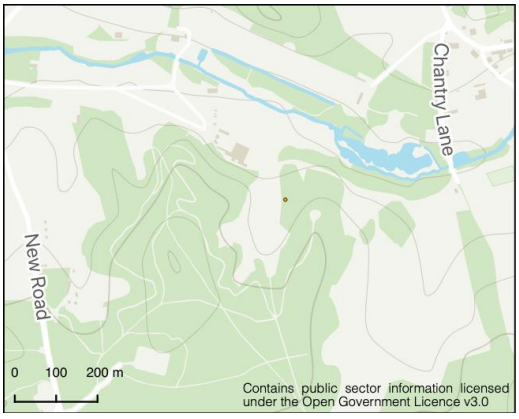
Map 8 ***Chaenotheca chrysocephala***. SOWI & PLI species, new to park. A species of dry bark and lignum on veteran trees. Rare in the south, widespread in the uplands.



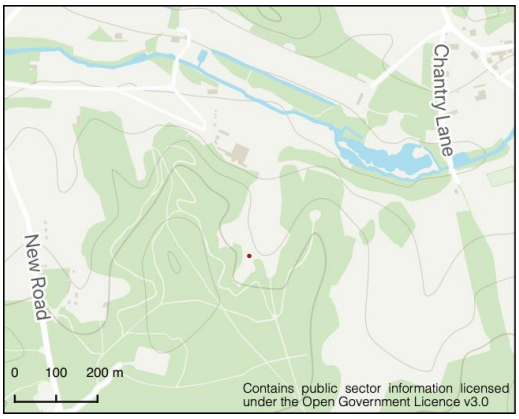
Map 9 ***Chaenotheca stemonea*** **Nb (NS)**. SOWI & PLI species & provisional England Near Threatened, new to park. A very local species of dry bark on veteran trees.



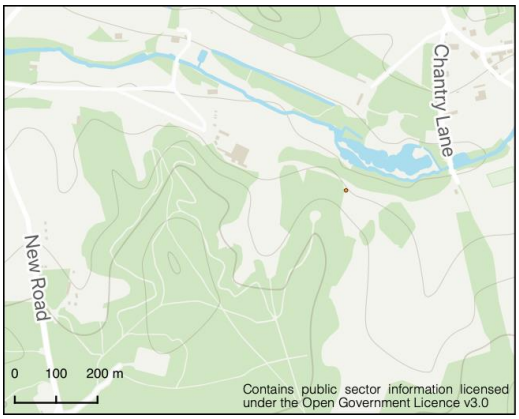
Map 10 ***Chaenotheca trichialis***. SOWI & PLI species, new to park. A widespread species of dry bark on older trees.



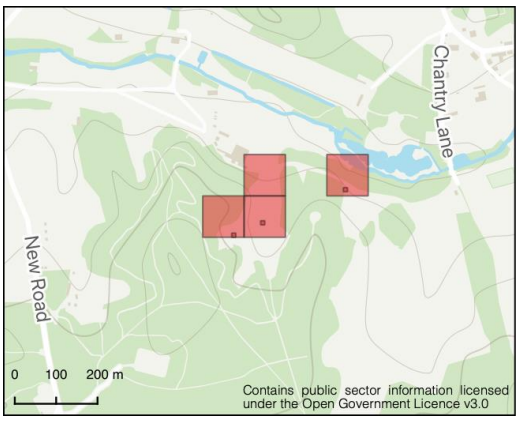
Map 11 ***Chaenothecopsis nigra*** **Nb (NS)**. PLI species. A rare pinhead fungus of dry dead wood on fallen and standing trees, confirms a 1991 record marked as possibly this.



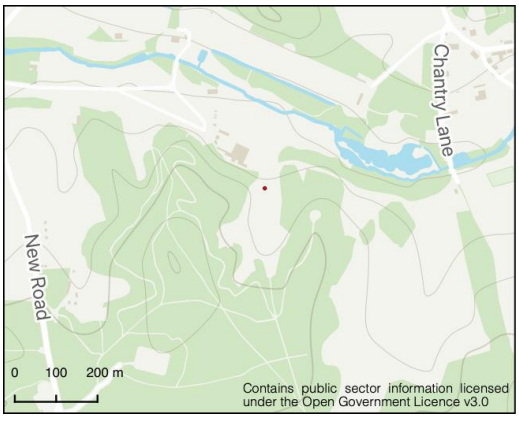
Map 12 ***Chaenothecopsis savonica*** **NT (NS)**. PLI species, new to Surrey. A rare pinhead fungus of standing dead wood and dry bark on veteran trees, here seen on bark.



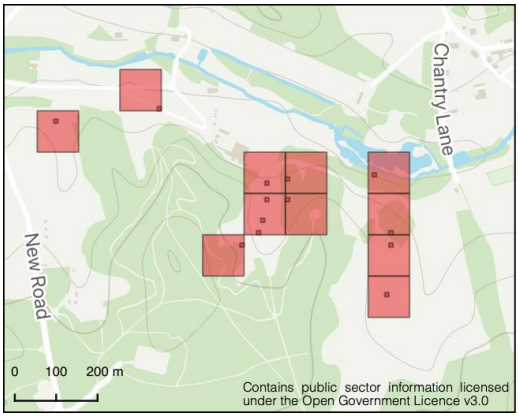
Map 13 ***Cladonia incrassata*** **Nb (NS)**. New to Surrey. A species of damp lignum, banks in heathland and peatlands and Wealden Sandrocks. Very local, here found on damp lignum on a standing dead tree.



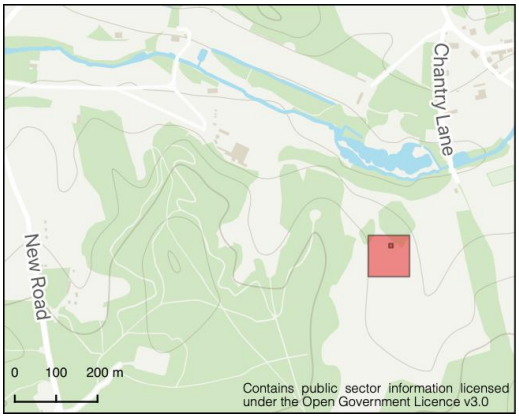
Map 14 ***Cladonia parasitica***. A SOWI species. A widespread species of damp deadwood in less disturbed woodland and parklands.



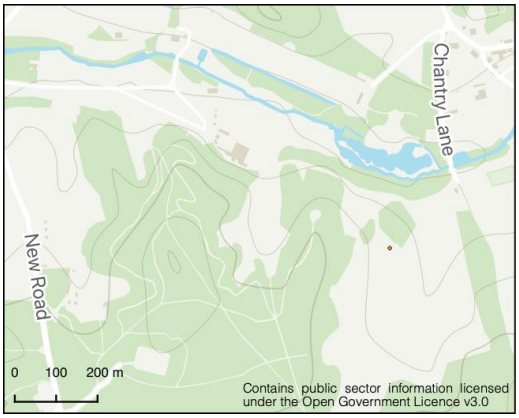
Map 15 ***Coenogonium tavaresianum*** **NE (NR/Nb)**. New to Surrey, not evaluated likely to be assessed at least Near Threatened. Recently discovered internationally rare southern Atlantic – humid Mediterranean veteran tree specialist of damp base rich bark. Appears rare in park and old growth woodlands.



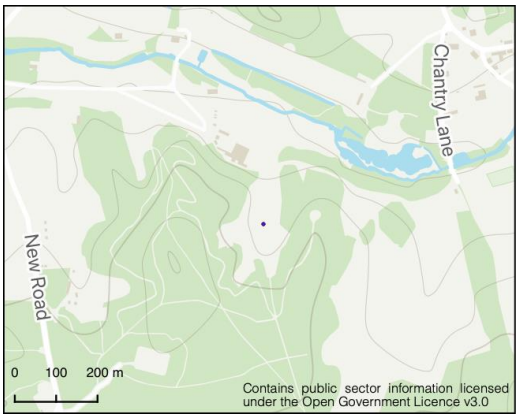
Map 16 ***Cresponea premnea*** **Nb (IR)**. A SOWI species. A characteristic species of the Ancient Dry Bark Community, confined to veteran trees.



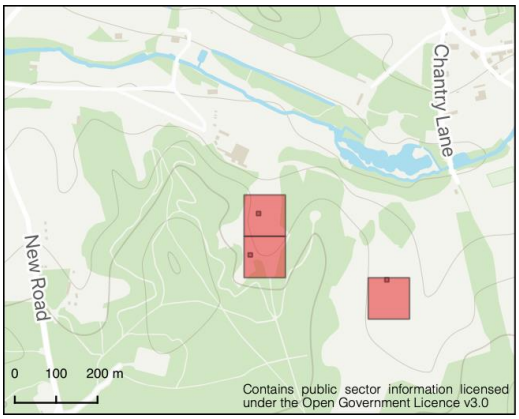
Map 17 ***Dactylospora parasitica*** **[NS]**. New to the park. An obligate fungal parasite of *Pertusaria* species, mainly *Pertusaria hymenea*, in older stable communities, usually on veteran trees, rare in the lowlands.



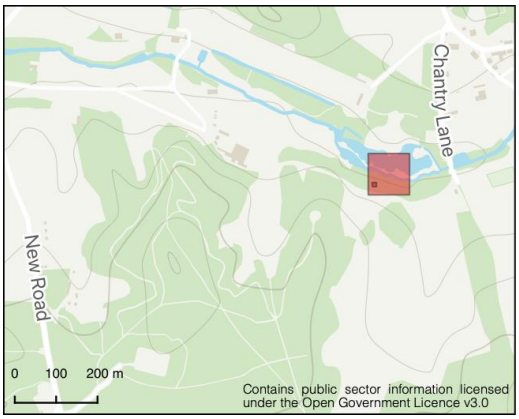
Map 18 ***Lecanographa lyncea*** **Nb (IR)**. A SOWI species. A characteristic species of the Ancient Dry Bark Community, confined to veteran trees, now uncommon in south east England.



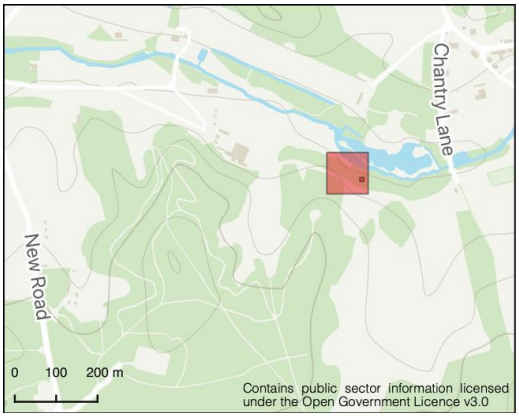
Map 19 ***Lecanora strobilina*** **VU (NR)**. New to Surrey. A south western dead wood specialist, mainly found on fallen trees, may be recovering after past declines due to pollution. This record is a considerable range extension with the nearest known locations in the New Forest.



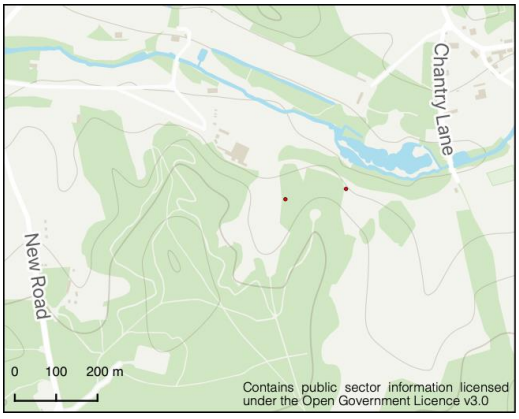
Map 20 ***Lecidea nylanderi*** **Nb (NS)**. New to Surrey. A northern specialist species of lignum and acid bark, which is very rare in eastern England.



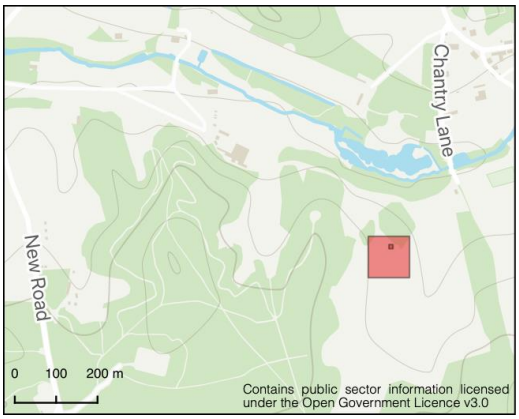
Map 21 ***Lecidea turgidula*** **Nb (NS)**. New to Surrey. A northern specialist species of lignum and acid bark, which is very rare in England.



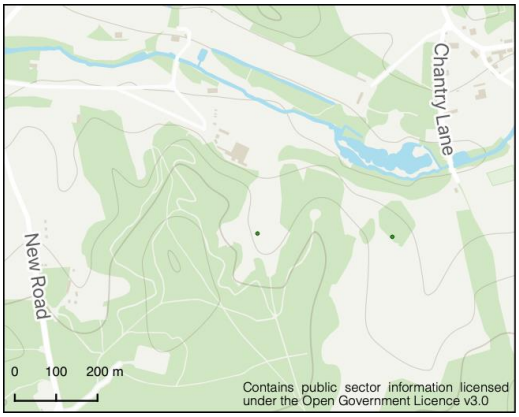
Map 22 ***Loxospora elatina***. A SOWI species. A species of acid bark in humid old woodlands, very local in the lowlands and with no recent records from Surrey and last seen in the park in 1996.



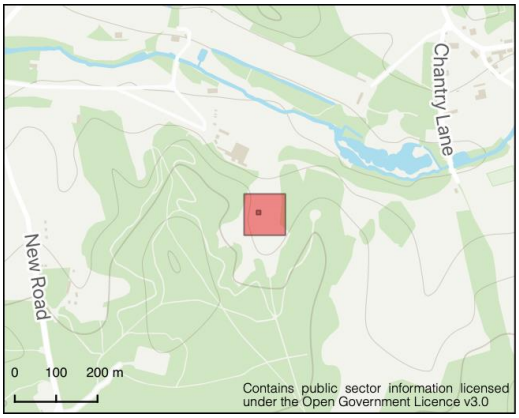
Map 23 ***Microcalicium ahlneri*** **Nb (NS)**. New to Surrey, a provisional England Near Threatened species & PLI index species A rare pinhead fungus of dry dead wood on standing trees.



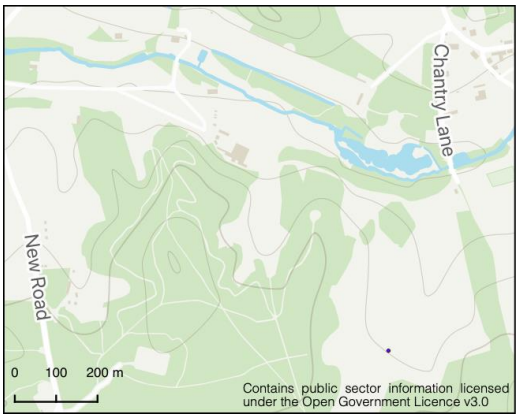
Map 24 ***Milospium graphideorum*** **Nb (NS)**. New to the Park. A parasitic fungi mainly found on the lichen *Lecanographa lyncea* Nb (IR), the latter is a characteristic species of the Ancient Dry Bark Community, confined to veteran trees, now uncommon in south east England.



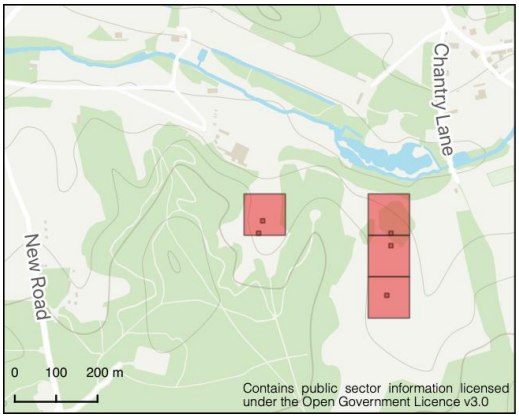
Map 25 ***Pachyphiale carneola***. A SOWI species and new to the park. A widespread species of flushed base rich bark on older trees. Rare in Surrey.



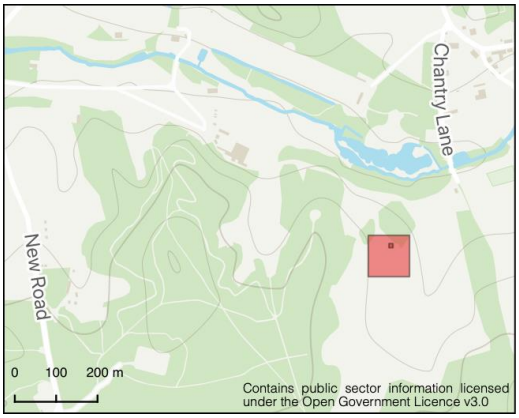
Map 26 ***Protoparmelia oleagina*** **Nb (NS)**. New to the park. A northern and eastern species of dead wood on fallen trees and untreated worked timber.



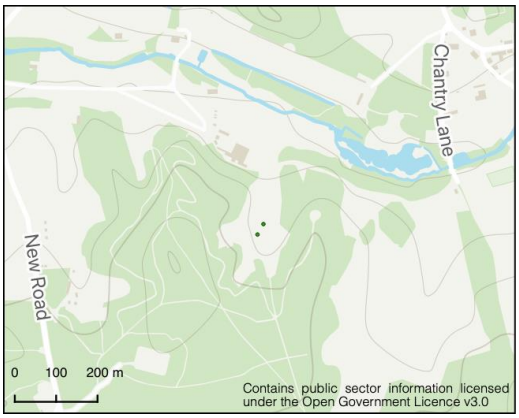
Map 27 ***Rinodina exigua*** **NE (NR)**. New to Surrey, not evaluated likely to be assessed at least Vulnerable. A recently discovered species of veteran trees in parkland, which appears to be rare.



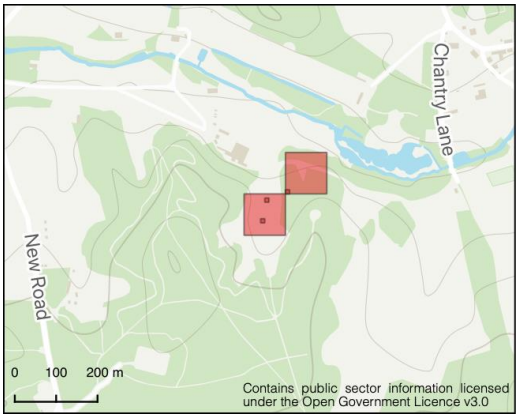
Map 28 ***Rinodina roboris*** **var.** ***roboris*** **Nb (IR)**. New to Surrey, not evaluated likely to be assessed at least Vulnerable.



Map 29 ***Roselliniopsis tartaricola*** **[NS]**. New to Surrey. A fungus that parasitises *Pertusaria* and related lichens. Found *Varicellaria hemisphaerica* on an old Oak in the park.



Map 30 ***Thelopsis rubella***. A SOWI species. A local species of flushed base rich bark on veteran trees in pasture woodlands and very sheltered trees in parklands. Only known from Albury Park in Surrey.



Map 31 ***Thelotrema lepadinum***. A SOWI species. A widespread species old woodland, which is rare in Surrey.

APPENDIX G Rural Enterprise Report

Albury Neighbourhood Plan: Rural Enterprise

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

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

These are identified in the MAP D.

Parish Needs Questionnaire 2012 Findings:

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

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

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

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

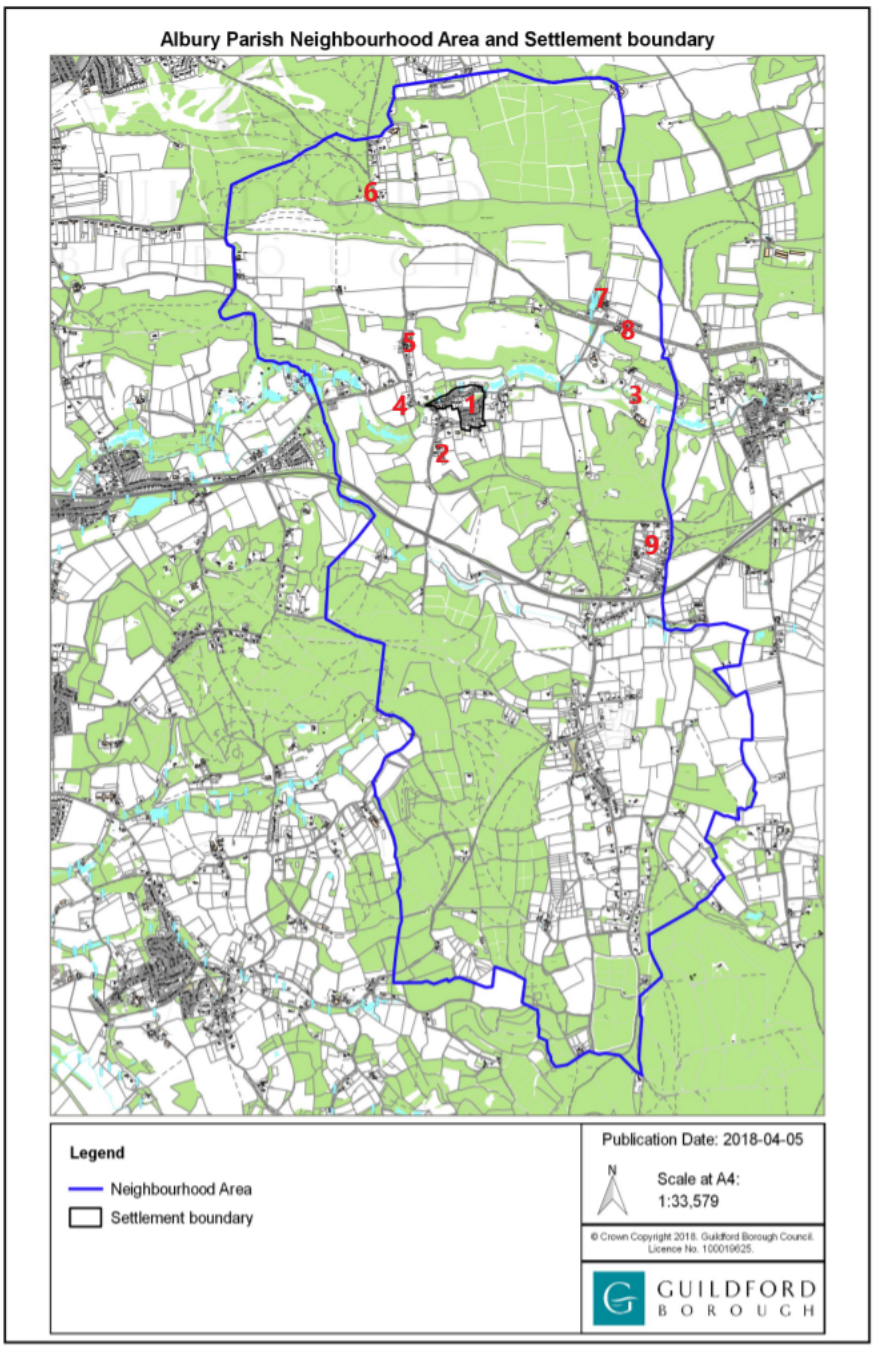
The survey identified 12 respondents out of the 217 stated they wanted to set up a business within the Parish.

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

Although not currently provided in the village 8 out of the 217 respondents from the survey stated they wanted the use of rent by the hour office space facilities. This demand could potentially increase with more people working from home and

wanting space to hold either meetings or have another working space. Although these spaces are offered within the centre of Guildford there will still be the demand for rural locations.

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



Key:
1 – Albury Village (includes village shop, Post Office, The Drummond Pub, Albury Lodge, Albury Village Hall and Western Yard)
2 – Birmingham Farm
3 – Albury Park
4 – Western Farm
5 – Water Lane Farm
6 – Newlands Corner
7 – Sherbourne Farm
8 – Home Farm
9 – William IV Pub

MAP D – Location of business 'hubs'

Industry Expert Respondents

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

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

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

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

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

Question 3 – What size premises is in demand?

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

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

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

Question 5 – Are freehold or leasehold properties preferred?

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

Question 6 – What requirements are there?

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

Question 7 – Why are people choosing rural?

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

Business Questionnaire

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

Albury Park

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

Birmingham Farm

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

Sherbourne Farm

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

Weston Farm

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

Weston Yard

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

Home Farm

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

Albury Village Hall

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

Water Lane Farm

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

Village Shop and Post Office

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

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

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

Newlands Corner

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

Sandpit

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

Other

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

Businesses in The Parish

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

	Ge-Log Ltd		Residential									1
	Dodwell Photography	Photographic Studio	Weston Yard			1						
1	Arqiva Services Ltd	Satellite/TV Comms	Company Officer address									1
1	Terraqua Ltd	Environmental Consultants	Weston Yard									1
1	Land & Water Services Ltd	Dredging	Weston Yard								1	
1	Albury Estate Fisheries	Angling			1							
1	Locksmith Shere	Locksmiths	Weston Yard			1						
1	M.H.J. Limited		Weston Yard									1
1	N T D National Tracked Dumper Hir	Hiring of large industrial vehicules	Weston Yard								1	
1	Land & Water Remediation Limited	Environmental Consultants	Weston Yard								1	
	Cain & Paton Ltd	Social Care services	Orchard House, The Street						1			
	Mattwell Developments Limited	Property Developers	Moved to Godalming							1		
	Merlin Inns Ltd	Drummond partnership	H.O. in Cranleigh	1								
	PJN Ltd	Albury Village Stores	Nick Patel			1						
1	Pratts Stores	(see above)				1						
	Grace Consulting	(see Cain & Paton above)	Orchard House, The Street									1
	Marotori Ltd	Internet Services	Westonfields									1
	Albury Delivery Office					1						
	Albury Village Store	(see PJN Ltd above)				1						
1	Drummond Arms At Albury - Great (	Public House (see Merlin Inns)		1								
	Crompton Close Management Com	Property Developers	Moved to Godalming							1		
1	G A Chedd Ltd	Plumbing & heating engineers	Tillingborne Barn			1						
	Mattwell Investments Ltd	Property Developers	Moved to Godalming							1		
	Nisa Local					1						
1	Albury Bowling Club	Bowling Club			1							
	Anlin Support Services Limited Hea	Letting Agency	Residential							1		
	Post Office Limited					1						
	Waverley Cars Limited		Residential			1						
1	Archers Antique Restorations	Furniture restoration	Birmingham Farm			1						
1	Robert Sharp	Carpenter & Joiner	Birmingham Farm			1						
1	Andrew's Restorations	Antique Restoration Services	Birmingham Farm			1						
1	Uk Geospatial Ltd	I.T. Consultants	Weston Farm			1						
	Brian Carter Ltd	Insurance Brokers	Residential									1
	Albury Park Mansion Freehold Limit	Residents Property Management										1
	Albury Park Mansion Management Company Limited											1
	Tim Jones Tree & Ground Care	Tree Surgeon and Ground care	1 Water Lane			1						
1	355 Automobile Restorations Limite	Car And Commercial Vehicle Repairs	Water Lane Farm			1						
	S J Plumbing Services	Plumber	4 Water Lane			1						
	GSG Stove & Chimney Specialists I	Dealer in Wood Stoves	Water Lane Farm			1						
	Mr Chris Stuart t/a Principally Bathrooms											1
1	Gsg Stove And Chimney Specialists	(see above)				1						
	Rhi Heat Pumps Ltd	(see above)				1						
1	MJ Upholstery	Upholsterer	Water Lane Farm			1						
	Green And Clark Trading Ltd	E-commerce	E-commerce									1
	355	(see above)				1						
	Dawnjust Limited	Video Design/Animation	Residential									1
	Nicoli Consulting Ltd	Consultant	Residential									1
	Compass Investments & Developm	Consultant	Residential									1
	Daisy Maison Limited	Artwork/Gifts	Residential			1						
	Will Tyler Consulting Ltd	Management And Business Consultants	Albury Park									1
	Armitage Hawke Limited	Financial Services	Albury Park									1
	Lavington (Heath Drive) Residents I	Estate Management Services	Albury Park								1	
1	Ashgrove Homes Ltd	Property Developers	The Bothy, Albury Park				1					
	Credland Technical Ltd											1
1	Design Film Digital Solutions Ltd	Video Production	The Bothy, Albury Park									1
1	Island Gas Ltd	GAS Well	off New Road									1
1	Pulse Mapping Ltd	Surveyors	The Bothy, Albury Park								1	
	Woodward Project Management Ltd	OFFICES AND PREMISES	business services									1
	Onecall Solutions Ltd	Double Glazing Installers	B2C			1						
	Cates Yard (Wimbledon) Residents	Residents Property Management	The Bothy, Albury Park				1					
	Albury Tech Limited	I.T. Consultants	The Bothy, Albury Park									1
1	Ashgrove Homes Property Limited I	(see above)	The Bothy, Albury Park							1		
	Brooks Place Residents Manageme	Residents Property Management	The Bothy, Albury Park							1		
	Enhanced Skills Limited	Specialised cleaning services	The Bothy, Albury Park			1						
	Gravsten Limited		The Bothy, Albury Park									1

	Hepburn House Cobham Limited	Estate Management Services	The Bothy, Albury Park							1			
	Liberties Place Residents Managem	Estate Management Services	The Bothy, Albury Park							1			
	Solutions	Web Site Design And Development	The Bothy, Albury Park									1	
	Symbiotic Funding Ltd	Business Services	The Bothy, Albury Park									1	
	Household Angels	Cleaning Contracting Domestic	The Bothy, Albury Park			1							
	Iba Molecular Uk Limited	Medical	The Bothy, Albury Park						1				
	Enhanced Driving School	Driving Instructor	The Bothy, Albury Park			1							
	Edge Control Limited	Financial Consultant										1	
1	Ian Risbridger	Motor Mechanic	Water Lane Farm			1							
	Core Commissioning Ltd											1	
	Just Pedal Limited											1	
1	Montfort International Plc	Financial Services	Home Farm									1	
1	Nexuss Ltd	Professional Services	Home Farm									1	
1	Winford Micro Design/Care Print	Printers	Home Farm			1							
	Albury Holdings Limited	Holding Companies Management Activities	Home Farm							1			
	Touchpointfm Limited		Dormant									1	
1	K One M	Motor Mechanic	Home Farm Barn			1							
1	Core Group Limited	Professional Services	Home Farm									1	
1	Careprint	(see above)	Home Farm			1							
	Rawnsleys Limited	Fruit And Vegetable (wholesale)				1							
1	The Spokesman Bicycle Workshop	Bicycle repairs	Home Farm			1							
1	Beacon Roofing & Hammond Decor	Decorator Contractors	Home Farm			1							
	White Lane Farm	RIDING STABLES AND PREMISES	Stables					1					
1	GASREC	Gas Reclaimation Plant										1	
1	Wine Gb South East Ltd Headquarters		Albury Vineyard			1							
1	GASP Motor Project Ltd	WORKSHOP	Albury sandpit			1							
1	LC Energy Ltd	Wood Fuel hub	Albury sandpit			1							
1	SUEZ Recycling and Recovery UK I	Gas/Elec production	Albury sandpit								1		
1	The Surrey Hills Distilling Company	Silent Pool Distillery				1							
	Midland Land Reclamation Limited	Environmental Consultants									1		
	Silent Pool Distillers Ltd Headquarte	(see above)				1							
1	B.L.D. Brick Services Limited	Brick Manufacturers	Old Scotland Farm				1			1			
1	Norbury Park Farm Cheese Co Ltd	Cheese Makers	Sherbourne Farm			1							
	Spiritmen Limited	(see above)										1	

	Surrey Hills Ebt Limited Headquarte	(see above)										1	
	We Break It Ltd	(see GASP)	Garage Related Services									1	
	Albury Vineyard Holdings Limited	(see above)	Albury Vineyard			1							
	Albury Vineyard Limited	(see above)	Vineyard			1							
1	Mandira's Kitchen	Indian takeout	Silent Pool			1							
	Whiskymen Limited	(see above)				1							
	Elite Welding Ltd	(see GASP)				1							
1	Amasia Architects Ltd	OFFICES AND PREMISES	Weston Farm				1						
1	Complete Home Control Ltd	OFFICES AND PREMISES	Weston Farm			1							
1	G Y Telecom Ltd	OFFICES AND PREMISES	Weston Farm			1							
1	Guildford Photographer Ltd	OFFICES AND PREMISES	Weston Farm			1							
1	Response IT Services Ltd	OFFICES AND PREMISES	Weston Farm			1							
	Three Oaks Property Limited	(see above)								1			
	Top Dollar Mobile	(see above)										1	
	Gy Telecom Limited Headquarters	(see above)										1	
	Topdollarmobile.Com Limited Head	(see above)										1	
	I T Protocol 2017 Limited	(see above)										1	
	Sudstainability Ltd Headquarters	(see above)										1	
	Channel Partners Ltd											1	
	First Class Therapies Ltd											1	
	Generator Creative Consultants Ltd											1	
1	Goldcrest Academy Ltd	Marketing Training	The Bothy, Albury Park									1	
	October House Group Ltd											1	
1	Prosper Capital LLP	Financial Services	The Bothy, Albury Park									1	
1	Wastebuster CIC		The Bothy, Albury Park								1		
	Wix Hill Ltd											1	
	Chimes & Nash Music Limited	Recording Studio, Song Writing, Artist Development,	Albury Heath		1								
	Warren Photographic Headquarters	(see above)				1							
	Albury Visual Services	(see above)				1							
	Elderheath Limited	Property Agent					1						
	Grasmoor Limited Headquarters	(see above)										1	
	Jeremy White Guitar Teacher	Music Teachers										1	
	Workhouse4 Limited	(see above)										1	

Industry Expert Responses

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

Business Questions

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

Definition

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

Context for Tourism

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

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

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

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

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

Proposed Tourism Policy Principles

- Albury accepts our stewardship responsibilities for the area as part of the AONB and will foster a pride of place that encourages local community and business action to protect, enhance and enjoy its landscape

- We encourage the promotion of Albury as a destination for sustainable tourism and recreation whilst protecting local amenities and enhancing the health and quality of life for all residents, sustainably

- We will develop new tourist attractions that have no significant adverse impact on the local community and are of an appropriate scale and adhere to the policies on landscape, biodiversity, historic and built heritage and transport

The Development of Tourism Across Albury

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

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

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

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

It should be recognised that tourism is an important sector of the rural economy and has great potential for further growth. Appropriate development can help to sustain rural services and create significant benefits for local communities. The NPPF suggests that planning policies and decisions should enable sustainable rural tourism and leisure

developments, including the provision and expansion of visitor facilities in appropriate locations, where identified needs are not met by existing facilities.

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

Possible Tourism Extensions

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

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

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

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

Current Assessment of Tourist Facilities

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

Albury Parish does not contain any major tourist destination attraction.

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

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

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

Two riding stables offer limited riding facilities.

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

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

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

Potential Opportunities

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

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

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

Attractions in neighbouring areas, e.g. RHS Wisley, National Trust properties (Clandon Park, Polesden Lacey, Hatchlands, Winkworth Arboretum) and events, entertainments and

shopping in Guildford creates interest in the rural areas and a desire to return or stay for longer periods.

The attraction of Albury Parish lies in its location in the Surrey Hills AONB.... "recognised as a national asset in which its natural and cultural resources are managed in an attractive landscape mosaic of farmland, woodland, heaths downs and commons. It provides opportunities for business enterprise and for all to enjoy and appreciate its natural beauty for their health and wellbeing".

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

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

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

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

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

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

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

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

For the purposes of encouraging destination uses for sustainable

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

(Source : Surrey Hills AONB Management Plan)

Accommodation

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

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

Tourist Infrastructure

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

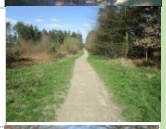
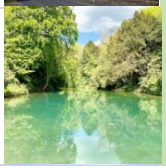
Car parking is a major limitation today at Silent Pool, Newlands Corner and any uplift in tourism provision would need to take account of car parking issues and address the provision of the land required to be able to provide it.

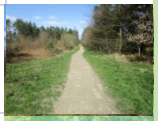
Other pastimes are largely left to their own devices other than through private arrangements such as the Fishing club.

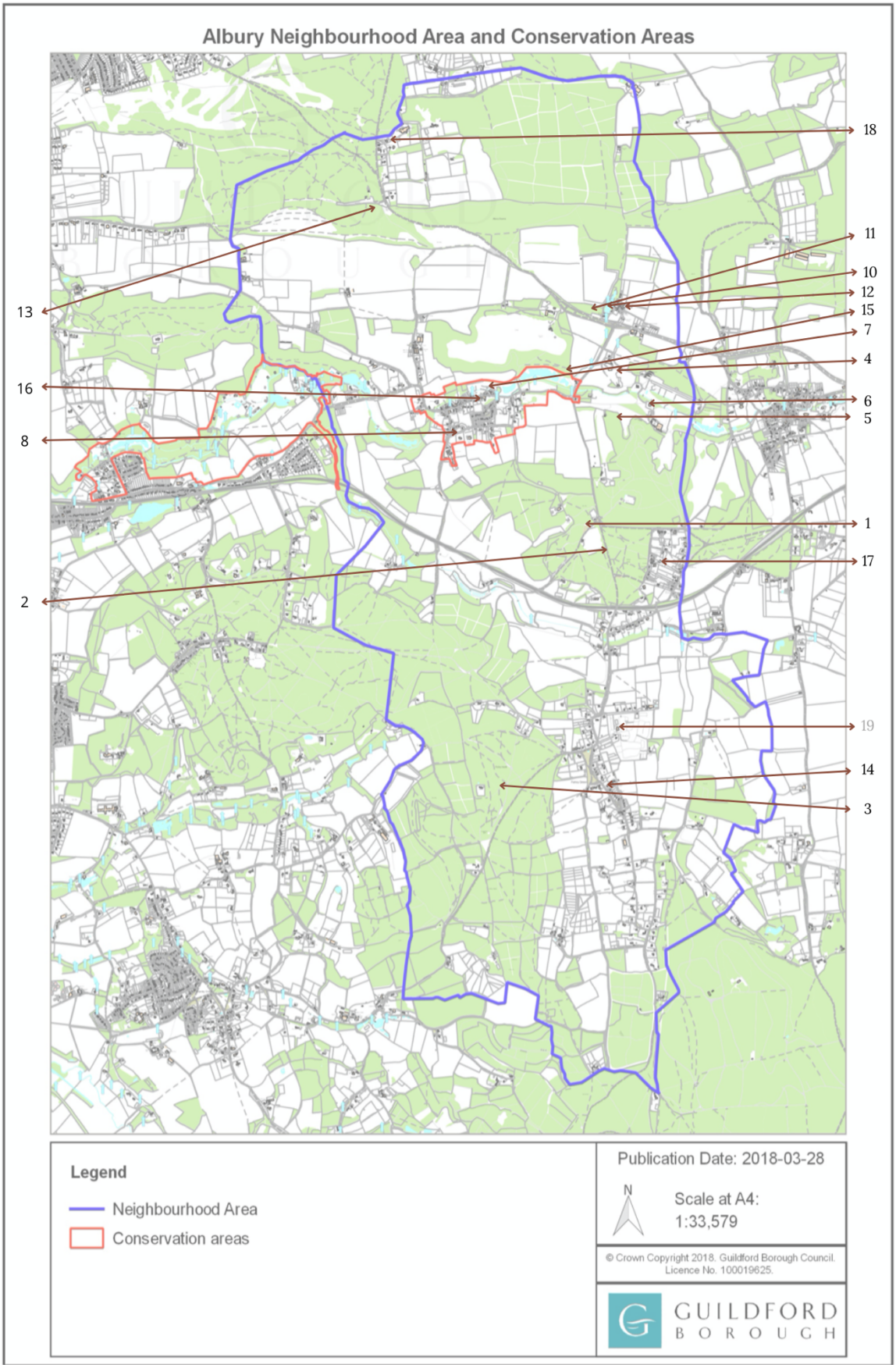
Enhancing the Visitor Experience

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

Tourism Assets

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

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



Location of Neighbourhood & Conservations Areas

Potential Tourism Projects

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

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

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MAIN ISSUES

ASPIRATIONS

INTRODUCTION

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

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

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

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

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

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

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

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

There is a speed problem with traffic.

The 85Th percentile is defined as "the speed at or below which 85 percent of all vehicles are observed to travel under free-flowing conditions past a monitored point." Another way to consider this is the speed at which only 15% of traffic violate on average. The 85Th percentile has increased from 35mph in 2012 to 42mph in 2020, and the average speed from 30mph

to 36mph in the same period. The basic fact is, over the last year, 88% of vehicles entering the village from the A25 direction exceed the 30mph speed limit, some by a considerable margin.

OBJECTIVES

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

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

CURRENT SITUATION AND ISSUES

1. Traffic

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

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

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

a. Vehicle Speeds

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

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

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

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

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

Over the last 5 years, accidents have occurred:

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

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

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

Surrey County Council Policy states the following;

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

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

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

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

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

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

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

b. Vehicle Volume/Loads

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

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

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

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

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

d. Parish traffic

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

e. Tourist traffic

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

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

f. <u>Developments</u> (Adjacent to the Parish)

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

- The development which is most likely to impact on Albury Parish is Dunsfold Park Garden Village. 1,800 new houses (1 to 6 bed) to be built before 2031 with the first 50 completed in 2022. Although some 7 miles from the Parish, the main access to the Garden Village will be via the A281. Commuters accessing the M25 are able to bypass the often-congested A281 through Guildford via the A248 and A25. The A248 and A25 junction has already been identified as a problem in the Parish.
- Plans for an additional 350 houses in Cranleigh, Ewhurst and Alfold will mean additional traffic using Pitch Hill/ Hound House Road and ultimately Park Road/New Road to access the A3 / M25 and rail stations. Possible further traffic calming measures in Shere Village will encourage vehicular traffic onto Park Road where they will then also be funnelled towards the A248/ A25 junction.
- Hornhatch Farm, Chilworth, if approved, will add a further 80 family homes directly accessing the A248.

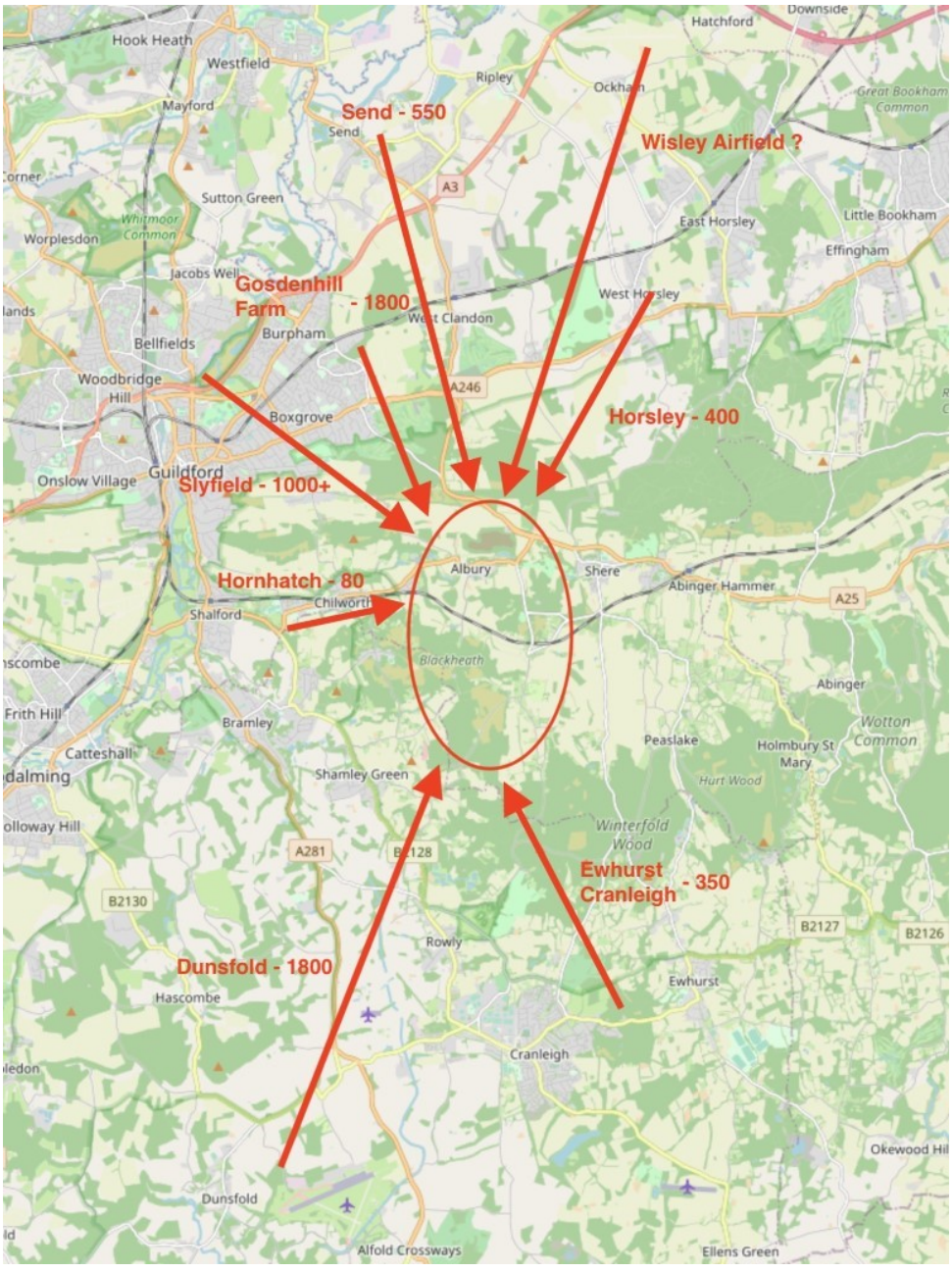
- There are several other large developments within 5 to 7 miles of the Parish which are likely to create additional traffic movement for leisure purposes rather than commuting to work. The Guildford and Waverley Local Plans all recommend the use of the AONB for leisure use by new home owners in their justification to build. These include the building of 1,800 homes at Gosden Hill Farm some 3.5 miles from Newlands Corner,1000 new homes at Slyfield, 550 new homes at Garlicks Arch, Send Marsh Road and an additional 400 homes in and around Horsley.

- Wisley Airfield was purchased in March 2020 by Taylor Wimpey. A previous garden village was ruled against in 2017. Any large-scale development in this area will impact on local leisure traffic and tourism. The Guildford Local Plan has designated this site for 2250 new homes.

- The combined sum of new build properties with traffic movements likely to impact Albury Parish for either commuter or leisure purposes is 8230. This excludes the impact of any new development in Mole Valley which has yet to be confirmed. This development is scheduled to happen before the end of the Local Plans in 2034, with no additional investments in infrastructure commitments for roads until the end of this period and none designated for Albury Parish. During this period we can expect additional traffic from construction vehicles and delivery vehicles with the growth of online shopping.

- A New Park and Ride site is planned at Gosden Hill Farm urban extension (from GBC Transport Strategy 2017)
- Based on the above information and the fact that 86% of households in Guildford Borough have one or more car or van, the locations that will be affected are as follows

    1. A248 junction with the A25.
    2. The Street, Albury
    3. Farley Heath Rd
    4. Park Road/New Road.



Locations of Developments Adjacent to The Parish

2. Car parking

Sites

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

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

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

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

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

Capacity

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

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

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

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

Silent Pool parking on A25

A248 / A25 parking on central reservation

Electric vehicle charging points

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

3. Public transport

Bus Routes

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

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

Bus stop locations include:

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

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

Schedules

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

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

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

The closest Park and Ride is situated in Merrow.

4. Infrastructure

Pavements and Footpaths

Areas of concern include:

- The Street, between the village hall at Albury Memorial Library to the east and 25 Waterside Cottage to the west, only has a footpath on the south side. Narrowing of the road means there is no pavement in front of the houses and cars pass the house walls with often less than 1 foot or so to spare

- North Downs Way road crossing at Newlands Corner: crossing the road on foot or bicycle is treacherous both with traffic speed and visibility
- Farley Green to Albury Village – there is no footpath access along/parallel to New Road
- Footpath that crosses Sherbourne near the Catholic Apostolic church has blind visibility of traffic approaching from both Albury and the A25 because of high hedges and is a danger to pedestrians and motorists. This is a route regularly used by Duke of Edinburgh award students.

5. Carbon footprint and sustainable travel

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

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

6. Noise pollution

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

MAIN ISSUES

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

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

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

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

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

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

ASPIRATIONS

1. **Traffic Calming**

Areas for consideration:

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

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

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

VAS Camera:

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

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

Speed enforcement cameras:

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

Reclassification of A road:

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

Restriction of heavy goods vehicles

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

· Reduce danger to pedestrians and other road users – narrow pavements in Albury Village and narrow roads with no shoulder

· Prevent damage to buildings, roads and bridges – houses abutting The Street between the Village Hall and the Drummond Arms.

· Preserve the character, amenity and environment of an area.

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

3. **Public transport**

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

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

4. **Infrastructure**
    - Provision of footpath along the side of New Road

5. **Carbon footprint and sustainable travel**

    - Installation of 2x electric car charging points in Drummond Arms and Silent Pool car parks

    - Any new dwellings, other than residential care homes, should provide a cycle storage unit with capacity for at least one bicycle per bedroom.

6. **Noise reduction**

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

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

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

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

Albury Parish Neighbourhood Plan
Including Albury, Albury Heath, Brook, Farley Green, Little London & Newlands Corner

Housing Needs Survey September 2018

Louise Williams
Rural Housing Enabler

Surrey Community Action
Communities Working Together

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Report Summary

This report sets out the results of the housing development survey conducted for the Albury Neighbourhood Plan which took place in September 2018 to understand the housing needs of the parish and to gather the views on the future development of housing within the Parish.

A summary of the findings follows:

- 25% of households responded to the survey.
- 82% considered themselves well housed.
- 79% of respondents were owner occupiers
- 55% would be in favour of small family homes
- 50% were in favour of starter homes
- 39% were in favour of retirement housing.
- 92% wanted to see any new developments for open market sale.
- 77% were in favour of affordable rent.
- 40 households completed part 2 of the survey

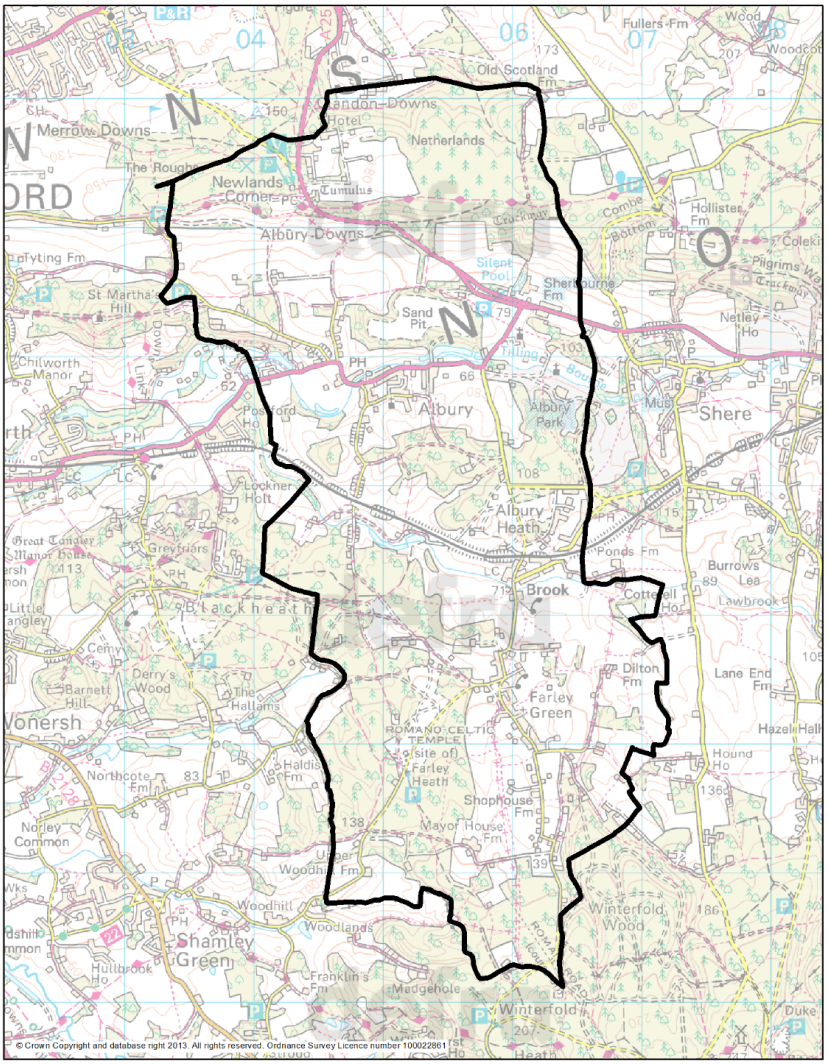
Key Issues and Comments

- Overall average house prices exceed £800,000 in Albury
- There are currently 23 households on Guildford Borough Council's Housing Register
- The cost of renting privately is seen as very high
- No further development around the Westonfields and Church Lane areas Is this one person's comment and if not how many people said this?
- Concerns around traffic and transport Again how many people and where?
- The number of smaller homes extended, making them unaffordable to many How many people said this?
- No further development of Edgeley Park

Introduction

The Albury Neighbourhood Plan area was approved on 22nd February 2017 and covers the same area as the Parish boundary as indicated in the map below. This Housing Needs survey was designed to gather opinion on the future development of housing and to assess the level of need of those responding. The report sets out the responses to the survey along with information on the current housing market and how this may impact upon the local community.

Albury Parish


Merrow Downs
Newlands Corner
Albury Downs
Netherlands
Old Scotland Fm
Fullers Fm
Hollister Fm
Sherbourne Fm
Silent Pool
Sand Pit
Albury
Albury Park
Albury Heath
Shere
Netley Ho
Chilworth Manor
St Martha Hill
Lockner Holt
Greyfriars
Brook
Ponds Fm
Burrows Lea
Lawbrook
Dilton Fm
Lane End Fm
Farley Green
ROMANO-CELTIC TEMPLE (site of)
Farley Heath
Shophouse Fm
Mayor House Fm
Hound Ho
Hazel Hall
Northcote Fm
Haldis Fm
Norley Common
Derry's Wood
Barnett Hill
The Hallams
Woodhill
Woodlands
Shamley Green
Hullbrook Ho
Franklin's Fm
Madgehole
Winterfold
Winterfold Wood
Duke
Heath
Pilgrims Way
Colekitchen
Combe Bottom
Tilling
Pyrford
Chilworth
Great Tangley Manor
Little Tangley
Wonersh
Shere
Albury
Brook
Winterfold
Shamley Green
Woodhill
Woodlands
Norley Common
Northcote Fm
Farley Green
Shophouse Fm
Mayor House Fm
Winterfold Wood
Netley Ho
Hollister Fm
Sherbourne Fm
Ponds Fm
Burrows Lea
Lawbrook
Dilton Fm
Lane End Fm
Hound Ho
Hazel Hall

Albury Background

The Parish of Albury consists of Albury 'New' Village and the hamlets of Farley Green, Little London, Brook and Newlands Corner. The parish is quite small with a population of approximately 1200 people, in 480 properties, it lies just over 4 miles from Guildford and sits within the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty and is also an Area of Great Landscape Value. The original Albury Village lies within the grounds of Albury Park, an estate of 150 Acres owned by the Duke of Northumberland which is listed on the Register of Historic Parks and Gardens. In total there are 54 listed buildings, walls and other items in the Parish, including the telephone kiosk. The village has a distinctive architectural design, with many properties having tile hung upper floors, ornate chimneys and a flint brickwork lower half.

It's a vibrant village that has retained its village shops, post office, Village Hall and several pubs in the immediate area. Community groups and activities include cricket and football, bowls, history society, art classes and pilates allotments, recreation ground to name a few. The Tillingbourne flows through the village and land owned by the Parish Council provides residents with a beautiful setting in which to relax.

Development in the village is limited with few opportunities. In the past 5 years there have been large numbers of extensions to buildings, 2 barn conversions and applications for 11 new homes have been approved in Shophouse Lane, Church Lane and Little London. Not all of these have been completed. Can we identify how many have yet to be completed and what type of accommodation they represent?

Edgeley Park, a development of holiday lodges, set in 23 acres at Farley Green, whilst in the parish is not considered to be permanent accommodation, despite some permanent residents and has not been included in the survey.

Setting the Scene

Surrey, often seen as an affluent County with a strong housing market, has its own unique problems when it comes to new housing development. Large areas of the County fall within the Green Belt, Areas of Outstanding Natural Beauty, Areas of Special Scientific Interest and some settlement areas are often subject to conservation area regulations.

Typically, many of the new homes built within the rural areas of Surrey have been achieved either via infill, garden division or the demolition of single houses within large grounds and the building of 3-4 new homes in their place. An increasing number of the original 'village' type properties have been extended leading to a loss of the smaller cottages which historically would have made ideal 'entry level' properties. Combined with the loss of many of the traditional council homes through the right to buy makes it very difficult for families to be able to afford to live Surrey's rural villages and most have seen an increasingly ageing population.

Over the years this has resulted in a gradual decline for many of the rural villages, increasing property values, an ageing population, local schools lost through declining local numbers in turn impacting on local shops, schools and bus services leading to an over reliance on private vehicles to name a few.

Defining 'Housing Need'

Housing need in this context is defined as follows:

- The need for an individual or household to obtain housing which is suitable to their circumstances;
- It implies that there are issues or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector;
- Such problems may be concerned with housing costs, size, location, layout, state of repair or security of tenure;
- This need may be immediate or anticipated in the near future.
- It may also include ageing households who are looking to downsize but remain within the locality and emerging households who may not consider themselves eligible to be housed by the Local Authority.

Defining 'Affordable' Housing

In recent years, it has become more difficult to agree exactly what is defined as affordable housing. The new government definition[1] is:

'Affordable housing; housing for sale or rent, for those whose needs are not met by the market'

[1] National Planning Policy Framework – Annex 2; Glossary, page 64

Tenure Types

Open Market

The price of property is determined by supply and demand, there are no restrictions placed on who can purchase.

Discounted Market Sale

The product is discounted, usually in perpetuity, to those with a defined need with the discount being applied at each point of sale (following valuation). The defined need may be financial and/or geographical for example.

So, a £300,000 property has a 20% discount applied at the first point of sale and is sold for £240,000. 10 years late the same property is revalued at £400,000 and sold for £320,000.

The discount is 'locked' into the asset usually through a covenant on the land or property.

Louise can you clarify if this type of housing is generally provided by a Housing Association and if there are other options?

Affordable Rent

Historically the guide to what is affordable has been 30-35% of a household's net income. For some even these 'affordable rents' can now be unaffordable and with the push towards 'affordable rents' (80% of open market rents) households could potentially be looking to spend over £14,000 pa on an 'affordable rent' property in a typical rural area in Surrey. The average social rent is around £8,000 per annum.

The situation is further complicated by restrictions on the Housing Register eligibility criteria where those with a gross income of over £60,000 or savings/assets more than £30,000 will not qualify. Whilst this is considered a healthy income, it may not be enough to buy a property in rural Surrey nor can all households afford to privately rent. Such families are often caught between the two, being too rich for one and too poor for the other.

Shared Ownership

This is where you purchase a % of the property and rent the remaining %, typically from a Housing Association. This housing tenure may be an alternative option as it offers the opportunity to gain a foot on the housing ladder whilst building up some equity in the property, however this option should be approached with some caution. Again, with house prices being so high the actual level that people may be able to afford to buy into may be less than the normal 40% of the property value. In turn this means the rental percentage will be higher too. Problems may also occur on re-sale, where a homeowner has 'staircased up'[2] The re-sale price may be too high for those looking to purchase, or because the income levels for this tenure type is currently capped at £80,000, those that may be able to afford it may be

[2] This term refers to the act of increasing the percentage of ownership.

earning more than this amount. This rather limits the product to those who have a reasonably sized deposit, and who do not earn over the prescribed limit.

Starter Homes

The Housing and Planning Act 2016 introduced a further affordable housing tenure, 'Starter Homes'. These are homes which are to be sold at 20% discount on the market price to people under the aged of 40. However, the cap is set at £250,000. The average house price in Surrey is over £480,000, therefore even with a 20% discount (£96,000) this is still way above the cap set. Some smaller properties and flats may fall just within this price range in urban areas but such properties (high rise flats) would not be appropriate within a rural setting.
Again can you advise who the house builder/provider might be?

Help to Buy

Providing help to buyers through Equity Loans, the Government provides a loan of 20% towards the cost of new build homes (up to £120,000) meaning purchasers only need to find a 5% deposit and a 75% mortgage. Interest is only paid after 5 years and the full loan is due after 25 years or if the property sells. Taking the average house price in Surrey at £484,735, allowing for the maximum £120,000 loan and minus a 5% deposit the purchaser would still need to have an income of just under £100,000 per annum (assuming a 3.5 loan to value ratio) The Government Help to Buy ISA does however offer an opportunity to save towards a deposit with a maximum £3,000 bonus for each purchaser.

Local Housing Demographics[3]

Like so many other rural areas in Surrey, Albury is dominated by detached properties with the percentage of detached homes being double that of the England average and the number flats falling well below the England average.

Fig 1. Housing stock in Albury Parish from 2011 Census

Detached houses	Semi-detached houses	Terraced houses
243	137	59
47.9% of dwellings (England average = 22.3%)	27.0% of dwellings (England average = 30.7%)	11.6% of dwellings (England average = 24.5%)

Flats (purpose built)	Flats (other)	Caravan or other temporary accommodation
28	36	04
5.5% of dwellings (England average = 16.7%)	7.1% of dwellings (England average = 5.4%)	0.8% of dwellings (England average = 0.4%)

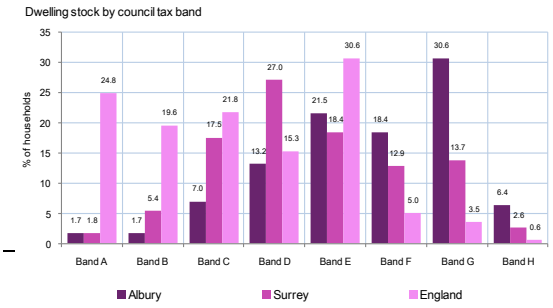
With regards to tenure, Albury sits just below the average for England, this is unusual for Surrey but is explained by the large number of properties owned and rented out by the Albury Estate. When you look at the breakdown of the rented stock, just 8% is social rent (which is half the England average) whilst private rent sits at just over 21% which is 6% higher than the England average. The number of 'other rented accommodation' is also high and this in large will refer to properties such as tied accommodation.

Fig 2. Household Tenure Type – 2011 Census

Housing that is owner occupied	Housing that is social rented	Housing that is private rented	Other rented accommodation
301	41	101	36
62.8% of households (England average = 64.1%)	8.6% of households (England average = 17.7%)	21.1% of households (England average = 15.4%)	7.5% of households (England average = 2.8%)

Fig 3. Council Tax Banding

Fig 3 illustrates the proportion of properties in each council tax band, Albury has a significantly higher percentage of properties in Bands F and G. These price bands are set nationally, so can help show how the cost of all local property (not just those properties that have recently been sold) compares with other areas in both Surrey and England.



[3] Source: Census 2011 (table KS401EW)

Figures 4 shows data from the land registry office. It illustrates all sold prices in the GU5 9 postcode area between 2015-2018. During this period a total of 159 properties were sold and whilst the overall average is just over £800,000, 20% of all sold properties were in excess of £1,000,000. Louise is this the average sold price? Surely there must have been some houses that sold for more than £1.2m in this period? So far this year house prices appear to have dipped slightly for detached properties and show a significant decrease for apartments/flats. Since 2013 just 7 new properties have been sold on the open market, all of which were terraced Can you advise where these are?) No sorry not able to. Sold prices for these properties ranged from £577,000 - £625,000.

Fig 4.

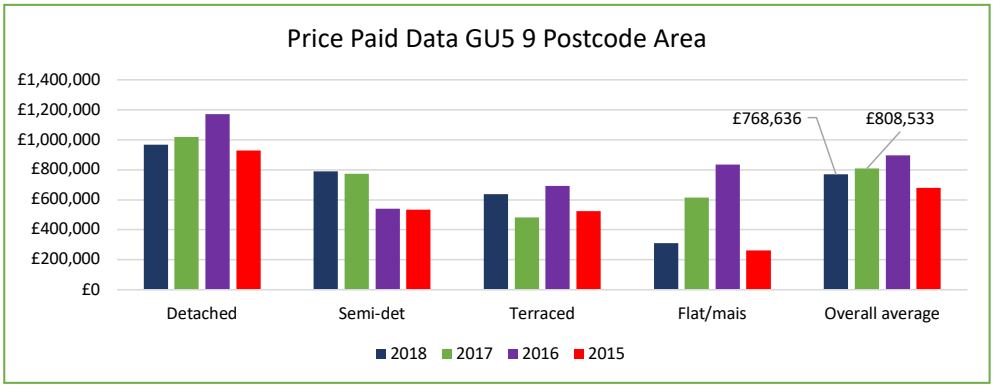
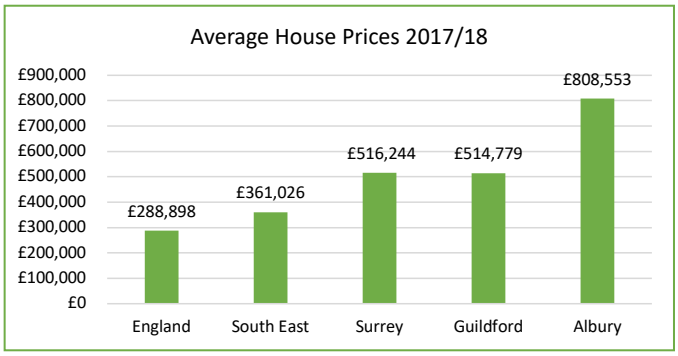


Fig 5. Illustrates how Albury compares nationally, regionally and locally, as you can see the average house price in Albury is almost £520,000 more expensive than the England average, just under £300,000 more expensive than the Surrey and Guildford average.

Fig 5.



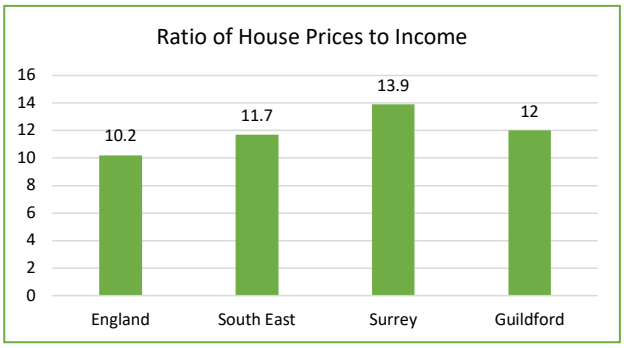
For the period January 2017 to September 2018 Land Registry data for the postcode area of GU5 9 shows that 48 homes were sold in this period with an overall average of £808,553.

Fig 6 shows illustrates the ratio of house prices to income. For Guildford the average house price is now 12 x the average salary. Nationally, In rural areas incomes are, on average £7,000 less than in an urban area and house prices are at least 20% more expensive.

Fig 7 shows the income required for an 80% mortgage, based on average incomes and house prices for that area.

Even if you were to take the cheapest property on the market in Albury, a one bed apartment for £445,000 you would need an income of £101,714 for an 80% mortgage at x 3.5.

Fig 6



A search was undertaken in September 2018, 12 properties were on the market and these ranged from £475,000 for a one-bedroom apartment to £1,795,950 for a 4-bed detached property.

Fig 7

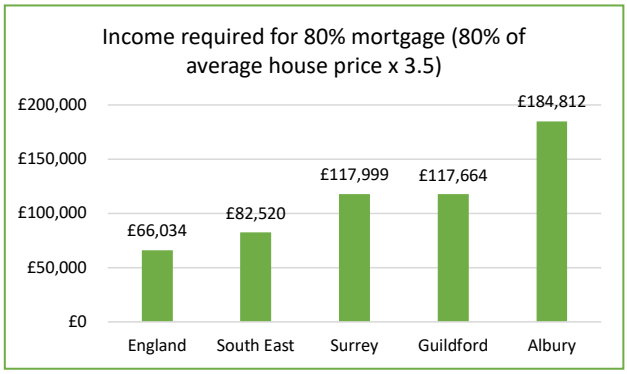


Fig 8 Current Property for Sale

Type	No of Beds	Sale Price
Apartment	1	£475,000
	3	£1,245,000
Terrace	2	£525,000
	3	£625,000
Semi-detached	2	£675,000
Detached	4	£1,195,000
	4	£1,250,000
	4	£1,795,000

Private Rental Market

There were just three properties currently available or recently let, although the latest data from the National Housing Federation gives the average monthly private sector rent as £1,148 the properties available in Albury ranged from £950 for a 1 bed flat/annex, £895 for a 2 bed-terrace and £1,495 for a 3-bed barn conversion. However, it is difficult to explore what would be typical rental figures for the area because of the wide variety in the type of property available, some of which are unique.

The Albury Estate has 90 properties which it rents out privately, rents for these homes range from xxx to xxxx.

Where households are having difficulty in paying their rent, they can apply for Local Housing Allowance (LHA) which will pay up the maximum amount based on their housing need and the size of accommodation they live in.

In Guildford, the LHA[4] rates for 2018/19 in the Guildford area are as follows:
Fig 11.

Local Housing Allowance rates (1 April 2018 – 31 March 2019)		
Number of Bedrooms	**Weekly Rate**	**Monthly Rate**
Shared	£86.56	£376.12
One	£170.67	£741.60
Two	£222.96	£968.81
Three	£276.07	£1,199.59
Four	£355.57	£1,545.04

Currently 28% of all housing benefit claimants in Guildford are in employment, (this compares to 24% nationally) once again illustrating the unaffordability for many households on low – average incomes.

[4] Source. Guildford Borough Council

Current Affordable Housing

Guildford Borough Council currently owns 24 properties in the parish.

Fig 12. Social Housing Stock – Guildford Borough Council – Albury

Property Type	No of units
1 bed bungalow	1
1 bed flat	7
2 bed bungalows	1
2 bed flat	7
2 bed house	4
3 bed house	3
4 bed house	1
Total	**24**

In addition, English Rural Housing Association own 14 properties, 9 affordable rent and 5 shared ownership.

As of September 2018, there were 23 households on the Housing Register who are currently living in Albury. Their need is broken down as follows:

15 x 1 bed property
6 x 2 bed property
2 x 3 bed property

The number of people on the Housing Register at the time of the last housing need survey was also 23 although the bedroom need was slightly different:

17 x 1 bed property
3 x 2 bed property
3 x 3 bed property

*Renting a 3-bed house privately, in Albury will cost you about **£899** a month **more** than if you rented from the local authority. Many households find themselves in the 'private rent trap' of being unable to save towards any alternative. Housing association rents in the village are broadly in line with those of the local authority.*

Fig 14. Typical Social Rents in Guildford

Property Type	Weekly	Monthly
1 Bed Bedsit	£83.29	£360.92
1 Bed Flat	£94.04	£407.51
2 Bed Flat	£110.26	£477.79
1 Bed Bungalow	£117.21	£507.91
2 Bedroom Bungalow	£130.06	£563.59
2 Bedroom House	£135.33	£586.43
3 Bedroom House	£137.63	£596.40

The purpose of the survey was to provide a more detailed understanding of the views of local people towards development, to ascertain if a housing need existed and if so for what type of housing.

Typically, the level of response to surveys of this kind range from 10-30%, as most people living in the area are well housed and would not necessarily respond to a housing survey unless they felt it directly affected them.

The aim of this survey was twofold:

- To give all residents an opportunity to provide an opinion on the issue of housing development within the village;
- To assess whether there is a need for housing amongst residents and if so for what type of housing.

Part 1 of the questionnaire was designed to survey all residents about their views regarding the first point.

Part 2 was aimed specifically at those people who consider themselves to be in housing need, now or in the near future and is designed to help measure the level of need and type of housing by those people with a local connection to the Parish, both for affordable and open market housing (the needs of older people and emerging families)

Whilst the surveys were sent to all households in the parish, the survey results do not purport to be representative of all residents; no information is available on non-respondents and it is not possible to gross up results to the entire population. Nor does the survey purport to assess the entirety of housing need in the area.

The forms were posted to all households who were listed with the local authority in March 2018 (is this electoral role? No, I believe it is the council tax register (this includes all annexes and caravans but excluded Edgeley Park) and householders were supplied with reply paid envelopes, there was also an option to compete the survey online. A total of 126 responses were received giving an overall response rate of 25% which is quite acceptable for a survey of this kind.

The 2012 survey had a response rate of 33%.

The data from all returned forms has been collated and analysed as follows:

		Completed Online	Hard Copy
Total distributed	502		
Total returned	126	26	100
Return rate	25%		

Please note that findings are based on 126 responses but not everyone responded to every question and percentages have been rounded up/down so may not total 100%.

Survey Findings

Q1. Where in the parish do you live?

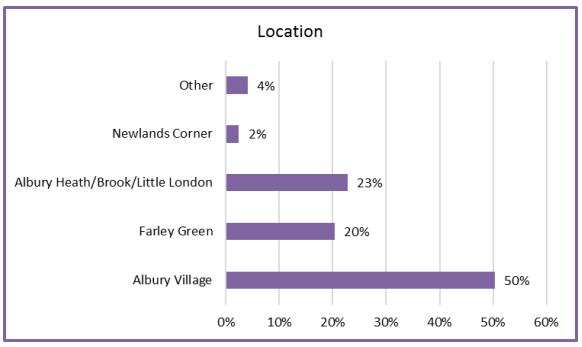


Fig 1.1 – Base: 123 respondents

50% of all respondents reside in Albury Village, 23% in Albury Heath, Brook, Little London and 21% in Farley Green.

Q2. How would you describe your current housing situation?

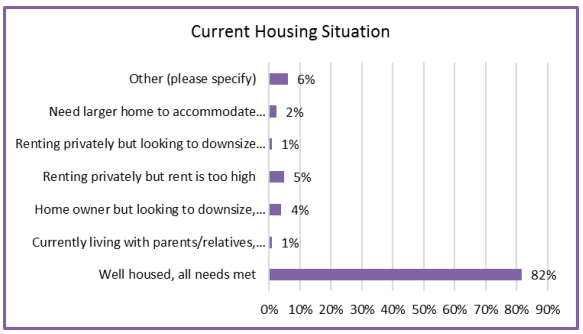


Fig 1.2 – Base 126 respondents

82% considered themselves well housed, 4% (5 households) were renting privately but felt it was too expensive and 4% were homeowners looking to downsize. Under 'other' were 2 homeowners looking for larger accommodation and 1 person in tied accommodation.

Q3. How many people in each age group are living in your home?

The largest representation was from those aged 60+, closely followed by the 45-59 age group.

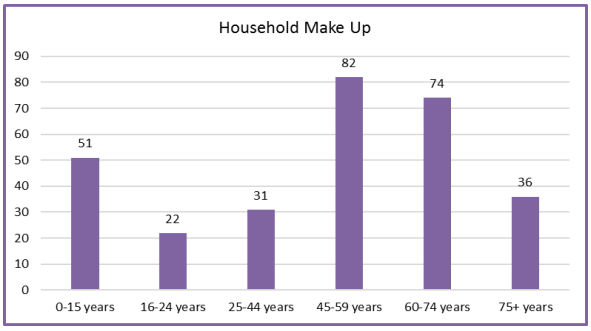
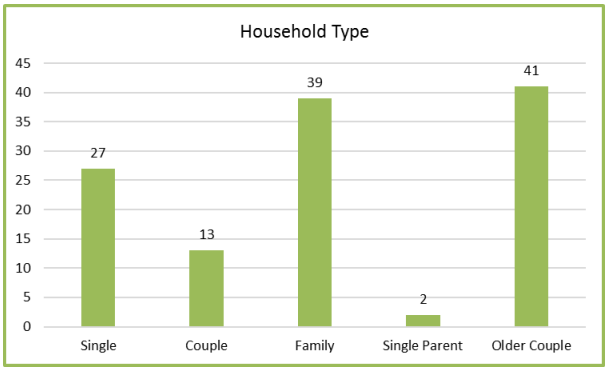


Fig 1.3 – Base 122 respondents



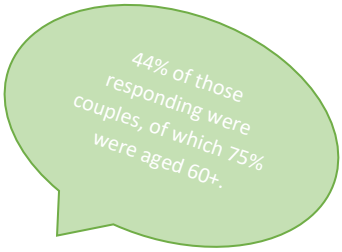


Fig 1.4 – Base: 122 respondents

Q4. How would you describe your current home?

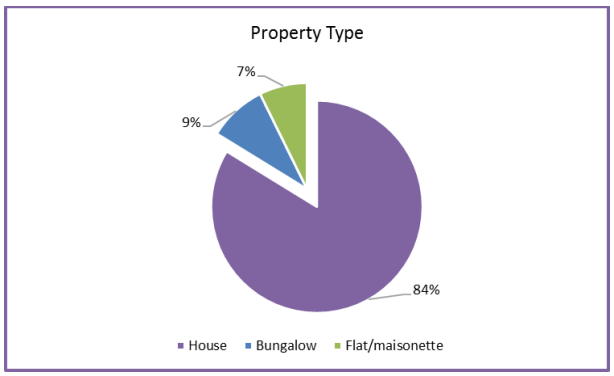


Fig 1.5 - Base 123 respondents

The responses to question 4 and 5 about the type and tenure of the respondent's current home were broadly in line with the data collected from the 2011 census.

84% of respondents lived in a house with just 7% living in a flat.

79% of respondents were owner occupiers, with 10% renting privately and 5% renting from a housing association or council.

Q5. What is the tenure of your current home?

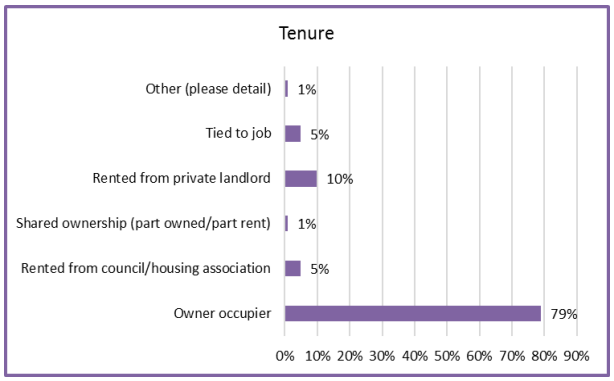


Fig 1.6 – Base 124 respondents

Q6. How many bedrooms does your home have?

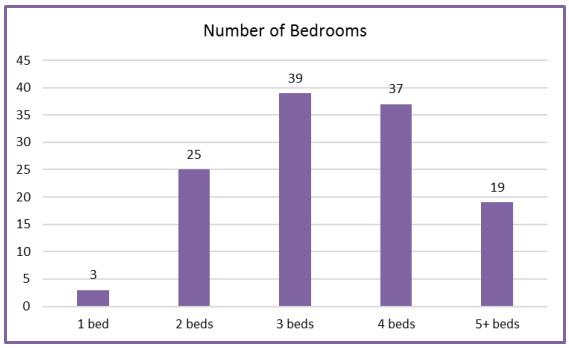


Fig 1.7 – Base 123 respondents

Q7 and 8. Has anyone in your family moved away from the parish in the last 5 years, due to difficulty in finding a home locally? If so what was the main reason for this?

9 confirmed this to be the case of which 8 stated this was because they could not afford to buy/rent.

Q9. In terms of housing what type of new housing do you think is needed? Please tick as many options as you agree with.

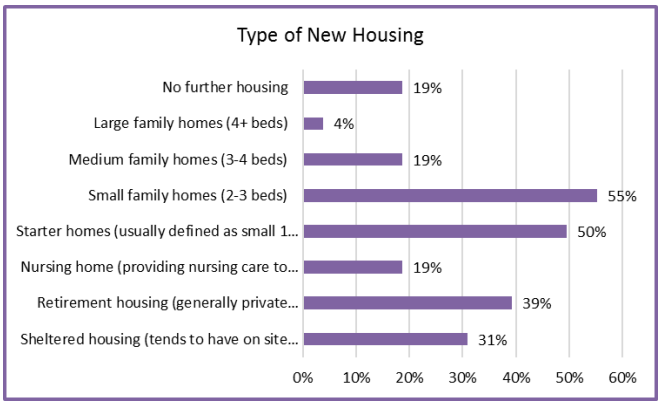


Fig 1.8 - Base 107 respondents

55% gave a preference for small family homes, 50% for starter homes followed by 39% in favour of retirement housing. Only 4% wished to see larger family homes and 19% were in favour of no further development

Q10. What tenure would you like these homes? (more than 1 answer allowed)

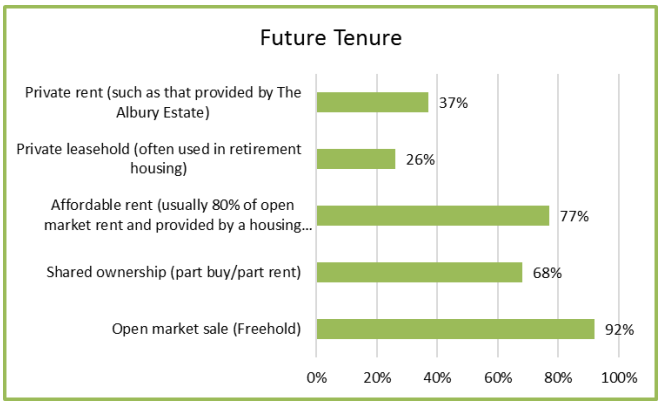


Fig 1.9 - Base 62 respondents

93% gave a preference for open market homes, 77% for affordable homes and 68% for shared ownership. There was still a strong support (37%) for private rental properties, such as those provided by the Albury Estate with 26% supporting private leasehold.

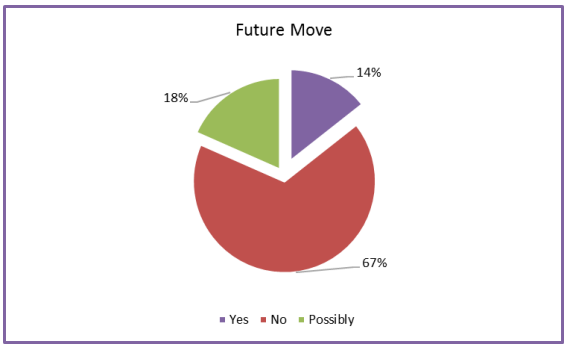
Q11. Do you have any further comments to make? I assume these are individual responses but if more than one person made them it would be helpful to know numbers only 13 people made comments so they are listed here in their entirety.

1.	Church Lane and Westonfields already have sufficient developments, Parking and Transport in said area is already a problem.
2.	I have lived in this parish for the past 12 years and need more space as my children grow older. However, so many of the properties in Albury are either owned by the Albury Estate or are not adequate size wise. We will be very sad to leave our community next year
3.	1. Nobody gave me a cheap house - I had to pay the market price. 2. of course people want a cheap house - but there is a price? decided by the markets - see point 1. 3. Your proposal is naïve - you will just end up giving cheap houses to immigrants who will sell them at a profit
4.	Preference given to those applicants with local connections
5.	No further extensions to or building on Edgeley Park
6.	Too many houses being built in this area the roads cannot cope.
7.	We love living here and the community but pay extremely high rent
8.	In Albury Parish over the last few years planning permission has been granted to transform many small family homes (affordable) to large family homes (expensive). This is scandalous and hypocritical when so much lip service is paid to the need for affordable housing.
9.	Build at Farley Green for a change, don't build around Westonfields or in the playground
10.	Both my sons left surrey 10 yrs. ago, unable to afford to live/commute here. Please do not presume all old people want to live with other old people in residential/retirement housing. the trend of enlarging/extending modest homes within the community affects downsizing opportunities for older residents who wish to remain in the village but independent. Single storey (not flats) lacking
11.	Sometimes people don't need a new home - just the flexibility to make their existing home more suitable e.g. to accommodate home working, extend a kitchen for better use etc. Planning policy also needs to support people's ability to make their existing homes more suitable rather than assume that needs can only be met by people moving homes.
12.	Greatly concerned about and would actively oppose any large plans as I live in Albury because of its size and peace. However, the village would benefit from updating older sites and starter homes/retirement homes. One these sites would be of genuine help to local people. Not large homes where someone is making a profit. Wary of terms like 'Albury moving forward' it's our homes not a business

13.	Daughter, husband and 2 children, aged 2 and 4 have bought an affordable house in central France as property unaffordable.

Part 2 – Future Need

Q12. Do you, or anyone living with you need and/or want to move to alternative accommodation on the next 5 years?



Across all areas there were a total of 41 households who thought they may need/want to move in the next 5 years.

Fig 2.1 - base 125 respondents

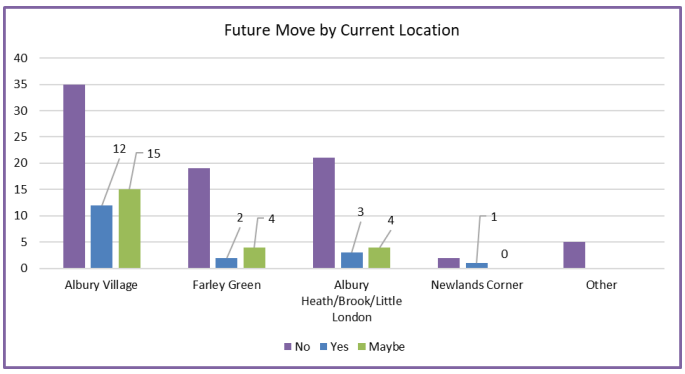


Fig 2.1a – base 125 respondents

Q13. When do those requiring accommodation need to move from this home?

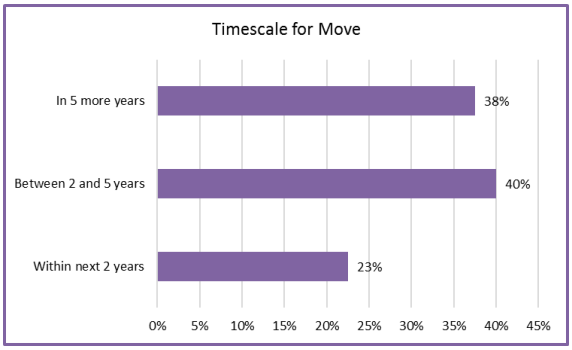
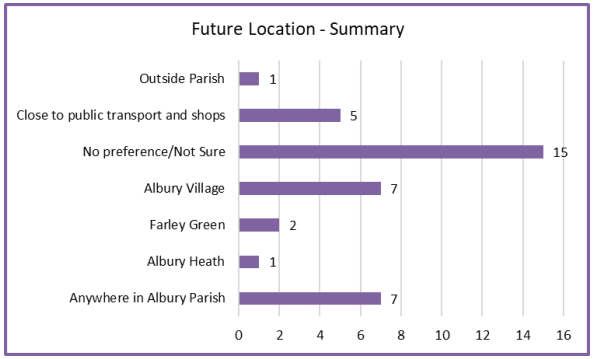
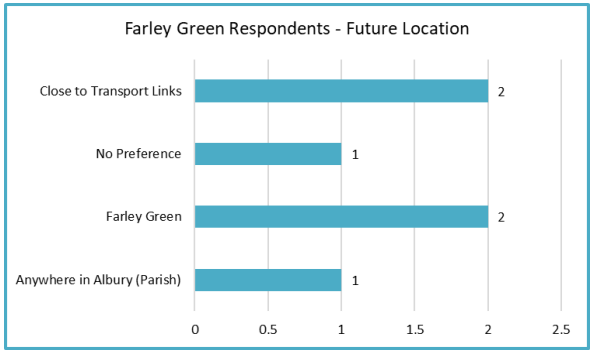
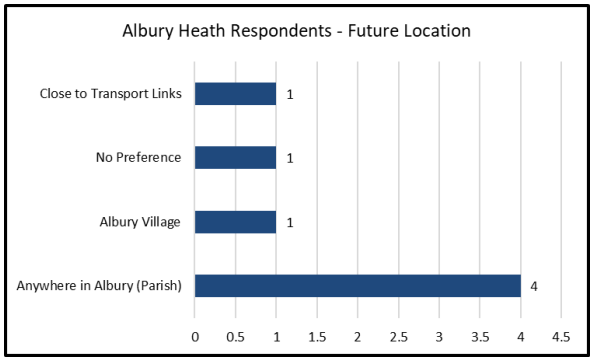


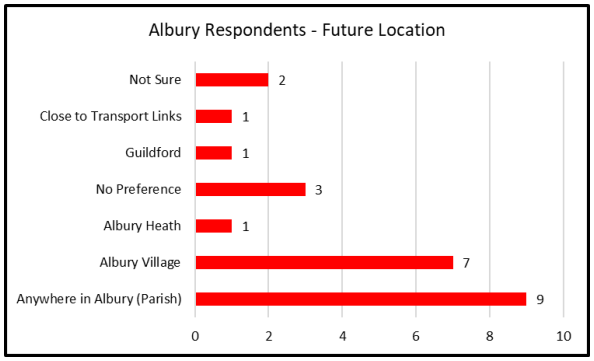
Fig 2.2 - base 40 respondents

Q14. Where in the parish would you prefer to be?









Only one household in Newlands Corner was looking to move and this was to outside the parish area.

Q15. What is the current tenure of your home?

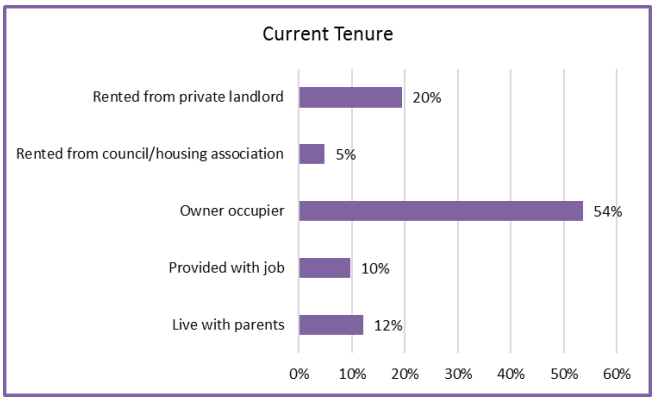


Fig 2.4 base: 41 respondents

Q16. Which tenure would you prefer your new home to be?

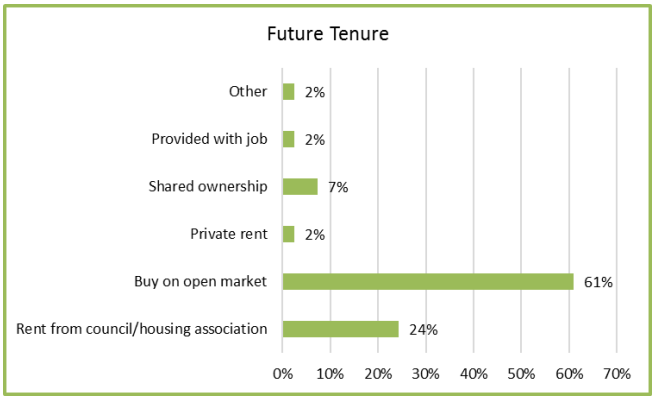
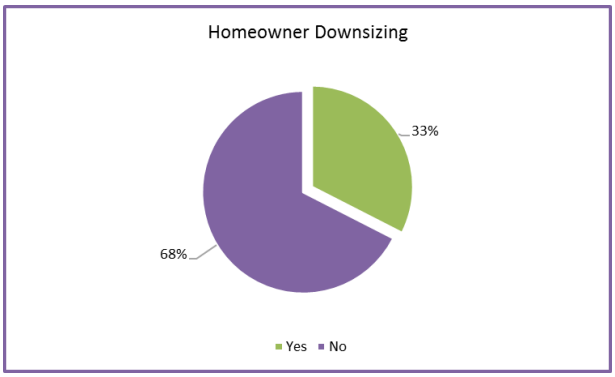


Fig 2.5 -base 41 respondents

Q17. Are you on the local council housing register or waiting list?

Just 5 out of 42 respondents stated they were registered on Guildford's Housing Register. This means that 17 households who are currently registered with Guildford as being in housing need chose not to complete the survey.

Q18. Are you a homeowner looking to downsize but want to remain in the parish?



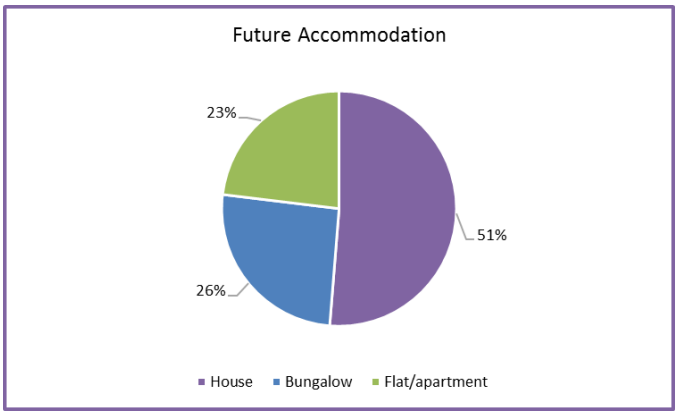
13 owner occupiers were looking to downsize but remain within Albury(village or parish?)

Fig 2.6 -base 40 respondents

Q19. Are you renting privately but looking to downsize and want to remain in the parish?

Four out of 34 respondents responded positively to this question, making a total of 17 households looking to downsize but remain within the parish.

Q20. What type of accommodation would best meet your needs?



51% were looking for a house with 26% giving a preference for a bungalow.

Fig 2.7 - base 39 respondents

Q21. How many bedrooms do you require?

Given the number of households looking to downsize, along with those emerging households it is not surprising that many households are looking for a 2-bed property.

Fig 2.8 – base 40 respondents

Q22. Does anyone requiring alternative accommodation has specific housing needs? e.g. adapted for wheelchair access.

None currently required.

Q23. What is the main reason for this move?

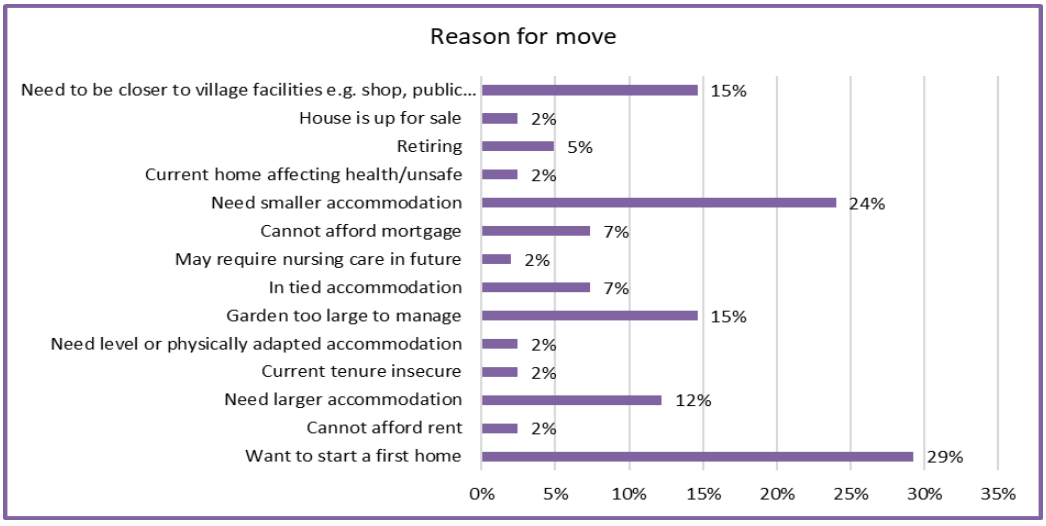


Fig 2.9 - base: 41 respondents

The single biggest reason for wanting to move was to start a first home, closely followed by those looking to downsize.

Q24. What is the makeup of the new household?

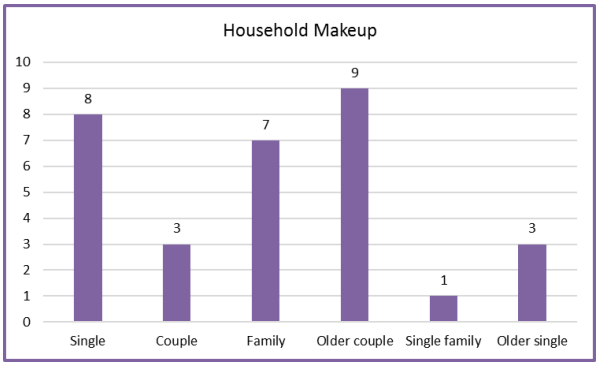


Fig 2.10 – base 31 respondents

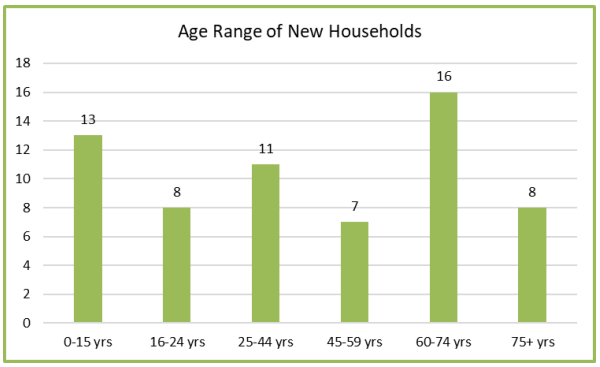


Fig 2.11 – base 31 respondents

There is an even spread in terms of the household makeup ranging from single people to families and older couples.

This remains true in terms of age ranges with a fairly even spread throughout.

This is not typical as in many rural areas in Surrey there is often a bias towards an older and ageing population.

Q25. What is your local connection to the parish?

Used to live in the parish	8%
Work in the parish	8%
Currently live in parish	89%
Close relative lives in parish	8%

Fig 2.12 - base 37 respondents

Q26. Would you prefer to rent?

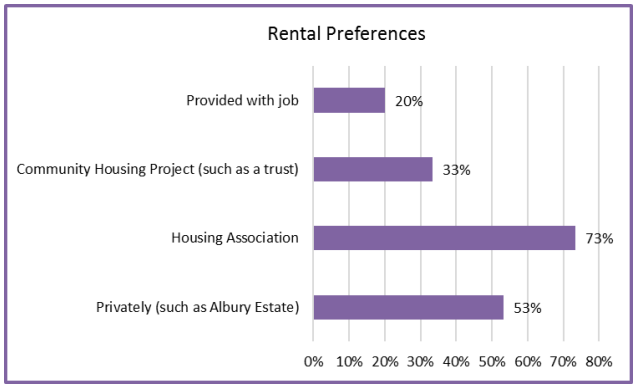


Fig 2.13 – base 37 respondents

Out of 37 respondents, 8 indicated a preference for renting privately. This figure is quite high but is likely to reflect the trust placed in the Albury Estate as a landlord. Such trust in private landlords is not usually so high.

11 households expressed a preference for renting via the council or a housing association. 5 households expressed an interest in a community housing project.

Q27. How much can you afford in rent each month?

Responses ranged from £500 per month up to £1250. However, the average of the 8 people who provided a response was £756 per month.

Q28. If you are looking to buy, how much do you expect to pay for the property? As a guide it is normal to consider three times the household's gross income for mortgage purposes plus any savings you may have.

up to £250K	2
£300K	2
£400K	3
£450K	1
£550K	1
£600K	1

Q30 and 31. Do you expect to take advantage of any Government Help to Buy Schemes? If so Which ones?

6 households confirmed they hoped to, two were interested in the Mortgage Guarantee Scheme, one in an Equity Loan and one in the Right to Buy.

Q32. Are you registered with bpha, the partner organisation for low cost home ownership in Guildford?

No one was registered but one household stated they would look to do so.

Q33. What is the gross annual income, including benefits, of those in the NEW household? (before deductions and if more than 1 person please include all income)

The gross income ranged from £12,000 per annum to £57,000. As a household would require in the region of £101,000 for an 80% mortgage to be able to afford the cheapest property currently for sale (a 1 bedroom flat) you can see the disparity between aspiration and reality. For a household with an income of £40,000, the most they could expect to borrow is £140,000, even if they were purchasing a flat in Albury they would need a deposit of more than £300,000.

Q34. How much do you think you will be able to place as a deposit?

7 households responded to this question, the values ranged from 10% to outright purchase.

Q35. How much do you think you would be able to obtain as a mortgage?

Only two respondents provided an answer, both expected to obtain a mortgage in the region of £300,000.

The 2012 Housing Needs Survey found that most respondents were well housed, the 2018 survey also found this to be the case. However, when assessing need in small, rural areas such as Albury even the smallest of needs can have an impact on the balance of a community.

In 2012 a recommendation was made for 11 new affordable homes, this was broken down into 9 rented units (8 of which to be at less than 80% of the open market) and 2 shared ownership units. There was a general consensus via the 2012 survey that 20 new homes in the parish would be an appropriate level of growth. Since then planning consent has been granted for 1 new homes but none of these are designated affordable homes. Can you give us some breakdown re what these are e.g. 3 bed open market etc. All 11 are open market properties:

4 x 2 bed – semi detached in Church Lane

2 x 3 bed - semi-detached in Little London

1 x 4 bed – detached in Little London

2 x 3 bed – semi detached in Shophouse Lane

2 x 2 bed – semi detached in Shophouse Lane

The 2018 survey found that within the next 5 years 40 households would be seeking new accommodation.

This can be broken down as:

25 open market homes
12 rental properties (of which 10 are affordable rent)
3 shared ownership

In assessing the open market homes, the greatest call is for 2 and 3-bedroom homes and whilst it would be expected that normal market conditions would meet this need the biggest barrier will be for emerging households and whether they would be able to afford to buy.

In terms of affordable rent, the *expressed* need was for:

3 x1 bed
5 x 2 bed
2 x 3 bed

Only eight respondents gave enough information for their need to be explored further and given the household makeup the *actual* need is for:

6 x 1 bed
2 x 2 bed

Shared Ownership allows more flexibility on bedroom allocation and the expressed need was for:

2 x 2 bed
1 x 3 bed

Given that consent has already been granted for 11 new open market homes in the parish and considering that previous sales of new homes (which were terraced houses) sold for an average of £600,000 the following recommendations are suggested:

- That consideration be given to identifying a suitable area(s) for the development of a small number of affordable homes. (of up to 10 units, either in one development or two) Presume these homes can include flats? Anyone express need to gardens/amenity space?

- That the tenure of these homes reflects the broader needs of the community and allow for affordable rent, shared ownership and discount market sale. This is to meet the existing need for affordable rent and also an emerging need for home ownership whilst recognizing that affordability will be a barrier.

- That the affordability be 'locked' in in perpetuity so that future generations may also benefit.

- That the community be further consulted on whether such homes should be invested in a local trust to ensure that the local community remain the beneficiaries. Can you provide us with more detail on the Trusts and how they work? There are a number of ways in which this can be achieved, the most common would be a Housing or Community Land Trust which enable the local community to have a greater say in who is eligible for the homes, how the homes are managed and in setting the rent levels. It is too big a subject to explain here but an information sheet could be inserted as an appendix.

- Can you give us any guide on location in the summary e.g village or anywhere in parish? This is covered earlier but would be useful to have in the summary Amongst those looking to move the majority of people simply stated Albury or anywhere in the parish, 8 of the 38 respondents specifically stated Albury Village.

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

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

A summary of the findings follows:

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

Conclusion

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

Housing Association Rent (eight)

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

Housing Association Shared Ownership (four)

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

Open Market (five)

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

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

Rent (19)

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

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

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

APPENDIX K Protected Views Reports

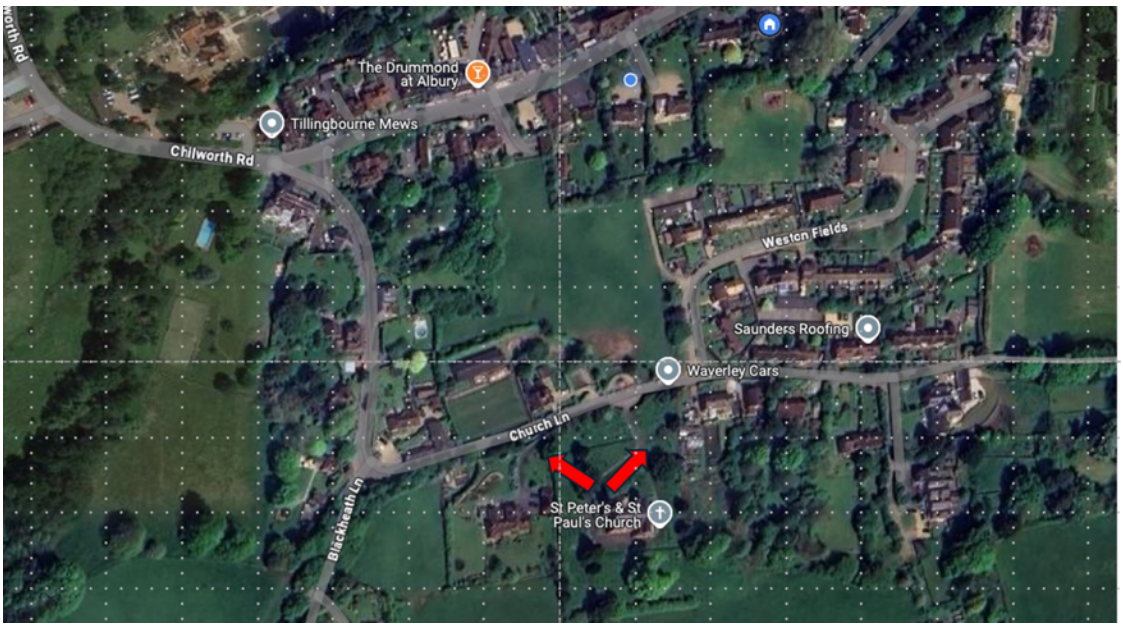
The Neighbourhood Plan Steering Group identified 14 views in the parish which it felt were of significant importance and worthy of protection. These were put forward in the Neighbourhood Plan parish consultation which took place between April and June 2024. There was support from parishioners for the selection of views with 25% of respondents commenting specifically. The view of the parish church from The Street in Albury village and views from and towards Newlands Corner accounted for 17% of supportive comments made. The views selected can be found in the AECOM Design Guidance Report and are as follows:

1. **From immediately outside Albury Parish Church of St Peter and St Paul in Church Lane, northwest towards St Martha's church, north towards Newlands Corner and northeast towards Ranmore Common.**

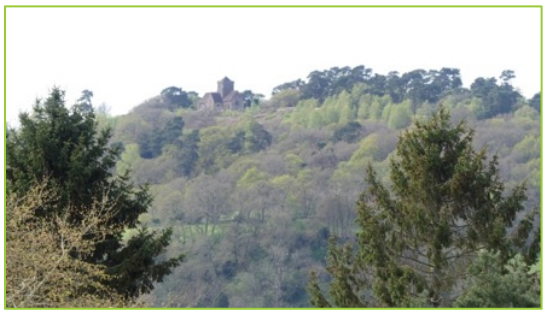
   The parish church of St Peter and St Paul is set high on a hill on the south side of Church Lane. It is clearly visible from the distant views within the parish and from outside the western side of the church it affords unobstructed views towards St Martha's church on St Martha's hill. This church, which dates back to the 12th century and was rebuilt 1848-1850 is on the Pilgrim's Way and on the 18th highest hill in Surrey and is only accessible by foot. Still in use, it is a beautiful and much appreciated local landmark.

   Newlands Corner is due north of St Peter's and St Paul church and extends from White Lane across the north downs to the A25. Newlands Corner is a 250-acre site rising to 173m and is one of the most popular visitor sites in Surrey for its walking and views.

   Looking northeast from St Peter and St Paul Ranmore Common is clearly visible and joins the escarpment with Newlands Corner to form the North Downs Way. The view from St Peter and St Paul's church offers panoramic and uninterrupted views of St Martha's, Newlands Corner and Ranmore Common as one vista.



Source: Google Maps



View to St Martha's

View towards Ranmore in the East

2. The "Old Saxon Church" formerly the parish church of St Peter and St Paul.

The Old Saxon Church was for almost 2000 years the parish church for Albury. It is situated in Albury Park, is Grade 1 Listed. There remains a great affection in the community for this beautiful old church. It is now in the care of the Churches Conservation Trust but there is an active community group The Friends of the Old Saxon Church, who fundraise for its upkeep, organize community events and provide daily maintenance for the church which is open daily. There are community services in the church twice yearly including a Christmas carol service. The church is also significant to visitors to the parish from the Catholic Apostolic church who visit to view the burial chapel of Henry Drummond. The church is situated close to Albury Mansion and close to where the original village of Albury was situated. The view is from the approach road into Albury Park looking towards the church with the mansion next to it.

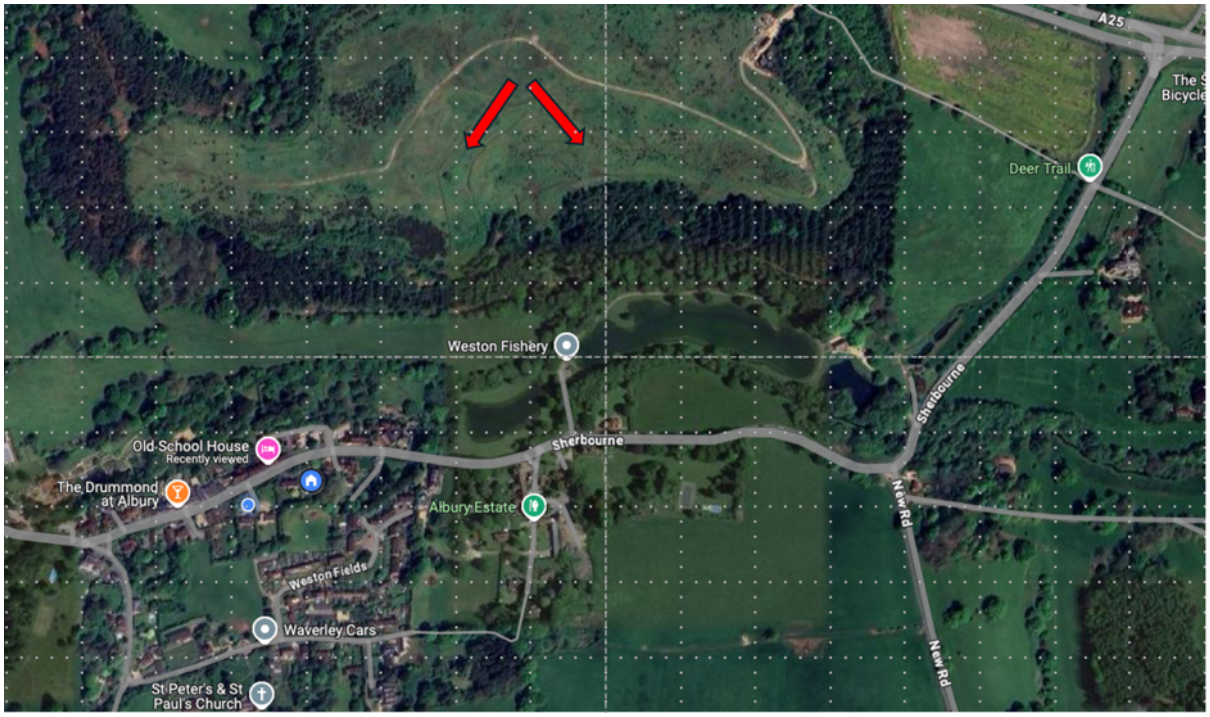
Source: Google Maps

View towards Old Saxon Church from Albury Park

3. Viewing platform at former SUEZ landfill site towards Albury Parish church of St Peter and St Paul.

The site was originally used for the extraction of sand and clay and in 1957 two acres was approved for sand working. In 1980 this area was designated as a landfill site. It was a controversial decision for parishioners as it was a prominent and ugly site, clearly visible on the north downs close to Newlands Corner and the ancient Weston Wood. Pollution, smell, unsightliness and excess movements of heavy lorries blighted the area and in 1989 planning permission for the extraction of minerals was passed with the restoration of all existing and proposed work sites. Condition 23 stated that the site "*shall be returned to a condition suitable for forestry at ground levels as to facilitate natural drainage and permit the carrying out of normal forestry operations*." Sadly, financial considerations overrode SITA's original obligations to return the site to forestry with community access, not least because the ground was considered unstable and too polluted for tree planting. Access to the community was denied and the only access to view the outstanding view south towards Albury village is from the SITA viewing platform.

The installation of this platform was warmly received by parishioners.



Source: Google Maps

Albury village from viewing platform.

Sherbourne from viewing platform

4. **The parish church of St Peter and St Paul as viewed from The Street Albury across Malcolm's Field.**

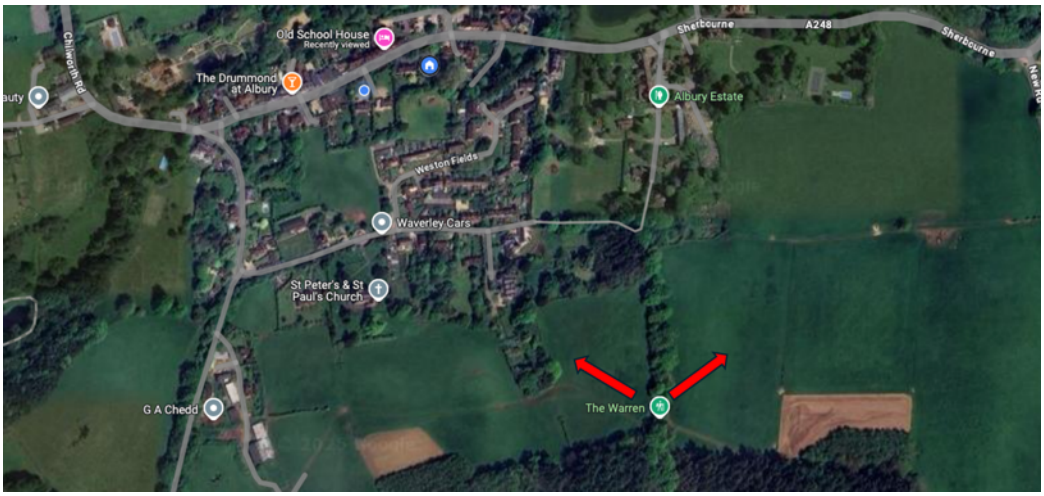
The parish church has significant value to residents of Albury village as it was commissioned by Henry Drummond for parishioners when Albury village was moved from its previous site in Albury Park to the village of Weston where it resides today. The church was a replacement for the former parish church (now known as the Old Saxon Church) for villagers to use. It is Grade II Listed, was designed by McIntosh Brooks and built in 1841. It stands on a hill that overlooks the village and there is a clear view of it across the only open field close to The Street-Malcolm's Field.

Source: Google Maps

View towards St Peter and St Paul church from The Street in Albury village

5. **The Warren Albury (at field gates) in 2 directions towards St Martha's Hill and Ranmore Common (2 views).**

The Warren in Albury climbs steeply south out of Church Lane in Albury village up to Albury Heath. Part way up this sunken lane which is a Regionally Important Geological/Geomorphological Site (RIGS), are 2 field gates which afford views north east towards St Martha's Hill and church and Newlands Corner, whilst the other has views of the north downs towards Ranmore Common. Both views are far reaching and uninterrupted.



Source: Google Maps

View towards St Martha's due West

View towards Ranmore in the East

6. **The entrance to Farley Green from the north (from Brook Hill) and from the south (from August Lane).**

Farley Green has been designated a Local Green Space in the Neighbourhood Plan as being of significant value to the community. It is an open piece of land at the entrance to the main settlement of Farley Green.

Source: Google Maps

View of Farley Green from Brook Hill

View of Farley Green from August Lane

7. Guildford Lane towards Newlands Corner and the north Downs from St Martha's car park.

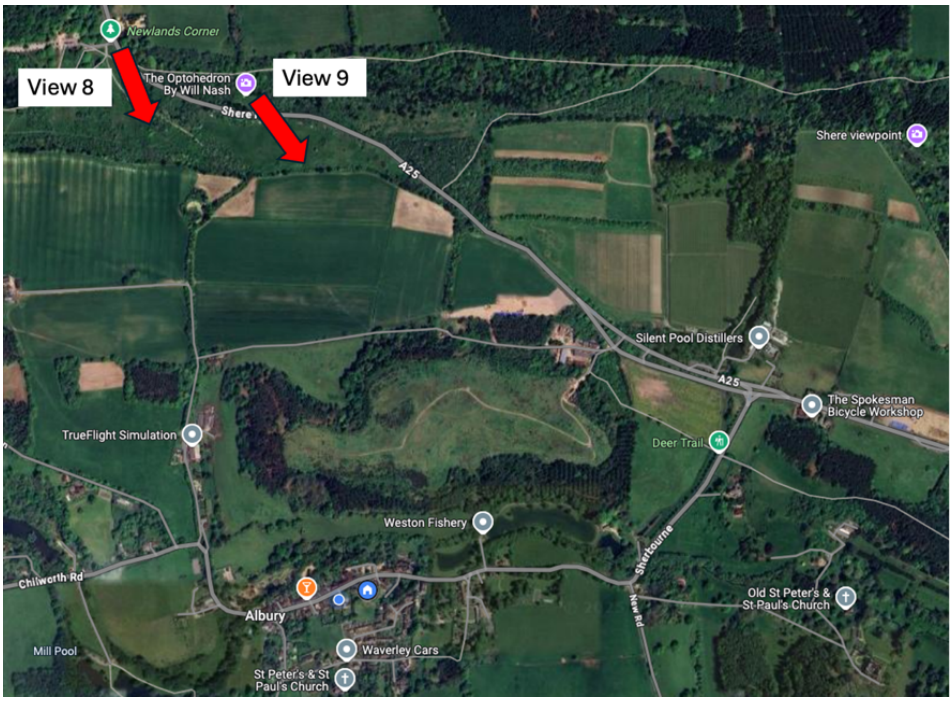
This view offers uninterrupted views toward Newlands Corner and the north Downs in a northeast direction from Guildford Lane at the point it meets St Martha's car park.

Source: Google Maps

View of Newlands Corner from St Martha's car park

8. **Newlands Corner, south of the A25 looking south-east from Newlands Corner car park towards Albury village.**

Newlands Corner is one of the most popular and highest viewing points in Surrey and affords open and uninterrupted views towards the South Downs. The view is panoramic and unspoilt. It is a site that contains an ancient barrow and forms part of the Pilgrims Way. The views towards the parish Church of St Peter and St Paul are of particular significance to parishioners.



Source: Google Maps

View of Albury village taken from Newlands Corner car park

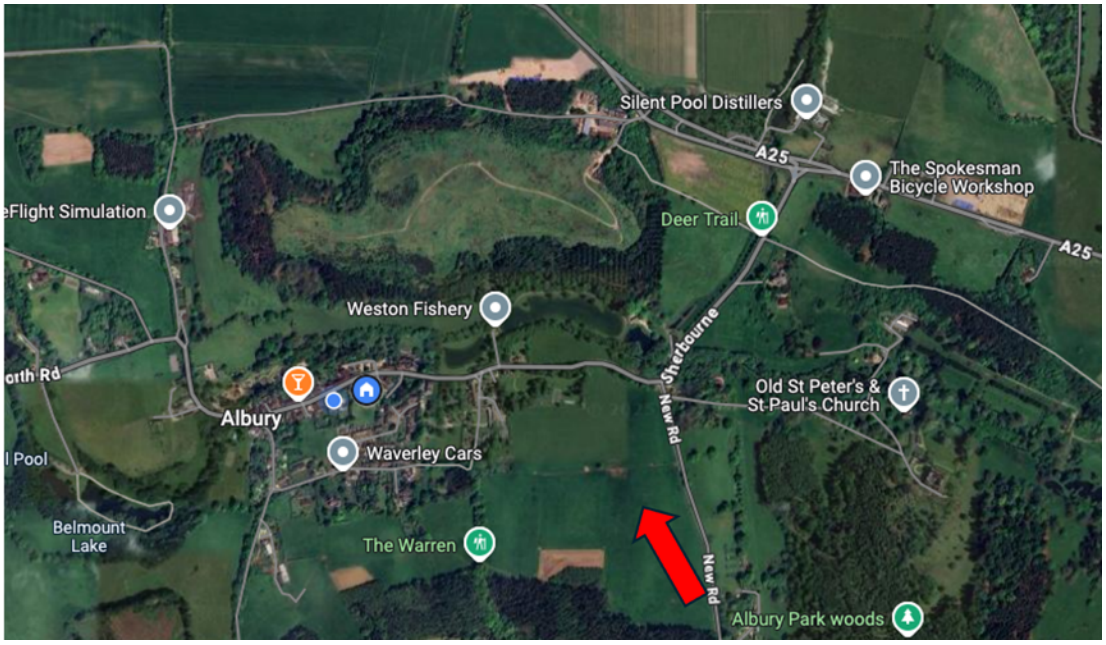
9. Newlands Corner, south and west of the A25 from the North Downs Way looking south-east towards Albury village.

This view is similar to view 8 but taken from further west and offers a wider vista of one of Surrey's most iconic views.

View of Albury village taken from Newlands Corner viewing area on North Downs Way

10. The top of New Road hill towards the North Downs and Newlands Corner. This view is from the hill that faces the Newlands Corner ridge and North Downs.

It is a beautiful open vista since the former SITA return of landfill site to open countryside.



Source: Google Maps

View of Newlands Corner and North Downs taken from New Road

11. Park Road at the South Lodge bend down the footpath towards Shere and the North Downs.

This is an open view down the hill towards the picturesque village of Shere with the north Downs in the background. The hill down towards Shere is a very popular walk using the footpath.

Source: Google Maps

View from footpath at South Lodge towards Shere and North Downs

12. The Catholic Apostolic Chapel from Sherbourne Farm and Sherbourne.

The Catholic Apostolic Chapel is a building of significant historic interest in the parish. Grade II Listed it contains the Rose window designed by Augustus Welby Pugin when the building was commissioned by Henry Drummond in 1839 to be the meeting house for the 12 Apostles of his newly formed Catholic Apostolic faith. The building today is maintained in trust and though not open to the public is visited by tourists who continue to follow the Catholic Apostolic faith. It is also a prominent building on the approach to Albury village.

Source: Google Maps

View of Apostolic Chapel from A25 at Silent Pool

13. Weston Pond towards Albury village at Bourne End.

This is the gateway to Albury fisheries and offers views towards Albury village and some of the iconic Pugin chimneys that are a special feature of the village.

Source: Google Maps

View from Albury Fisheries to Albury village

14. From the Totem pole on Albury Heath towards the South Downs.

This view from the top of Albury Heath offers open views towards the South Downs. It is located close to Albury Sports club which is the only sports club in the parish and where the Albury Produce Show is held annually.

Source: Google Maps

View Totem pole at Albury Heath looking towards the South Downs

DRAFT ALBURY PARISH NEIGHBOURHOOD PLAN SITES REPORT

Outcome of Parish Consultation April-June 2024

Albury Parish Neighbourhood Plan Steering Group
Alburyparishneighbourhoodplan.org

May 2025

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Appendix 1 Respondents comments in full and Policy Feedback

Introduction

This report contains a summary of the outcome of the Albury Parish Neighbourhood Plan Public Consultation on potential affordable housing and rural enterprise sites, and draft policies undertaken between April and June 2024.

Annex 1 "*Respondents comments in full and Policy Analysis*" contains a copy of parishioner's responses to the consultation in full. To aid identification each respondent was allocated a "Respondent Number" and their general location in the parish noted. These are shown in the 2 right hand columns of Annexe 1.

To adhere to GDPR guidelines all responses have been amended to maintain the anonymity of the respondent wherever possible. However, some respondents included information in their responses which is specific to their property and identifies where they live. Removing this information for the purposes of GDPR would invalidate the entirety of their response. In order to make this a working document for the NP Steering Group, Parish Council, and going forward for assessing Planning Applications on the sites, these responses have not been edited. As such and to protect parishioner's identity, access to Annexe 1 is restricted to members of the Albury Parish Neighbourhood Plan Steering Group, Albury Parish Council and Planning Consultant James Garside. Any further access will only be granted by permission of Albury Parish Council.

This report was compiled by Albury Parish Neighbourhood Plan Steering Group.

Objectives

The Consultation was undertaken to establish the views of Albury Parish parishioners to the draft Albury Parish Neighbourhood Plan and its policies, the AECOM Design Guidelines Report, the AECOM Report on Affordable Housing sites and on the following sites put forward by landowners as potential locations for affordable housing or rural enterprise opportunities.

Affordable Housing

Site A Malcolm's Field

Site B Land behind Rose Cottage

Site C Birmingham Farm

Site D Land behind Albury Mill

Site E Land at Albury House

Site F Land behind village hall

Rural Enterprise sites

Site G Sandpit/Old Sawmill

Site H Silent Pool

Site I Solar Array

Housing Needs Survey Results

In January 2024 Surrey Community Action undertook a Housing Needs Survey in Albury parish which undertook to identify if there is a need for affordable housing in the parish and if so what size and type of tenure. The NP Steering Group sent out a call for sites to landowners who responded with the sites identified in pages 2-3 above. This consultation is to determine if affordable housing needs can be met in the parish and to gauge parishioner's views on where might be most suitable. In summary the results of the Housing Needs Survey identified the following need.

The survey identified 17 households with a local connection in need of alternative accommodation, as shown below.

Housing Association Rent (eight)

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

- **Housing Association Shared Ownership (four)**
- 1 x 2 bed house at 17% share
- 1 x 2 bed house at 32% share
- 1 x 2 bed house at 34% share
- 1 x 3 bed house at 23% share

Open Market (five)

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

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

Rent (nineteen)

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

(A household assessed as in need of a **two-bed house** to rent indicated that they were on the local Housing Register. If homes were brought forward as a result of this survey work overall numbers should be discounted by one to prevent double counting.)

*In assessing the open market homes, the greatest call is for two and three-bedroom homes and whilst it would be expected that normal market conditions would meet this need the biggest barrier will be for emerging households and whether they would be able to afford to buy. There was also a demand for one or two-bedroom bungalows for those wishing to downsize. Consideration needs to be taken regarding affordability being "locked" in in perpetuity so that future generations may also benefit.

It should be noted that although Housing Needs Surveys are only ever a snapshot in time it is accepted practice that the resulting data is considered to have a "shelf life" of 5 years.

Surrey Community Action asked that particular consideration is given to the amends that were included in the final report and Appendix C, as follows:

A. *I have attached, in Appendix C, the Guildford Borough Council Allocations criteria, and referenced this in the paragraph 'Analysing Need'. I have also removed the paragraph in the summary and conclusion* ***"****In rural areas where analysis indicates a need for one bed rented accommodation this may be reclassified as two bed accommodation as one bed homes can sometimes be difficult to let and may sit vacant for a period of time. A one-bed home can accommodate only a single person or couple whereas a two-bed home can offer greater flexibility allowing for the growth of a single or couple household and offering an adaptable and accessible home for life. This increased flexibility is a strong argument for providing the larger unit."*

The reason for this is that there is a clear need in the Parish for one bed accommodation and in GBC Allocations Policy two bed accommodation in most cases will not be awarded to a single person or couple. When analysing need there were both couples and single people needing accommodation.

B. I have also clarified the GBC First Homes Approach.

Method of Consultation

The Albury Parish Neighbourhood Plan (APNP) public consultation took place between April 29 – 30 June 2024. Publicity for the project was as follows:

- There were 3 public meetings each 2 hours long, with presentations and question and answer sessions to explain the objectives of the APNP, its policies and the sites proposed for affordable housing and rural enterprise development. These took place on April 29, May 8 and May 18, 2024, in the village hall. The events were publicised in the March edition of the monthly Parish magazine which is distributed to all homes in the parish.
- A 4-page A4 leaflet "Albury Matters" was sent out to every household in the parish in April advertising the public meetings and explaining the Neighbourhood Plan, its contents and the consultation.
- Large outdoor banner posters were printed and placed in strategic sites throughout the parish 10 days before the start of the consultation and again 10 days before the consultation closed.
- A 6-page A4 leaflet "Albury Matters" was mailed to every household in the parish 2 weeks before the consultation closed. It explained the sites (affordable housing and rural enterprise) including maps and the policies in the APNP with a "call to action" to respond to the consultation before it closed.
- The consultation was publicised on the Albury Parish Council and Albury Parish Neighbourhood Plan websites and on the Albury Parish Council Facebook page, other local Facebook pages and on community WhatsApp groups.
- The APNP website provided access to an online comments form and also allowed residents to email their own responses and ask questions prior to submitting their response. Response forms were printed to allow those who could not use the internet and these were posted back to the village hall.

The consultation was only open to parishioners who live in the parish but was not extended to occupants of Edgeley Park holiday park who occupy holiday homes temporarily on holiday tenures.

The names of respondents were checked against the Albury parish Electoral Register to confirm that they lived in the parish and all did.

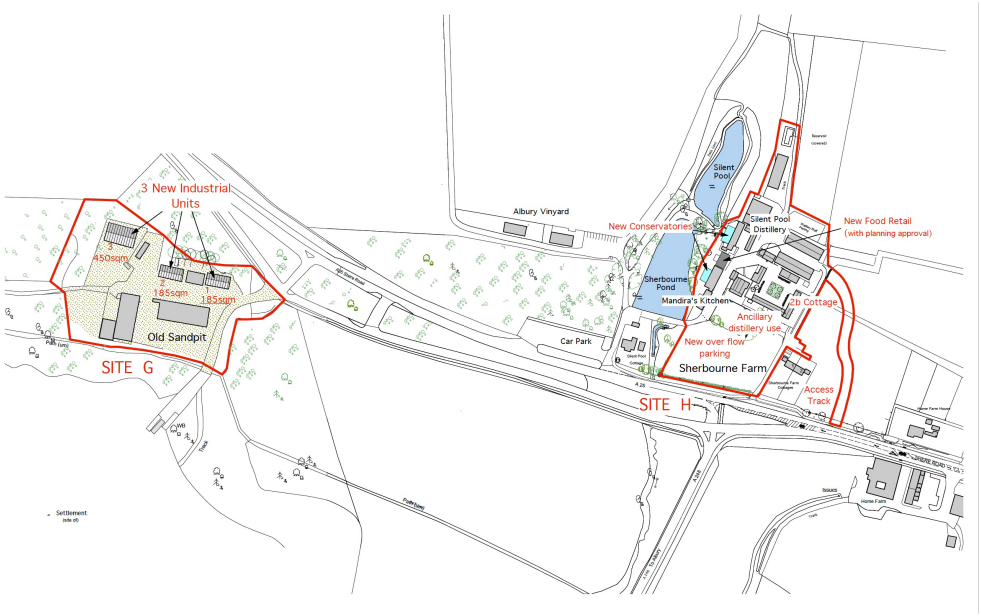
Proposed sites for affordable housing (site A-F) and Solar Array (site I)

	1b	2b	3b	4b
Site A	10	5	4	2
Site B		7	3	2
Site C			4	2
Site D		6		
Site E		10		
Site F	2	3	1	
Total	12	31	12	6

Site A Malcolm's Field
Site B Land behind Rose Cottage
Site C Brimingham Farm
Site D Land behind Albury Mill
Site E Land at Albury House
Site F Land behind village hall
Site I Solar Array site

Site layouts were "ideas only" and can be amended to incorporate the outcome of the consultation.

Proposed sites for Rural Enterprise development



Site G Sandpit/Old Sawmill

Site H Sherbourne Farm

Site layouts were "ideas only" and can be amended to incorporate the outcome of the consultation.

General Response to APNP and affordable housing proposals

68 parishioners responded to the public consultation.

The figures below indicate respondents who made a positive or negative comment about the APNP or specific affordable housing sites in their response. Respondents who only commented on general issues or policies e.g., traffic are not included in the figures below.

Expressed support for the APNP in their response:	**20** (29%)
State do not support APNP in their response:	**4** (5%)
Expressed support for new affordable housing:	**56** (82%)
State do not support new affordable housing:	**6** (9%)

Many respondents expressed support for new affordable housing but on condition that changes were made to layouts, density, access and other areas before they would be acceptable. Full details of these by site can be found from page 13 onwards.

Respondents Location

Total 68 respondents from the following areas:

Albury village	**53**	77.9%
Farley Green	**9**	13.2%
Brook, Little London and Albury Heath	**4**	5.9%
Sherbourne	**1**	1.5%
Newlands Corner	**1**	1.5%

22 respondents (32%) lived close to or adjacent to sites A-F the potential sites for affordable housing.

Site A Malcolm's Field	9
Site B Rose Cottage	2
Site C Birmingham Farm	1
Site D Land behind Albury Mill	5
Site E Albury House	2
Site F Land behind village hall	3

Sometimes, there were multiple different responses from one dwelling, and others were sent as one response from joint individuals at a dwelling. There was one response sent on behalf of multiple unnamed dwellings but this related specifically to traffic issues on the A25 around Newlands Corner and did not mention either affordable housing or rural enterprise sites. In most cases there was one response per household.

There are 886 names on the parish Electoral Register (excluding Edgeley Park). With a parish population of 1177 as listed in the 2021 census. 74% of residents own their homes or have mortgages and 26% rent. Thus 68 respondents to the APNP consultation represents an **8%** response rate of those registered on the Electoral Register and **5.7%** response from parishioners as listed on the 2021 census. However, some respondents replied on behalf of their household. There are 464 homes in the parish and 68 responses equates to a 15% overall response from households.

Some parishioners living in Albury village expressed concern that all the sites for affordable housing are all in the village and as such only those parishioners who live in Albury village should have been consulted and allowed to vote. However, analysis of the responses (as shown in table 1) shows the outcome of the consultation was determined by respondents living in Albury village and not those living in other parts of the parish.

Table 1

Table 1 below shows sites A-F and site I the Solar array site as all of these are located in Albury village. Sites G and H lie outside Albury village and have therefore been excluded from this analysis.

Site	Live in Albury village and support development of site or any site	Live outside village and support development of site or any site	Live in Albury village and OBJECT to site development	Live outside village and OBJECT to site development
Site A Malcolm's Field	32 (47%)	9 (13%)	16 (24%)	1 (1%)
Site B Land behind Rose Cottage	16 (24%)	6 (19%)	27 (40%)	4 (6%)
Site C Birmingham Farm	26 (38%)	7 (10%)	18 (26%)	3 (4%)
Site D Land behind Albury Mill	30 (44%)	7 (10%)	19 (28%)	3 (4%)
Site E Land at Albury House	17 (25%)	4 (6%)	20 (29%)	5 (7%)
Site F Land behind village hall	27 (40%)	13 (19%)	12 (18%)	3 (4%)
Site I Solar Array site	13 (19%)	5 (7%)	2 (3%)	0 (0%)

Outcomes by site-Affordable Housing options.

The tables on pages 11-12 are only a guide. It is not an accurate reflection of the results of the consultation to use these tables alone. The 68 responses have been assessed and their comments reviewed. Very few respondents showed preference for a site without providing commentary and many respondents said they would only support development of a site with conditions. Some of these, including resolving access, traffic, density etc. that may prove very difficult to overcome. For example, Site A Malcolm's Field was rated highly provided changes could be met but received the highest number of negative comments (conditions) (68). In light of this, consideration should be given to whether less popular sites might prove to be a better option to develop, or the layout of a site amended. Respondent's full responses and can be found in the individual site analysis of comments from page 13 onwards and by reading the responses in full in Appendix 1.

The NP Steering Group will need to consider the detailed comments in Appendix 1 in combination with the data below to determine which sites to take forward in the Neighbourhood Plan. The findings of the AECOM Affordable Housing Report and Housing Needs Survey will also have bearing. This will also be necessary in the event of any future planning applications at the sites.

Table 2 Response by site with sites listed alphabetically.

	SUPPORT site, or any site.	SUPPORT site	DO NOT SUPPORT site	Expressed no opinion	Properties delivered
Site A Malcolms Field	41 **(60%)**	35 **(51%)**	17 **(25%)**	10 **(15%)**	21
Site B Land behind Rose Cottage	22 **(32%)**	16 **(24%)**	31 **(46%)**	15 **(22%)**	12
Site C Birmingham Farm	33 **(49%)**	27 **(40%)**	21 **(31%)**	14 **(20%)**	6
Site D Land behind Albury Mill	37 **(54%)**	31 **(46%)**	22 **(32%)**	9 **(13%)**	6
Site E Albury House	21 (**31%**)	15 **(21%)**	25 **(37%)**	22 **(32%)**	10
Site F Land behind the village hall	41 **(60%)**	35 **(51%)**	15 **(22%)**	12 **(18%)**	6

Table 3 Sites ranked in order of respondent's preference.

	SUPPORT site, or any site	SUPPORT site	DO NOT SUPPORT site	Expressed no opinion	Properties delivered
Site F Land behind the village hall	41 **(60%)**	35 **(51%)**	15 **(22%)**	12 **(18%)**	6
Site A Malcolms Field	41 **(60%)**	35 **(51%)**	17 **(25%)**	10 **(15%)**	21
Site D Land behind Albury Mill	37 **(54%)**	31 **(46%)**	22 **(32%)**	9 **(13%)**	6
Site C Birmingham Farm	33 **(49%)**	27 **(40%)**	21 **(31%)**	14 **(20%)**	6
Site B Land behind Rose Cottage	22 **(32%)**	16 **(24%)**	31 **(46%)**	15 **(22%)**	12
Site E Albury House	21 (**31%**)	15 **(21%)**	25 **(37%)**	22 **(32%)**	10

Responses by site

Each respondent was given a number (see Appendix 1 column 6). To read the full comments made by respondents on a topic for example "preserves view of Church from the Street" which is listed below, use the middle column below to identify their number which in this case is 35. This number corresponds to their full comment in Appendix 1.

Site A Malcolm's Field

POSITIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Best option/close to amenities/least disruption/diverse usage/mixed housing	2, 5, 11, 14, 17, 25, 29, 46, 53, 56, 58, 64, 65	13
Village Green-want a village green at Malcom's Field	1, 12, 25, 46, 49, 52, 56, 57, 60, 61	10
Makes more unified/coherent village/close to existing amenities	16, 46, 53, 54, 58	5
Preserves view of Church from The Street		5
Access-use Old Bakery Mews/Albury Bowling club/Church Lane	5, 45, 56, 61	4
Parking-extra for Westonfields welcome	9, 33, 39	3
Paths provide short cut to village welcome	9	1
Low environmental impact	53	1
Put "nose parking" on verge corner of Westonfields/Church Lane	61	1
Total number of positive comments		**42**

Ideas suggested by respondents:

1. Access: several respondents were concerned about the existing levels of traffic, cars and delivery vehicles in Church Lane (seen as one-way traffic due to narrowness), and Westonfields, and access from The Street opposite the post office which was deemed a dangerous, narrow blind bend. 4 respondents suggested providing access to new homes via Bakery Mews or through the Albury Bowls club car park. Indeed, a combination of both was suggested allowing residents of Westonfields two methods of entering and exiting Westonfields and alleviating the amount of traffic on Church Lane.
2. Design: one retired architect offered to help design (respondent 61) a "village park" and housing at Malcolm's Field.

Site A Malcolm's Field

NEGATIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Access-proposed via Church Lane/The Street junction poor, as is on narrow blind bend on The Street which is already dangerous	5, 6, 7, 20, 31, 36, 40, 43, 44, 49, 55, 61	12
Too Dense: New housing too dense, reduce number	3, 17, 18, 40, 45, 46, 49, 52, 57, 58, 60	10
Traffic: will cause more traffic to "one-way" Church Lane/Westonfields/could add 40 new cars to area	3, 9, 18, 32, 43, 45, 49, 59	8
Traffic: Layout would cause loss of on street parking for residents on the Street, which acts as traffic calming	6, 7, 13, 33, 36, 62	6
Retain Malcolm's Field must be retained/views/conservation/wildlife	9, 20, 31, 32, 36, 55	6
Access-from The Street yes, from Church Lane no. Needs 2 access points to The Street for Church Lane and Westonfields to reduce traffic pressure in Church Lane	3, 5, 45, 56, 61	5
Loss of amenity to Weston Lea residents	6, 7, 56, 58	4
Public parking: proposed should be for existing residents as already a lack of parking for Westonfields	3, 56, 18, 60	4
Mix of housing wrong: 10 one beds should be 4-5 two/three beds to attract families/smaller homes so children can play on village green	1, 12, 60	3
Large site with grave impact on village/sets precedent for more building in the future	15, 31	2
Loss of ice house, badger setts	43, 44	2
Loss of amenity to Old Bakey Mews/overlooking/flooding	31	1
Public parking should be minimal to protect green space	57	1
Total negative comments		**64**

Site B Land behind Rose Cottage

POSITIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Offers privacy for existing residents	46, 57, 58	3
Close to amenities	46, 53	2
More space for residents	26	1
Won't lead to parking on main road	26	1
Possible if density reduced	5	1
Low environmental impact	53	1
Away from main road so good for new tenants	57	1
Better for open market homes	57	1
Total positive comments		**11**

NEGATIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Traffic causes increase to Church Lane/too narrow/no parking	20, 30, 31, 32, 36, 40, 44, 49	8
Access poor	2, 5, 20, 35, 36, 48, 65	7
Too dense	5, 25, 52	3
Building in green belt/will lead to more homes here	25, 66	2
Impact of construction on neighbours bad	32	1
Not ideal	33	1
Not viable so why include it?	3	1
Impact on wildlife, badgers	48	1
Needs improved pedestrian access and lighting to the Street	55	1
Total negative comments		**25**

Site C Birmingham Farm

POSITIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Best/good option/no brainer-good access	3, 5, 14, 15, 30, 35, 40, 46, 49, 52, 55, 57	12
Make more unified/coherent village/close to existing amenities	16, 46, 53, 57	4
No impact on existing neighbours	45, 46, 57, 58	4
Good natural screening retained	3, 36	2
Plenty of space	3, 26	2
Won't lead to parking on main road	26	1
Low environmental impact	53	1
Away from main road so desirable for new tenants	57	1
Total positive comments		**26**

NEGATIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Increased traffic Church Lane/too narrow	20,31, 32, 33, 36, 44, 45, 62	8
Should be 1 & 2 beds not larger	25	1
Access is narrow Church Lane and Blackheath Lane	36	1
Needs more on-site parking	65	1
Will lead to more development in the future	66	1
Total negative comments		**12**

Site D Land behind Albury Mill

POSITIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Easy access to village amenities/footpaths	6, 30, 32, 40, 57, 60	6
Access good to the Street for cars	7, 13, 30, 32, 57	5
Good option/near amenities	29, 31, 32, 33	5
Cause least disruption to The Street/neighbours and during construction	29, 31, 32, 33	4
Better balance with development on north side of Tillingbourne/not near other properties	3, 18, 30	3
Alleviates parking problems at village hall	3, 57	2
Good use of land	3, 35	2
Picnic area more likely to be used	3	1
Access retained to picnic area unlike option F	35	1
Total positive comments		**29**

Site D Land behind Albury Mill (continued)

NEGATIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Loss of amenity to residents, property value, noise/light/privacy	16, 46, 53, 58, 68	5
Pressure on parking at village hall/Albury Mill residents would need more on-site parking for site D	34, 35, 46, 49, 53	5
Covenant prevents building	19, 46, 53, 58, 64	5
Risk of flooding	46, 54, 58, 63, 65	5
Environmental impact	46, 53, 59, 68	4
Damage character of village and from access	5, 36, 53	3
Plot D is leased to residents as communal garden	46, 53	2
GBC have already ruled out development north of Tillingbourne	19, 46	2
Proximity to former landfill site/pollution from it	53, 64	2
Outside current settlement area	16, 27	2
No amenities nearby (shop, post office, pub)	16, 46	2
Building in Green Belt	25	1
Over development	25	1
Too dense	49	1
Access mustn't encroach on picnic area/access to Tillingbourne	52	1
Will lead to more development in the future	66	1
Increased traffic	68	1
Total negative comments		**43**

Site E Land at Albury House

POSITIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Good option/location develop it-remove Grade II Listing and use it/better developed than derelict/develop for parking	14, 20, 25, 54, 60	5
Make more unified, coherent village/close to existing amenities	16	1
Easy access to The Street cars/pedestrians	32	1
Impact of construction low on neighbours	32	1
Total positive comments		**8**

NEGATIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Too dense	18, 25, 49, 52, 54, 66	6
Not viable/Already discounted	3, 31, 55	3
Damage character of village/new access point	5, 36, 66	3
Too little parking	18, 49	2
Non starter	15	1
Rejected because in curtilage of Grade II Listed Building but there are others close at site A	36	1
Loss of trees unacceptable	65	1
Total of negative comments		**17**

Site F Land behind the Village Hall

POSITIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Best option/near amenities	5, 11, 15, 17, 20, 30, 45, 55, 57, 60	10
Access currently exists and is good to the Street	7, 13, 30, 32, 40, 56, 57	7
Better balance with development on north side of Tillingbourne/not close to other properties	3, 18, 30, 45	4
Cause least disruption to The Street/neighbours	29, 31, 32, 58	4
Alleviates parking problems at village hall, and for existing residents	3, 33, 57, 62	4
Like new footpath along Tillingbourne	56, 57, 66	3
Good use of land	3	1
Picnic area more likely to be used	3	1
Already screened	56	1
Retains Picnic Area	60	1
Total of positive comments		**36**

Site F Land behind the Village Hall (continued)

NEGATIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Loss of amenity to residents/privacy/noise	8, 16, 64, 68	4
Ruins picnic area/access to Tillingbourne	25, 52, 64, 66	4
Risk of flooding	54, 63, 65	3
Access must be changed	2, 36, 66	3
Outside current settlement area	16, 27	2
New Riverside footpath unsafe/unlit at night	64, 65	2
Building in green belt/allow for further development	25, 66	2
Impact of parking at village hall/ not enough on-site parking	34, 49	2
Too dense	49	1
Covenant prevents building	64	1
No amenities	16	1
Danger of contamination from former landfill site	64	1
Threat to environment	68	1
Increased traffic	68	1
Total negative comments		**29**

OUTCOME RURAL ENTERPRISE SITES

As with affordable housing options the table below should not be used in isolation but in conjunction with the comments listed on the specific site.

	SUPPORT site with changes	SUPPORT site	DO NOT SUPPORT site	Expressed no opinion
Site G Sandpit/Old Sawmill	2 (3%)	21 (31%)	1 (1%)	44 (65%)
Site H Sherbourne Farm	0	19 (28%)	8 (12%)	41 (60%)
Site I Solar Array	3 (4%)	15 (22%)	2 (3%)	48 (71)

Site G Sandpit/Old Sawmill on A25

POSITIVE COMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Adds local employment	15, 27	2
Good use of brownfield site	15, 36	2
Positive use of site	20	1
Need more facilities	22	1
Will bring wealth into village	22	1
No visual impact	27	1
Encourages more businesses	34	1
Rural enterprise should be encouraged	36	1
More rural enterprise sites at Water Lane and Weston Farm should be encouraged	36	1
Keeps traffic out of Albury	49	1
GBC Planning officer was wrong; this is previously developed land	54	1
Should be developed within constraints of APNP and its boundaries	57	1

NEGATIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Traffic, needs good management	15, 34, 65, 66	4
Parking needs improvement locally and on site	34, 62	2
Needs pedestrian crossing for A25	34, 66	2

Site H Sherbourne Farm

POSITIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Parking-alleviates problem	15, 33, 34	3
Rural enterprise businesses should be encouraged	36, 49	2
Modest	15, 27	2
Need more facilities	22	1
Will bring wealth to village	22	1
Will bring job opportunities	27	1
More local business	34	1
TOTAL		**11**

NEGATIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Need pedestrian route, crossing on A25 to the village	34, 65, 66	3
Not enough parking	49, 62, 66	3
Traffic-needs to be safer	33, 66	2
Impact on Sherbourne Farm cottages residents	35, 65	2
New parking must be screened	53, 62	2
Needs better litter management	47	1
Mustn't take business away from shops in Albury/Shere	49	1
Overflow parking "blot on landscape"	57	1
Access accident black spot	57	1
When businesses outgrow the site they should move	57	1
Conflicts with ANP9 v and vi	57	1
Needs better public transport to site	65	1
TOTAL		**19**

Site I Solar Array

POSITIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Use of renewables/green energy to be encouraged	15, 35, 49, 65, 66	5
Good location won't be seen	49, 54, 60	3
Low impact on community	15	1
Need more facilities/wealth to village	22	1
Disruption minimal	33	1
TOTAL		11

NEGATIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Should benefit whole village not just Albury Estate properties	6, 56	2
What is impact of extraction/infrastructure/noise?	49, 67	2
Habitats and environmental damage	32	1
Can they work facing away from the sun?	40	1
Negative visual impact from Newlands Corner	57	1
Must not have glare	66	1
Must be well screened	66	1
TOTAL		9

Key topics to guide the Parish Council

Parishioner's priorities APNP positive/negative comments from parish consultation

This information is provided to guide the Parish Council in identifying the areas considered of most importance/concern to respondents. The tables below identify positive and negative comments made about the Neighbourhood Plan and also areas of concern to parishioners.

These exclude comments about policies e.g., support for village hall falls under Community Facilities policy. Comments on specific sites put forward for affordable housing are covered in detail in later pages.

POSITIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Neighbourhood Plan and consultation clear and well presented, thanks	2, 5, 17, 29, 34, 35, 40, 45, 47, 49, 50, 53, 56, 57, 58, 60, 61, 62, 63, 68	20
Support new affordable housing as it's needed. Other respondents expressed support for sites/aspects of them, but 19 respondents specifically said they support new affordable housing generally.	4, 15, 17, 19, 22, 24, 27, 30, 31, 35, 37, 46, 49, 53, 54, 58, 60, 63, 66	19
Pedestrian Crossing would like-subject to siting and levels	1, 12, 28, 30, 35, 41, 42, 49, 54, 59, 62, 66	12
Village Green would like at Malcolm's Field	1, 12, 25, 46, 49, 52, 56, 57, 60, 61	10
Retain/support facilities: Post office/ village shop/pubs	40, 49, 50, 56, 58, 57, 59, 60, 63, 65	10
Support Riverside Picnic Area	3, 25, 35, 41, 52, 56, 57, 59, 60, 66	10
Support Recreation Ground Need play equipment for under 8yrs in playground/Don't build on it/support retention	1, 3, 9, 30, 57, 60	6
Make housing affordable: Needs to be affordable in perpetuity and for those with links to Albury/key workers, consider Community Land Trust	15, 37, 40, 56, 62, 63	6
Affordable housing delivery Build minimum housing numbers now/review in 5 years. Keep contingency sites in Plan for 5-year housing reviews, delivery must respect amenity of existing residents	15, 61, 45	3

Ideas

1. Establish a Community Land Trust to prevent sale of affordable homes on open market in the future https://www.communitylandtrusts.org.uk/about-clts (respondent 15)
2. Hold monthly or bi-monthly event in the village hall for residents to generate income, bingo? (respondent 65 and discussed at NP presentation meeting).

NEGATIVE COMMENTS

	Number of respondent to read full comment in Appendix 1	**Total**
Traffic (see table below for specific areas)		109
Lack of parking: (**see table below for specific areas)**		26
Against new affordable housing: Albury needs protection for green spaces/build outside Albury village, should be built elsewhere, loss of amenity to existing residents, views/peace	23, 25, 30, 36, 40, 46	6
Poor bus services in Albury	6, 40, 60, 65, 66	5
Amenities, pressure on existing doctors, schools, infrastructure	6, 10, 32, 39	4
Technical delivery of information could be better	56, 66	2
Only those living in Albury village should get a vote	23, 60	2
No more development in Albury village after this	29, 60	2
Currently lots of unsold open market homes in Albury village, do we don't need more	31, 60	2
Is shared ownership a good option?	65, 66	2
Don't need a village green already have sports pitch, Recreation Ground, picnic area	39	1
17 properties is too many	40	1
NP is too wordy	54	1

Traffic issues raised

Traffic and lack of existing parking were the areas mentioned most in the Neighbourhood Plan, with numerous concerns expressed about existing issues before any new affordable housing is built. This is an area that needs to be addressed now and addressed as part of any new development proposals. There were 135 complaints (excluding a letter from multiple households at Newlands Corner) about traffic/lack of parking with most respondents expressing concern. A couple of ideas came forward which might alleviate traffic problems in Westonfields/Church Lane should

development of Malcolm's Field proceed. These ideas are covered under the individual site analysis in this report.

Ideas: Install average speed cameras in the Street instead of pedestrian crossing or street clutter to reduce speeding. (respondents 59, 63).

Traffic Issues	**Number of comments**
Lack of parking now: village hall (3), Westonfields for existing residents (9), Church Lane (6), Silent Pool (5), The Street (1)	24
The Street Albury-speeding, too busy, dangerous	18
Church Lane Albury-already too much traffic/too narrow/no pavements/speeding	15
The Street Albury-support a pedestrian crossing	12
The Street/Church Lane Albury- The Street at this point is narrow and dangerous	11
The Street Albury-no pavements and narrow pavement at Weston House very dangerous	9
The Street Albury-want 20mph/central lines restored	8
A25 at Silent Pool-need pedestrian crossing/it's dangerous crossing A25 to visit retailers	5
Westonfields-too busy	4
The Street Albury-want to retain on street parking as it slows traffic	4
The Street Albury-don't want street lights, speed bumps, clutter	4
The Street Albury-parked cars make visibility/crossing dangerous for pedestrians	3
Pedestrian crossing not wanted in the Street	3
Dorking Road to Guildford Lane Albury speeding	3
The Street Albury-want Trodds Lane "chicane" one way traffic scheme introduced to The Street	3
Parking for new homes: all new properties must have 2 parking spaces	2
The Street Albury: install average speed cameras like the ones on the A25	2
Little London and Brook-need 20mph speed limit	1
Farley Green-needs 20mph speed limit	1
Farley Heath Road/Brook Hill-lack of pavements	1
Woodhill Lane/Farley Heath Road/Brook Hill/New Road-traffic	1
The Street Albury**:** Don't want speed limit reduced in the Street as it will cause more pollution	1
A25 Newlands Corner to A246 traffic lights-speeding, traffic volumes, noise	Multiple households

Most mentioned areas for traffic problems

The Street Albury	78
Church Lane	21
Westonfields	13
A25 at Silent Pool	10
A25 Newlands Corner to A246 traffic lights	Multiple households
Dorking Road to Guildford Lane	3
Little London and Brook	1
Farley Green	1
Farley Heath Road/Brook Hill	1
Woodhill Lane/Farley Heath Road/Brook Hill/New Road	1

GUILDFORD BOROUGH

Guildford Borough Council

Albury Neighbourhood Plan Proposal

Strategic Environmental Assessment and Habitat Regulations Assessment Screening

November 2024

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1. Introduction

The Purpose of this report

1.1 Albury Parish Council is preparing the Albury Neighbourhood Plan (the 'NP') and has provided a proposal (the 'proposal') to Guildford Borough Council setting out the types of policies that the NP will cover. The purpose of this report is to ascertain whether the NP, as described in the proposal, could have a significant effect on the environment and therefore require a Strategic Environmental Assessment ('SEA') under European Directive 2001/42/EC (the 'SEA Directive').

1.2 It also determines whether the NP would require a Habitats Regulations Assessment ('HRA') in accordance with European Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') and the associated Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'). To this end, a screening exercise is undertaken to determine whether a significant effect on the habitat and species protected by the regulations is likely.

1.3 The legislative background, set out in Section 2, outlines the regulations that stipulate the need for this exercise. Section 3 describes the proposal that is subject to SEA and HRA screening. Sections 4 and 5 provide screening assessments which are used to determine whether there are likely to be any significant environmental effects which would trigger a requirement for a full SEA (Environmental Report) and/or HRA (Appropriate Assessment).

2. Legislative background

Habitats Regulations Assessment

2.1 HRA is required in order to determine whether a plan or project would have significant adverse effects upon the integrity of internationally designated sites of nature conservation importance, or Natura 2000 sites. The need for HRA is set out within the EC Habitats Directive 92/43/EEC and transposed into British Law by Regulation 105 of the Conservation of Habitats and Species Regulations 2017.

2.2 The Habitats Regulations transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into UK law. They also transpose elements of the EU Wild Birds Directive in England and Wales. They require HRA to be undertaken for any plan or project likely to have a significant effect upon a European protected site.

2.3 A HRA is required for a plan or project to assess the potential implications for European wildlife sites, i.e. 'European sites' or 'Natura 2000 sites'. It explores whether the implementation of a plan or project would harm the habitats or species for which the European sites are designated. The European sites are:

- Special Protection Areas (SPAs) – designated by the Birds Directive (79/409/EEC as amended and 2009/147/EC), and:
- Special Areas of Conservation (SACs) – designated by the Habitats Directive (92/43/EEC).

2.4 Ramsar sites are designated under the Ramsar convention. The Ramsar convention's mission is to conserve and sustainably utilise wetland habitats. Although Ramsar sites are not covered by the Habitats Regulations, as a matter of Government Policy, they should be treated in the same way as European wildlife sites (i.e. SPAs and SACs). European wildlife sites and Ramsar sites are collectively known as internationally designated wildlife sites. Sites of Community Importance (SCIs), which are sites that have been adopted by the European Commission but not yet formally designated by the government, must also be considered.

2.5 It is a requirement of Article 102 of the Conservation of Habitats and Species Regulations 2017 that "the plan-making authority for that plan must, before the plan is given effect, make an Appropriate Assessment of the implications for the site in view of that site's conservation objectives", where the plan is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and where it is not directly connected with or necessary to the management of the site.

2.6 Article 102 also requires that "in the light of the conclusions of the assessment, and subject to regulation 103 (considerations of overriding public interest), the plan-making authority must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be)".

2.7 Spatial planning documents, such as Neighbourhood Plans, are required to undergo HRA if they are not directly connected with, or necessary to, the management of a European site, which is the case for the Albury proposal.

Strategic Environmental Assessment

2.8 The purpose of SEA is to integrate considerations of the environment into the preparation and adoption of plans with a view to promoting sustainable development. Under the requirements of the European Union Directive 2001/42/EC (Strategic Environmental Assessment (SEA) Directive) and the Environmental Assessment of Plans and Programmes Regulations (2004), specific types of plans that set the framework for the future development consent of projects must be subject to an environmental assessment.

2.9 In accordance with the provisions of the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) (Regulation 9 (1)), the Council must determine whether a plan requires an environmental report. If the Council determines

that an environmental report is not required, Regulation 9(3) requires the Council to prepare a statement setting out the reasons for the determination.

2.10 SEA involves evaluation of the environmental impacts of a plan or programme. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the Environmental Assessment of Plans or Programmes Regulations 2004. The SEA Directive sets out a legal assessment process that must be followed. Often within the planning context, the SEA requirements are met by incorporating it within a Sustainability Appraisal (SA), which is a requirement for many Development Plan Documents, but not neighbourhood plans.

2.11 The Planning Practice Guidance makes it clear that SEA may be of relevance for neighbourhood plans where they could have significant environmental effects. To establish whether the plan proposal is thought to have significant environmental effects and therefore require an SEA environmental report, a screening process is necessary.

3. Albury Neighbourhood Plan Proposal

3.1 The proposed plan will form part of the statutory Development Plan for the designated Albury Neighbourhood Area (the 'NA'). The NA follows the Albury Parish boundary as shown in the map in Appendix 1. As a Development Plan Document, planning decision makers will use the Albury Neighbourhood Plan to decide whether applications for planning permission should be granted.

3.2 The Council received a request for SEA and HRA screening from Albury Parish Council. Within these screening requests were a description of the vision and objectives of the NP, and the proposed scope of the policies it will contain to meet the vision and objectives. The details are set out in the following sections and are used as the basis of the SEA and HRA screening assessments.

Vision

- Albury Parish will grow successfully as a sustainable community whilst protecting the openness and permanence of the Green Belt and retain its special historic and landscape qualities. New affordable housing, rural economic growth and community facilities will meet local needs and be designed to address climate change. The character of settlements, landscape, habitats, species, and views will be preserved, tourist assets and the Conservation Area enhanced.
- Advances in broadband and sustainable energy will help rural business growth and working from home and improve carbon footprint.
- Traffic management and parking will deliver less pollution, better safety and quality of life for residents and visitors, without detriment to the area's special qualities.

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

Objectives

- To build a long-term and climate resilient sustainable community.
- To sustain and improve local services, businesses, amenities and the visitor experience.
- To protect and enhance the natural environment and green spaces and biodiversity.
- To honour the character of the parish, its settlements, Conservation Area and its historic landscape setting.
- To meet identified affordable housing needs.
- To reduce the impact of traffic and improve connectivity to neighbouring villages, towns and services.

Proposed scope of policies

- Housing need/affordability, type, size and tenure
- Allocation of a small number of affordable housing sites
- Design of new buildings
- Design codes
- Protecting key views and heritage assets
- Safeguarding of the parish's natural environment (including Surrey Hills National Landscape) and biodiversity
- Policies to address local transport and traffic issues, parking and supporting sustainable transport
- Supporting the visitor economy
- Protecting and supporting local businesses
- Protecting and supporting community facilities
- Sustainability of new development
- Land use

3.3 The commentary within the screening requests notes a past limited delivery of new homes, identifies a need for more affordable housing locally and states an intention to "allocate a small number of affordable housing sites through the Neighbourhood Plan to address". It further notes that local evidence indicates a need for 17 affordable homes over the NP plan period and that the intention is to allocate a small number of rural exception housing sites, which it states would be consistent with the Local Plan, specifically Policy H3: Rural exception homes of the Local Plan: Strategy and Sites 2015-2034.

3.4 A parish newsletter was provided to parishioners to canvass their views on potential site allocations. The newsletter identified 6 potential sites (sites A-F) for housing that could accommodate an estimated total of 61 homes. The newsletter makes it clear that not all

these sites will be brought forward, but that the NP intends to allocate enough sites to meet the identified affordable housing need, potentially with a small amount market homes if needed for viability reasons in accordance with Local Plan policy. Alongside housing, the newsletter also identifies two sites for industrial and commercial development (sites G and H) and a site for a solar array (site I). The locations of the sites are shown in Appendix 2: Map of Albury NA potential sites and designations.

3.5 The sites selection is supported by the "Site Options and Assessment – Final Report"[1] produced by AECOM. This report notes that one of the sites, site E, is unsuitable for allocation due to its impact on designated heritage assets.

3.6 As the NP is still at an early stage, it cannot be assumed that the allocations will be limited to proposed sites A-F. The screenings are undertaken on that basis.

Other information

3.7 The screening request notes that the NP will be conformity with the Local Plan which has already been subject to a Strategic Environmental Assessment and that as a result the Parish Council does not consider a SEA to be required.

3.8 Regarding HRA, the screening request notes that there are no SPAs, SACs or Ramsar sites located within the Neighbourhood Area and that the parish lies outside of the 5km zone surrounding the Thames Basin Heath SPA. It suggests that as the NP will only allocate a modest number of small rural exception housing sites, and that any new development within the parish will need to comply with Policy P5 of the Local Plan (which provides mitigation for impacts on the SPA), the NP will not give rise to adverse impacts on European sites. This assessment assumes the reference to "small rural exception housing sites" means sites of fewer than 10 homes.

Plan boundary

3.9 The NA/civil parish boundary comprises the village of Albury and several smaller, sparse settlements (Little London, Brook, Farley Green and Newlands Corner). Albury village, the main settlement, has a total population of approximately 870 people and approximately 355 homes. Albury is located 4 km south-east of Guildford town. The A248 Dorking Road runs through the centre of the settlement and the village is close to the A25 that links Guildford and Dorking. The nearest train station is Chilworth, 1.8km to the west.

Heritage and character

3.10 Albury parish is situated in the Albury and Hackhurst Chalk Ridge landscape character area which is a narrow south facing scarp slope extending eastward from Guildford to the borough boundary with Mole Valley. The boundaries of the area are defined by the change

[1] Available at https://alburyparishneighbourhoodplan.org/neighbourhood-plan-supporting-documentation/

in underlying geology from the Seaford Chalk to the Greensand to the south and, to the north, by the top of the scarp slope. The key elements that contribute to the parish character are:

- the mix of open pasture with woodland,
- the sparse settlement pattern,
- the open views to the south and across Guildford from the upper grassland slopes such as at Pewley Down, and
- the vistas afforded along the wooded ridgeline, which acts as a backdrop to surrounding areas.

3.11 Albury village has a rural character; there are green fields in the centre of the village, green fields and trees around the edge and a fishing lake to the north-east. The homes along the main road are of varied appearance and size, and the parts of the settlement that run alongside the main road are of rural character. There is an area to the south of the settlement with newer 1950s semi-detached homes.

3.12 The whole parish is washed over by the Green Belt, the Surrey Hills AONB and the locally designated Area of Great Landscape Value. These designations recognise the open nature of the parish and settlements and the high landscape value throughout the parish.

3.13 The whole settlement of Albury village is designated a conservation area (Albury Conservation Area). A small part of the Chilworth Gunpowder Mills Conservation Area in neighbouring St Martha Parish extends across the NA's western boundary just north of the A248.

3.14 There is one Registered Park and Garden, Albury Park, in the NA. Albury Park is a large site, approximately 370 metres to the East of Albury village and extending to the east across the parish boundary.

3.15 There are two County Sites of Archaeological Importance; a small site encompassing a bowl barrow at Newlands Corner in the North of the NA and a larger site containing the remains of a Romano-Celtic temple which is also a Scheduled Ancient Monument located just north of Farley Heath.

3.16 There are seven Areas of High Archaeological Potential, 44 listed buildings and no locally listed buildings contained within the NA.

Natural Environment

3.17 Two Sites of Special Scientific Interest (SSSI) (Colyers Hanger and Blackheath) fall partially within the NA, extending across its western boundary into neighbouring St Martha Parish. A third SSSI, Shere Woodlands, adjoins the NA on its eastern boundary.

3.18 There are 13 Sites of Nature Conservation Importance (SNCI) mainly in the northern half of the NA, and others adjoining the NA boundary.

3.19 There are seven designated Regionally Important Geological/Geomorphological sites in the parish.

3.20 The NA contains numerous patches of ancient woodland, including a significant woodland approximately 100 metres north of Albury village.

3.21 There are no Local Nature Reserves (LNR) within the NA, but the NA boundary abuts the Shere Woodlands LNR in the adjacent Shere Parish.

3.22 There are two stretches of the Tilling Bourne water course running through the NA east/west. Both stretches are Statutory Main Rivers for some or all of their length. Floodzones 2 and 3 are concentrated along the watercourses.

4. Habitat Regulations Assessment Screening

HRA Methodology

4.1 HRA follows a three-stage process as outlined in the Department Environment, Food and Rural Affairs and Natural England guidance "Habitats regulations assessments: protecting a European site"[2]. These stages are described below:

HRA Stage 1 – Screening

4.2 This process identifies the likely effects upon a European site of a project or plan, either alone or in combination with other projects or plans, and determines whether these effects are likely to be significant.

4.3 Following the ECJ judgement in the case of “people over wind” (Case C-323/17), measures that are necessary to avoid or reduce impacts on the European site, even when considered standard environmental best-practice, cannot be taken into account at this stage.

4.4 In order to complete the screening assessment, it is necessary to:

- Identify the European sites within and outside the plan area likely to be affected, the reasons for their designation and their conservation objectives.
- Describe the plan and its aims and objectives and also those of other projects or plans that in combination have the potential to impact upon the European sites.
- Identify the potential effects on the European sites.
- Assess the significance of these potential effects on the European sites.

4.5 It is recognised that some policy ‘types’ cannot affect any European sites. Different guidance documents suggest various classification and referencing systems to help identify

[2] Available online at https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site

those policies that can be safely screened out to ensure the HRA focuses on the policies with any potential to result in likely significant effects.

4.6 Table 1 below summarizes the characteristics of policies that can usually be screened out.

Table 1 Policy "types" that can usually be screened out

Broad Policy Type	Notes
General statements of policy	The European Commission recognises that plans or plan components that are general statements of policy or political aspirations cannot have significant effects
General design/guidance criteria	A general "criteria based" policy expresses the tests or expectations of the plan-making body when it comes to consider particular proposals, or relate to design or other qualitative criteria which do not themselves lead to development (e.g. controls on building design)
External plans/projects	Plans or projects that are proposed by other plans and are referred to in the plan being assessed for completeness
Environmental protection policies	Policies designed to protect the natural or built environment will not usually have significant or adverse effects

4.7 If no likely significant effects are determined, the project or plan can proceed. If any likely significant effects are identified, stage 2 commences.

4.8 European case law has ruled that the question of whether an effect would be "significant" is linked to the site's conservation objectives. Under this test:

- A "significant effect" only includes effects that would undermine a European site's conservation objectives, for example by reducing the area or quality of protected habitat for which the site was designated, or by the disturbance or displacement of species for which the site was designated.
- A plan or project with effects that do not impact on a European site's conservation objectives would not be considered "significant" for the purpose of this decision. For example, this might be the case for low-impact temporary effects, or effects such as the loss of a small area of land which is not an interest feature of the site and has no effect, or an insignificant effect, on the habitat or species which are an interest feature.

4.9 If there is uncertainty, and it is not possible, based on the information available, to confidently determine that there will be no significant effects on a site then the precautionary principle will be applied, and the plan will be subject to an Appropriate Assessment (HRA stage 2).

HRA Stage 2 – Appropriate Assessment

4.10 Stage 2 is subsequent to the identification of likely significant effects upon a European site in stage 1. This assessment determines whether a project or plan would have an adverse impact on the integrity of a European site, either alone or in combination with other projects or plans.

4.11 This assessment is confined to the effects on the internationally important habitats and species for which the site is designated (i.e. the interest features of the site). If no adverse impact is determined, the project or plan can proceed.

4.12 Where a plan or project has been found to have adverse impacts on the integrity of a European site, potential avoidance/mitigation measures or alternative options should be identified. If suitable avoidance/mitigation or alternative options are identified, that result in there being no adverse impacts from the project or plan on European sites, the project or plan can proceed. If no suitable avoidance/mitigation or alternative options are identified, as a rule the project or plan should not proceed.

4.13 If an adverse impact is identified following consideration of avoidance/mitigation and alternatives, stage 3 is commenced.

HRA Stage 3 – Derogation

4.14 In certain circumstances a proposal which has failed the integrity test can go ahead. Three legal tests must be passed for a derogation to be granted.

1. There are no feasible alternative solutions that would be less damaging or avoid damage to the site.
2. The proposal needs to be carried out for imperative reasons of overriding public interest.
3. The necessary compensatory measures can be secured.

HRA Screening Assessment

Limitations

4.15 The precise detail of the NP policies is currently unknown. If the policies deviate from the NP scope set out in section 3, the HRA assessment must be revisited.

European sites

4.16 There are no internationally designated sites within the NA, but the following sites fall within 10 km (approximate distances at closest point, see map in Appendix 2):

- 5.5 km from the Thames Basin Heaths Special Protection Area ('SPA') site at Whitmoor Common,
- 8 km from the Thames Basin Heaths SPA site at Wisley and Ockham commons,
- 9km from the Thames Basin Heaths SPA and Special Area of Conservation (SAC) site at Thursley, Ash, Pirbright & Chobham, and
- 9.6 km from the Mole Gap to Reigate Escarpment SAC site.

4.17 The sites relevant to this screening assessment are therefore:

- Thames Basin Heaths SPA
- Thursley, Ash, Pirbright & Chobham SAC
- Mole Gap to Reigate Escarpment SAC

Potential impacts and pathways of impact

4.18 Neighbourhood Plans, with the spatial planning policies they contain, can potentially have adverse impacts on the habitats and species for which European sites are designated. These impacts can be direct, such as habitat loss, fragmentation or degradation, or indirect, such as disturbance from recreational activities or pollution from construction and transportation.

4.19 It is known that when new homes are built within the vicinity of the Thames Basin Heaths SPA, the resulting increase in recreational pressure can have negative impacts on the breeding success of the three bird species for which the SPA is designated. As a result:

- Net new residential development is prohibited within 400m of the SPA.
- Within 5km, the recreational impact of all net new residential development must be mitigated through the provision of Suitable Alternative Natural Greenspace (SANG) to attract visitors away from the SPA and through the Strategic Access Management and Monitoring programme (SAMM).
- Within the 5-7km zone, residential developments of over 50 net new dwellings only may be considered to have a level of recreational impact, established on a case-by-case basis.

4.20 More detail on this approach is provided in the Guildford Thames Basin Heaths Special Protection Area Avoidance Strategy SPD.[3]

4.21 The northwest corner of the NA falls within the 5-7km zone. The remainder of the NA falls outside all of the zones.

4.22 The qualifying features and conservation objectives for the European sites are set out in Table 2.

4.23 Table 3 identifies the hazards to which the sites are potentially sensitive.

Table 2 Details of European Sites within 10km buffer around Albury NA (data sourced from Natural England)[4]

European Site	Qualifying Features and Conservation Objectives
Thames Basin Heaths SPA	**Qualifying Features:** • A224 Caprimulgus europaeus; European nightjar (Breeding) • A246 Lullula arborea; Woodlark (Breeding) • A302 Sylvia undata; Dartford warbler (Breeding) **Conservation objectives:** Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:

[3] Available at Thames Basin Heaths Special Protection Area SPD - Guildford Borough Council
[4] Available at Natural England Access to Evidence - Conservation objectives European Sites: London and South East

European Site	Qualifying Features and Conservation Objectives
	• The extent and distribution of the habitats of the qualifying features; • The structure and function of the habitats of the qualifying features; • The supporting processes on which the habitats of the qualifying features rely; • The population of each of the qualifying features; and • The distribution of the qualifying features within the site.
Thursley, Ash, Pirbright & Chobham SAC	**Qualifying Features:** • H4010. Northern Atlantic wet heaths with *Erica tetralix*; Wet heathland with cross-leaved heath • H4030. European dry heaths • H7150: Depressions on peat substrates of the *Rhynchosporion* **Conservation objectives:** Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring: • The extent and distribution of qualifying natural habitats • The structure and function (including typical species) of qualifying natural habitats, and • The supporting processes on which qualifying natural habitats rely.
Mole Gap to Reigate Escarpment SAC	**Qualifying Features:** • H4030. European dry heaths • H5110. Stable xerothermophilous formations with Buxus sempervirens on rock slopes (Berberidion p.p.); Natural box scrub • H6210. Semi-natural dry grasslands and scrubland facies: on calcareous substrates (FestucoBrometalia) (important orchid sites); Dry grasslands and scrublands on chalk or limestone (important orchid sites) • H9130. Asperulo-Fagetum beech forests; Beech forests on neutral to rich soils • H91J0. Taxus baccata woods of the British Isles; Yew-dominated woodland* • S1166. Triturus cristatus; Great crested newt • S1323. Myotis bechsteinii; Bechstein`s bat **Conservation objectives:** Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; • The extent and distribution of qualifying natural habitats and habitats of qualifying species • The structure and function (including typical species) of qualifying natural habitats • The structure and function of the habitats of qualifying species • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely • The populations of qualifying species, and, • The distribution of qualifying species within the site.

Table 3 Threats and pressures for each European site identified as potentially being affected by the plan (data sourced from the Joint Nature Conservation Committee (JNCC)[5])

Threats and pressures	Thames Basin Heaths SPA	Thursley, Hankley and Frensham Commons SAC	Mole Gap to Reigate Escarpment SAC
H04 Air pollution, air-borne pollutants	Yes	Yes	Yes
G05 Other human intrusions and disturbances	Yes	Yes	
B02 Forest and Plantation management & use	Yes		
K02 Biocenotic evolution, succession	Yes	Yes	Yes
G01 Outdoor sports and leisure activities, recreational activities	Yes		
J02 Human induced changes in hydraulic conditions		Yes	
A04 Grazing		Yes	
A02 Modification of cultivation practices			Yes
K04 Interspecific floral relations			Yes

Description of the NP and potential for in–combination effects

4.24 The NP will become a Development Plan Document that will form part of the statutory Development Plan for the borough of Guildford, though it will only take effect across the area of Albury Parish. A description of the proposed content for the NP is provided at 3.2.

4.25 A series of individually modest effects may in-combination produce effects that are likely to adversely affect the integrity of one of more European sites. Article 6(3) of the Habitats Directive tries to address this by taking into account the combination of effects from other plans or projects. The Directive does not explicitly define which other plans and projects are within the scope of the combination provision. Guidance in section 4.4.3 of 'Managing Natura 2000 sites: The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC', published by the European Commission, states: '*When determining likely significant effects, the combination of other plans or projects should also be considered to take account of cumulative impacts. It would seem appropriate to restrict the combination provision to other plans or projects which have been actually proposed*'.

4.26 Table 4 below lists the relevant plans and projects that have been identified as having the potential to result in adverse effects on European sites in-combination with the NP.

[5] SAC data sourced from https://sac.jncc.gov.uk/. SPA data sourced from https://jncc.gov.uk/our-work/list-of-spas/

Table 4 Other Plans and Projects

Plan/ Projects	Potential in-combination effects
National Planning Policy Framework (NPPF)	The NPPF sets out national planning policy to be taken into account when preparing new Development Plan Documents and making decisions on planning applications. In relation to conserving and enhancing the natural environment the NPPF states that the planning systems should contribute and enhance the natural and local environment through minimising impacts on biodiversity and providing net gains in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures (paragraph 180). It also requires local planning authorities to include policies against which proposals for any developments on, or affecting, protected habitats will be judged, with distinctions made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status. The presumption in favour of sustainable development, enshrined within the NPPF, "*does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site*" (paragraph 188).
Guildford Local Plan (comprising the Local Plan: Strategy and Sites (2019), Local Plan Development Management Policies (2023) and remaining policies of the Local Plan 2003)	Once the Albury plan has passed a local referendum, it will form part of the Development Plan alongside the Local Plan for Guildford. The plan will be tested for conformity with the Local Plan's strategic policies during examination and will be amended where it does not conform. The Guildford Local Plan: Strategy and Sites (2019) does not allocate a housing target or housing sites for the parish of Albury, therefore no in-combination effects are likely to occur. The 2019 and 2023 local plans have undergone a Habitats Regulations Assessment and it has been established at examination that they will not lead to adverse effects on the integrity of European sites. Additionally, the 2019 Plan contains a policy (P5) specifically related to the Thames Basin Heath SPA that states permission will not be granted for development proposals unless it can be demonstrated that doing so would not give rise to adverse effects on the ecological integrity of the Thames Basin Heaths SPA, whether alone or in-combination with other development. The two Local Plans contain a number of policies that protect the natural environment.
Thames Basin Heaths Special Protection Area Avoidance Strategy 2017 Supplementary Planning Document (Guildford Borough Council, 2017)	This document was adopted on 18th July 2017. Natural England has recognised that residential development across the South East region could have potentially adverse impact on the Thames Basin Heaths SPA through increased recreational use creating disturbance impacts. Guildford Borough Council, along with other councils where development has the potential to impact upon the SPA, have therefore adopted avoidance strategies in conjunction with Natural England, to identify where adverse impacts may arise and the avoidance and/or mitigation measures required. The avoidance strategy should prevent a situation arising where Local Authorities will not be able to grant planning permission for further residential development within 5km of these designated heathlands (the area identified as the Zone of Influence for cumulative impacts). This strategy therefore provides an assessment framework to identify where policies of the plan may

Plan/ Projects	Potential in-combination effects
	result in adverse impacts on the SPA and this is taken into account throughout this HRA. The strategy is silent on SAC sites. Negative in-combination effects on either the SPA or SACs are therefore unlikely.
The South East Plan	Although the Regional Spatial Strategy for the South East has now been partially revoked under the 2013 Localism Bill, policy NRM6 relating to the Thames Basin Heaths SPA was retained and remains a material consideration as part of development planning. This policy is linked to the Avoidance Strategy detailed above. Policy NRM6 relates to new residential development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths SPA and requires mitigation measures to prevent the adverse impacts. The plan will have to ensure that its policies are consistent with the requirements of policy NRM6 in order to pass examination. The policy is silent on SAC sites. Negative in-combination effects on either the SPA or SACs are therefore unlikely.

Screening

4.27 Each part of the proposal has been primarily assessed against the criteria provided in the guidance prepared by Tydesley and Associates for Natural England titled, 'The Assessment of Regional Spatial Strategies and Sub Regional Strategies under the Provisions of the Habitats Regulations 2006.' The analysis details are presented in Table 5.

Table 5 Albury Neighbourhood Plan proposal screening

Proposed policies	Likely impact ?	Why proposed policy will have no impact on Natura 2000 sites	Recommendations to avoid potential negative effects on European sites
Allocation of a small number of small sites for affordable housing	No	The proposed policy would allocate a "small number" of "small" sites for affordable housing to meet local need under the 'rural exception' Green Belt rule. Small is assumed to mean fewer than ten homes in accordance with the national definition of minor development and typical practice with rural exception sites. Local need is set at 17 homes. Additionally, the plan must be in general conformity with strategic policies in the LPSS, which includes 'H3: Rural Exception Homes', tested through examination and amended to bring it into line if found to be not generally compliant. LPSS policy H3 requires rural exception sites to be 'small scale'. Site allocations will therefore be for fewer than 50 homes. The parish sits outside the SPA 5km zone within which new homes are considered to impact the SPA through increased recreational pressure, and is partially within the SPA 5-7km zone where only sites above 50 homes are considered to have this impact. New housing sites, as proposed in the plan scope, will not lead to likely significant effects on the SPA through recreational pressure either individually or cumulatively. Given the distances to the SPA and SAC sites, small scale housing sites are not likely to have impacts through any other pathways of impact (e.g. by increasing traffic around European sites).	Ensure sites are 'small' and that total delivery does not exceed 50 homes within the SPA 5-7km zone.
Design of new buildings, design codes, housing need, affordability, type, size and tenure	No	The proposed policy could regulate the provision of affordable housing and the type, size and tenure of new homes, as well as the design of new buildings. The proposed policies could regulate the design of new buildings through a criteria-based approach and/or a design code approach. A general "criteria based" policy expresses the tests or expectations of the plan-making body when it comes to consider particular proposals, or relate to design or other qualitative criteria which do not themselves lead to development (e.g. controls on building design). This would not result in a pathway of impact to Natura 2000 sites for any of the identified threats and pressures.	None

Protecting key views and heritage assets, safeguarding of the parish's natural environment and biodiversity	No	Policies designed to protect the natural and/or built environment are generally not considered to have significant or adverse effects as they do not result in pathways of impact to Natura 2000 sites for any of the identified threats and pressures.	None
Policies to address local transport and traffic issues, parking and supporting sustainable transport	No	There is potential for such a policy to influence land use in a way that could have environmental effects e.g. by identifying land for new transport links or parking space. However, the distance from Natura 2000 sites means that no pathway of impact is identified for any of the threats and pressures.	None
Supporting the visitor economy, protecting and supporting local businesses	No	There is potential for such policies to influence land use in a way that could have environmental effects e.g. by identifying land for new economic development. However, the distance from Natura 2000 sites means that no pathway of impact is identified for any of the threats and pressures. Additionally, encouraging tourism in Albury may draw visitors away from SPA sites (which suffer from recreational pressure).	
Protecting and supporting community facilities	No	A retention policy designed to protect community facilities would generally not be considered to lead to likely significant effects as it preserves the status quo. A policy that seeks improvements to community facilities could result in new development that would be capable of having an impact through land use change. However, given the distance to Natura 2000 sites, no pathway of impact is identified for any of the threats and pressures.	None
Sustainability of new development	No	This could cover reducing energy use in new developments, requiring the use of low impact building materials, supporting building level renewable energy and climate change adaptation. Such policies will mainly regulate the design of new developments. As this relates to design, it is not considered to lead to significant or adverse effects and would not result in a pathway of impact to Natura 2000 sites for any of the identified threats and pressures.	None
Land use	No	There is potential for land use policies to influence land use in a way that could have environmental effects e.g. by identifying land for development or to change the way land is managed or exploited. However, the very limited changes in land use proposed in the NP and the distance from Natura 2000 sites means that no pathway of impact is identified.	None

HRA Screening Conclusions

4.28 None of the proposed policies are likely to lead to significant effects on European sites. Therefore stage 2 (appropriate assessment and ascertaining adverse impacts on site integrity) and stage 3 (derogations) of the HRA process are not necessary.

5. SEA screening

SEA Screening Methodology

5.1 The screening process is based upon consideration of standard criteria to determine whether the plan or programme (in this case, the proposal for an Albury Neighbourhood Plan) is likely to have "significant environmental effects" and therefore require a full SEA Environmental Report. Should it be determined by the local authority and consultation bodies that a full SEA does need to be undertaken, the qualifying body will need to undertake the Scoping stage of SEA.

5.2 To establish whether a plan or programme requires SEA, a screening assessment is required against a series of criteria set out in the SEA Directive. Figure 1 sets out the screening process and how a plan should be assessed against the SEA Directive criteria.

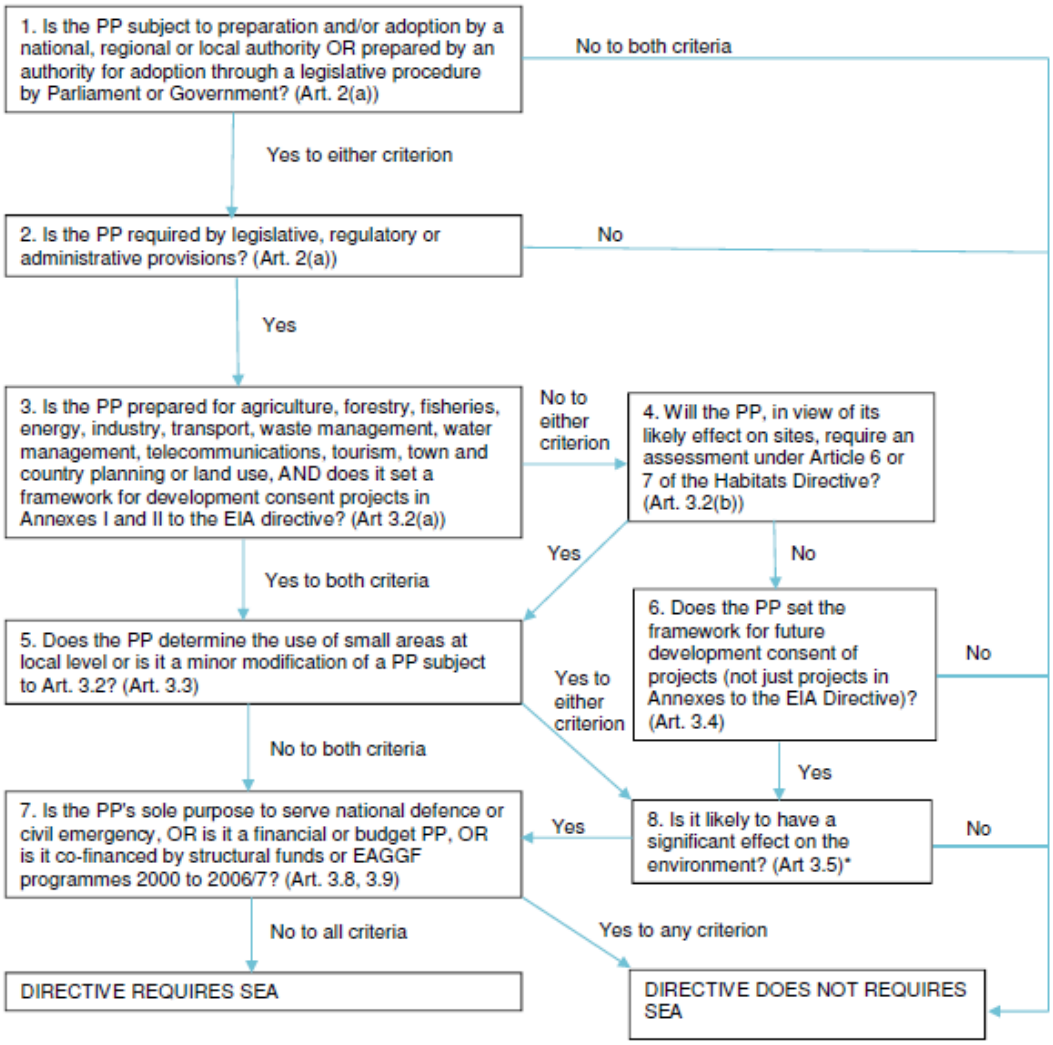


Figure 1. Application of the SEA Directive to plans and programmes (from "A Practical Guide to the Strategic Environmental Assessment Directive", ODPM, 2005.

5.3 Assessing the significance of the environmental effects that this proposal will have depends on the provisions within it. The criteria for assessing significance are referred to in Article 3.5 and set out within Annex II of the SEA Directive and is presented in Figure 2.

1. The characteristics of plans and programmes, having regard, in particular, to

- The degree to which the plan or programme sets a framework for projects and other activities, either with regards to location, nature, size and operating conditions or by allocating resources;
- The degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- Environmental problems relevant to the plan or programme;
- The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. Plans and programmes linked to waste-management or water protection)

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- The probability, duration, frequency and reversibility of the effects;
- The cumulative nature of the effects;
- The transboundary nature of the effects;
- The risks to human health or the environment (e.g. due to accidents);
- The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- The value and vulnerability of the area likely to be affected due to:
  - Special natural characteristics or cultural heritage;
  - Exceeded environmental quality standards or limit values;
  - Intensive land-use;
- The effects on areas or landscapes which have a recognised national, Community or international protection status.

Figure 2 Criteria for assessing significance

5.4 The SEA screening assessment is therefore split into two parts. Part 1 runs the proposal through the questions outlined in Figure 1 and includes commentary of whether the need for SEA is triggered. Part 2 assess the proposal across 8 stages to establish whether there are likely significant effects. The screening opinion takes a 'precautionary approach' and when it is unclear as to how the Directive may be applied it is assumed that there are possible likely significant effects. An assessment of the characteristics of the proposal against these criteria is set out in Table 6 and Table 7 of this report.

Part 1 – Application of the Directive to the proposal

Table 6 Establishing the need for SEA by following the flowchart in Figure 1

Stage		Yes/No	Justification
1.	Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes (proceed to Q2)	The plan will be adopted (made) by Guildford Borough Council. It will form part of the statutory development plan following a referendum.
2.	Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Yes (when the plan is 'made' so proceed to Q3)	It is not a requirement for a parish to produce a Neighbourhood Plan. However, once "made" the plan forms part of the statutory Development Plan and must be used when making decision on planning applications.
3.	Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	Yes to both criteria (proceed to Q5)	The plan is being prepared for town and country planning and land use. The plan will contain a general framework for future development consent and thus projects which could be listed in Annex II of the EIA Directive.
4.	Will the PP, in view of its likely effects on sites require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))	N/A	Q3 answered "Yes".
5.	Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Yes (proceed to Q8)	The plan is intended to determine the use of small areas at a local level.
6.	Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	N/A	Q5 answered "Yes".
7.	Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N/A	Q5 answered "Yes".
8.	Is it likely to have a significant effect on the environment? (Art. 3.5)	Yes	The NP could have a significant effect on the environment. Part 2 assesses whether a significant effect is likely.

Part 2 – Likely significant effects on the environment

5.5 The National Planning Practice Guidance section on Strategic environmental assessment and sustainability appraisal provides the following guidance on when likely significant effects could occur: "Whether a neighbourhood plan proposal requires a strategic environmental assessment, and (if so) the level of detail needed, will depend on what is proposed. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the local plan or other strategic policies for the area."

5.6 The NP is proposing to allocate sites for development and the NA contains a significant number of natural and historic designations and sites, so the first two bullets are highly relevant. The site allocations are proposed to align with Local Plan: Strategy and Sites policy H3: Rural exception homes, which has been subject to SEA as a part of the Sustainability Appraisal of the Local Plan. While the type of development proposed by the NP has already been assessed, and Local Plan policy provides a framework for the sustainable delivery of those types of development, the NP is proposing to allocate sites that have not been subject to SEA as part of the Local Plan process.

5.7 The assessment of effects should be done in a proportionate way and it is acknowledged that at this early stage in the drafting of the NP that there are gaps in the data, most notably the number, size and location of site allocations. If the gaps create uncertainties that mean it is not possible to reasonably assess the likely significant effects of a plan, then the precautionary principle should apply and the NP should not be 'screened-out'.

5.8 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below, together with a commentary on whether the proposal would trigger the need for a full assessment.

Table 7 Assessing Likely Significant Effects using the criteria in Figure 2: The characteristics of plans and programmes

SEA Directive Criteria	Yes/ No	Justification
a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and	Yes	The NP as described in the proposal will set out a planning policy framework which will be used to influence the outcome of future planning applications, consistent with the needs and expressed opinions of residents. It will also include site policies that allocate specific land parcels for small-scale development and will therefore

SEA Directive Criteria	Yes/ No	Justification
operating conditions or by allocating resources		be instrumental in considering planning applications for the allocated sites.
b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	Yes	In order to meet the 'basic conditions' set by legislation and tested at examination, the NPs policies must be in general conformity with the strategic policies in the Local Plan. Additionally, some planning matters are beyond the remit of the NP, including County matters which cover waste, minerals and highways. However, outside of these strategic policies and county matters, the NP is free to shape and replace development plan policy. It may also exert an influence on future Local Plan strategic policy, and it will restrict future Local Plans from duplicating policy for the non-strategic matters it covers. It therefore influences the future development plan. As the NP creates development plan policy, it will influence development projects within the NA boundary.
c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	Yes	The NP will be subject to examination including being tested against the 'Basic Conditions' set by legislation. One of these basic conditions is that the NP must contribute to the achievement of sustainable development. The resulting plan will therefore promote sustainable development. The NP will also need to be in general conformity with strategic policies in the Local Plan which includes policies protecting and restoring/enhancing the natural and built environment and heritage assets. The integration of environmental considerations is therefore relevant to the NP. The NP proposal includes policies intended to support the environment and sustainable development through policies that protect views and heritage, safeguard the natural environment, support sustainable transport and improve the sustainability of new development which could result in significant positive environmental benefits.
d) Environmental problems relevant to the plan or programme	Yes	The UK suffers from severe biodiversity degradation and the government has a stated national ambition to halt the decline and bring about restoration, including through the planning system. As a Development Plan Document, the NP is capable of influencing the achievement of related national and local targets. <u>European sites</u> There are no SPA, SAC or Ramsar sites located within the NA. A small portion of the NA falls within the 5-7km SPA zone where residential developments of over 50 homes can have an influence on the SPA through increased recreational pressure. Strategic policy is in place which requires new development to mitigate this risk and the limited developments proposed by the NP are not considered to have an impact (see HRA in Section 4). <u>National and local sites and designations</u>

SEA Directive Criteria	Yes/ No	Justification
		There are 13 SNCIs within the parish boundary and more adjoining the boundary, three SSSIs within or adjacent to the parish boundary, a Local Nature Reserve adjacent to the parish boundary and seven Regionally Important Geological/Geomorphological Sites (RIGS). Natural England's SSSI Risk Impact Zones map shows that the part of the NA includes zones where sites of 10 units or fewer could have an impact on the Blackheath SSSI. These designated sites are protected by national and local planning policy. The relevant protective policies in the Local Plan are strategic, so the NP must be in general conformity with them. The NP proposal includes policies to safeguard the natural environment and biodiversity. However, the NP proposes to allocate sites for development. The locations of these sites are not known at this stage, though it should be noted that from the proposed sites set out in the parish newsletter (sites A-F) that potential site G is directly adjacent to an area of Ancient Woodland and could promote development within its buffer zone. The NP will be required to take account of these sensitive local sites in its site allocation policies, but it must be acknowledged that site allocations, unless inclusive of appropriate avoidance and mitigation, could lead to significant effects upon designated sites and sites protected habitats. <u>Surrey Hills National Landscape (formerly AONB)</u> The parish has a rural character and falls wholly within the Surrey Hills National Landscape. Site allocations, depending on scale, location and the detail of the proposals, have the potential to harm the landscape value. The NP proposes only very limited, small-scale development and also specifically proposes to safeguard the Surrey Hills National Landscape, as well as the natural environment generally and character of the parish, but the impact of the sites (individually and cumulatively) are not yet known. <u>Heritage assets</u> The NA contains a number of sensitive heritage assets (see Heritage and character in section 3). Potential sites A-F all fall within the Albury Conservation Area and are within the vicinity of listed buildings. Conservation Areas and listed buildings are protected by national legislation and by national and local planning policies. The relevant protective policies in the Local Plan are strategic, so the NP must be in general conformity with them, and additionally the NP proposes to include policies that protect heritage assets. However, site allocations, if drafted without appropriate avoidance or mitigation clauses and located within the close vicinity of

SEA Directive Criteria	Yes/ No	Justification
		heritage assets, could potentially lead to significant effects on these protected areas and assets.
e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection)	No	The NP does not intend to address European Community environmental legislation directly e.g. by covering waste management or water protection, except potentially as a facet of development standards. Conformity with relevant environmental legal requirements will be tested through the examination.

Table 8 Assessing Likely Significant Effects using the criteria in Figure 2: The characteristics of the effects and of the area likely to be affected

SEA Directive Criteria	Yes/ No	Justification
a) The probability, duration, frequency and reversibility of the effects	Yes	The NP is likely to have limited, short-term effects resulting from activity associated with the development of allocated sites. The effects from land use changes and developments that occur as a result of the NP will operate over the long-term.
b) The cumulative nature of the effects	Yes	The NP intends to allocate only a small number of limited sites, but limited cumulative effects could result depending on the number, size and location of those sites. The NP is intended to include a suite of protective policies that conserve and enhance the natural and built environment. These policies could have a cumulative positive environmental effect alongside national and borough policy.
c) The transboundary nature of the effects	No	No significant transboundary effects from the proposal are anticipated given that the NP proposes small-scale areas within the NA. The NA itself covers the limited area of a single parish, which is the smallest administrative boundary.
d) The risks to human health or the environment (e.g. due to accidents)	No	The NP is not proposed to include any policies that would lead to development that causes significant risks to human health or the environment. The positive environmental, construction and affordable housing policies proposed for the NP would likely improve human health and wellbeing.
e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	Yes	Given the small-scale nature of the proposals, the magnitude and spatial extent of most effects will be limited to the geographical area of the NA and likely to the immediate vicinity of the site allocations. Negative impacts on the landscape, which could operate at a wider scale, are possible due to the proposal to allocate sites. As the details of the proposals are not yet known, it is not possible to conclude that such affects will not occur.

SEA Directive Criteria	Yes/ No	Justification
f) The value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage, (ii) exceeded environmental quality standards or limit values, (iii) intensive land-use,	Yes	The NA contains sensitive heritage assets: Areas of High Archaeological Potential, County Sites of Archaeological Importance, Scheduled Ancient Monuments, Listed Buildings, a Local Historic Park and Garden and all or part of two Conservation Areas. It is within the Surrey Hills National Landscape where the landscape has a cultural and heritage value. The NA also contains special natural characteristics: SSSIs, SNCIs and Areas of Ancient Woodland, and the NA is adjacent to a Local Nature Reserve. Depending on proximity and the detail of sites, site allocations could potentially have significant environmental effects on sensitive cultural, heritage and natural assets and the National Landscape. The NP proposes a small number of small-scale developments. Due to their scale these are not considered to be significant in terms of environmental quality standards or environmental limits. Site allocations are expected to make the best and most efficient use of land – not to intensively use the land for development. Given the rural context and the proposed policies to protect local character, intensive land use should not occur.
g) The effects on areas or landscapes which have a recognised national, Community or international protection status.	Yes	The NA falls within the Surrey Hills National Landscape. There is potential for site allocations to have an environmental impact on the landscape, whether individually or cumulatively, depending on the number, size, location and specific details of site policies.

SEA screening conclusion

5.9 Applying the process set out in "A Practical Guide to the Strategic Environmental Assessment Directive", the assessment concludes that the proposal could lead to likely significant effects on the environment and accordingly an SEA is required. This is primarily because:

- the NP proposes to allocate sites for development,
- there is uncertainty over the number, location and size of these sites,
- the NA contains a substantial number of sensitive natural and historic assets and designations and is wholly within the Surrey Hills National Landscape, and negative effects on these would be significant,
- while the Local Plan has been subject to SEA and it includes a policy covering the types of sites the NP intends to deliver (rural exception sites), the potential sites have not been subject SEA.

5.10 Undertaking a full SEA will allow potential environmental effects to be considered in more detail and for avoidance and mitigation measures to be incorporated into the NP.

6. HRA and SEA Screening Consultation and determination

6.1 In accordance with the SEA regulations (regulations 4(1) and 9(2)), the Council contacted Natural England, Historic England and the Environment Agency (the statutory 'consultation bodies') on 25 November 2024 by email to consult them on the findings of the SEA screening assessment. Under Regulation 63(3) of the Habitat Regulations, the Council also contacted Natural England (on the same date) to consult them on the HRA screening assessment. All three bodies were asked to respond by 16th December. None of the statutory bodies objected to the report's conclusions.

6.2 As a result, the Council has determined that the Albury Neighbourhood Plan, based on the proposed scope of policies,:

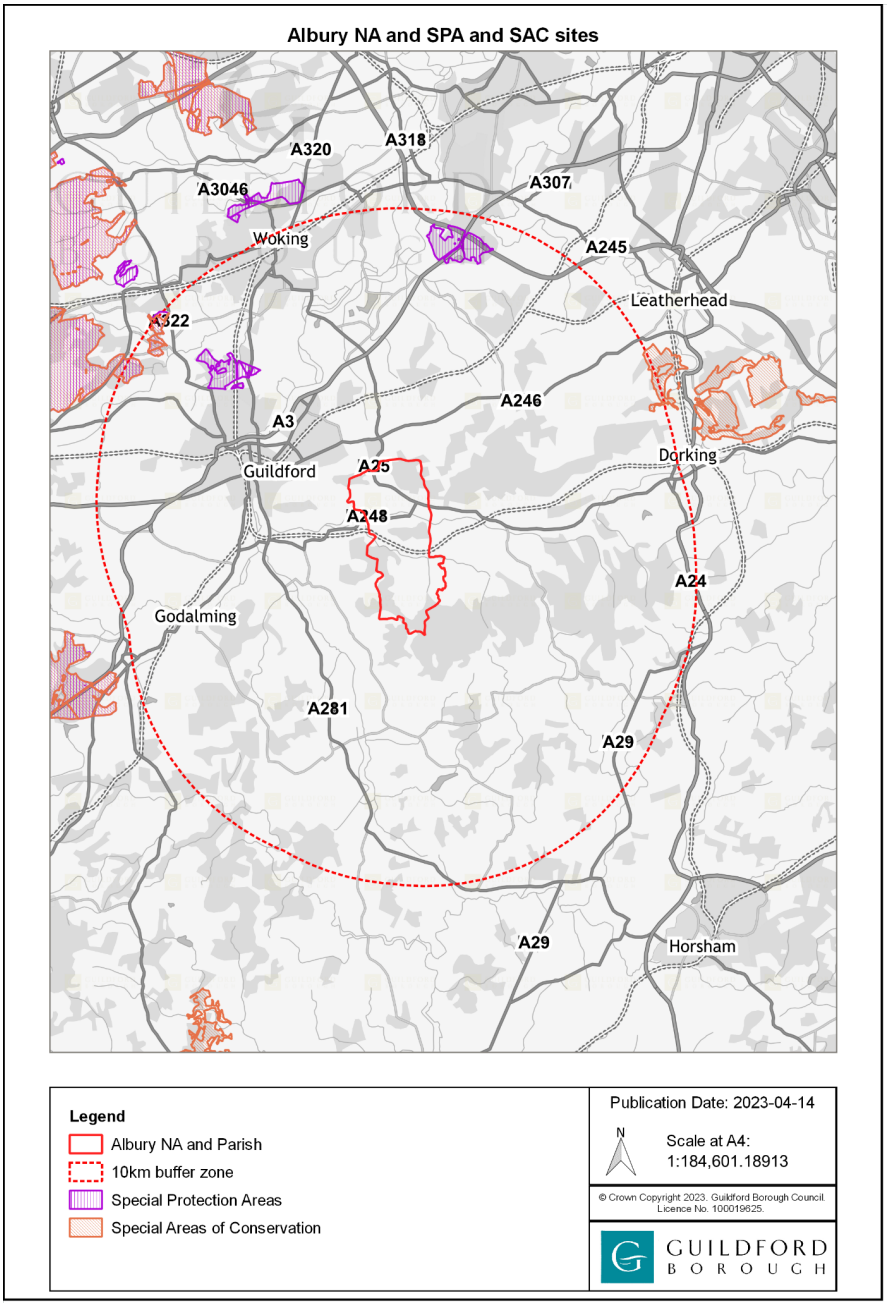
- could lead to significant environmental effects under the Environmental Assessment of Plans and Programmes Regulations 2004 and accordingly requires an environmental report, and
- is not likely to lead to significant environmental effects on European sites under the Conservation of Habitats and Species Regulations (2017) and accordingly does not require Appropriate Assessment under those regulations.

6.3 These determinations were made on 20 December 2024.

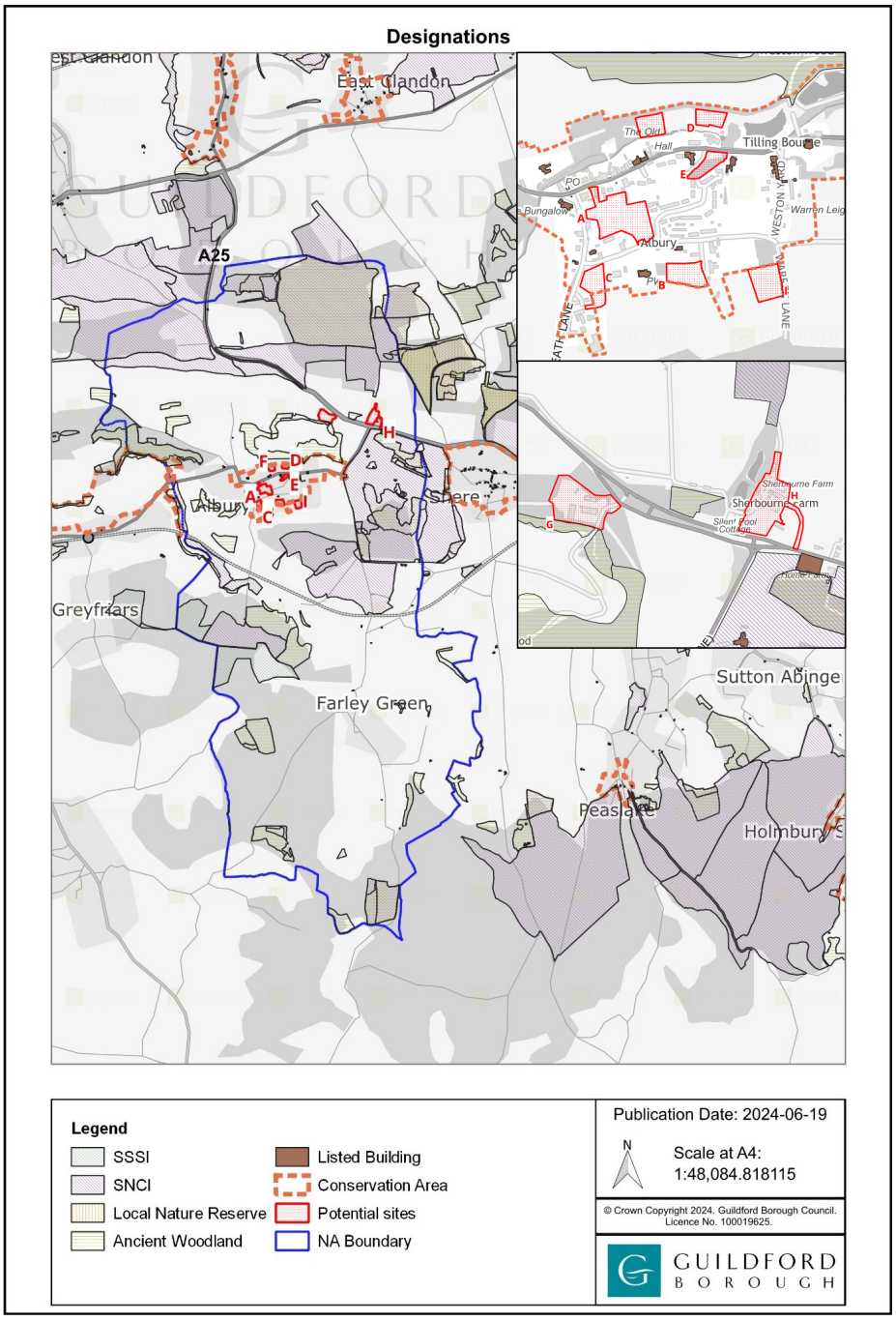
6.4 In accordance with Regulation 11(1) of the SEA Regulations, the Council emailed this determination statement to the statutory bodies following (within 28 days of making) the determination being made. In accordance with Regulation 11(2) of the SEA Regulations the Council also published the statement and report on its website, along with the address at which people could inspect or obtain printed copies of these documents.

7. Appendices

Appendix 1: Map of Albury NA and SPA/SAC sites



Appendix 2: Map of Albury NA potential sites and designations



30.1.

APPLYING TO ALBURY PARISH

updated 11 January 2021

All public bodies have a duty to follow all relevant legislation and designations, for all parts of Albury Parish, when making any decisions. A summary of these is set out below. This is not definitive.

NATIONAL PLANNING LEGISLATION

The National Planning Policy Framework (NPPF)

The NPPF, updated as at February 2019, should be followed in all planning proposals and decisions. The main sections affecting the environment are:

- Section 8, Promoting healthy and safe communities, paragraphs 91-101
- Section 13, Protecting Green Belt Land, paragraphs 133-137
- Section 14, Meeting the challenge of climate change, flooding and coastal change,paragraphs 148-169
- Section 15, Conserving and enhancing the natural environment, paragraphs 170-183

DESIGNATIONS

Area of Outstanding Natural Beauty (AONB)

The whole of Albury Parish is within the Surrey Hills AONB which was designated in 1958. AONB is a designation for an area of land that is of national importance for its natural beauty. AONBs have the same level of landscape quality and share the same level of protection as National Parks.

The primary purpose of AONB designation is 'to conserve and enhance the natural beauty of the area'. All public bodies have a legal duty to 'have regard' to this purpose. The AONB designation is also of international importance. It is recognised as a Category V Protected Landscape - landscape managed mainly for conservation and recreation - by the International Union for the Conservation of Nature (IUCN).

The following documents should be followed in respect of the AONB designation:

- *Landscapes Review, led by Julian Glover on behalf of DEFRA, September 2019, making recommendations about our National Parks and AONBs*
- *Surrey Hills AONB Management Plan for the period 2020-2025*
- *NPPF, Section 15, paragraphs 170 to 183.*

Green Belt

The whole of Albury Parish is within the Green Belt. The construction of new buildings is inappropriate in the Green Belt unless it falls within a list of exceptions, which include limited infilling in villages.

NPPF, Section 13, paragraphs 133-147, should be followed.

Area of Great Landscape Value (AGLV)

The whole of Albury Parish is within an Area of Great Landscape Value (AGLV). An AGLV has a high scenic value, worthy of conservation.

This is a Local Landscape Designation, established under the Town and Country Planning Act 1947, to protect a locally important landscape. Local policies must be followed.

Common Land

Common land may be owned publicly or privately. People usually have the right to walk on it.

Appendix 2 has a list of Common Land in Albury Parish.

The Commons Act 2006 must be followed. The Planning Inspectorate is the relevant authority.

Site of Special Scientific Interest (SSSI)

Sites of Special Scientific Interest (SSSIs) are sites identified as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features). They were first notified under the National Parks and Access to the Countryside Act 1949. SSSIs must be protected and managed in line with their status. It is an offence to intentionally or recklessly damage the features of special interest of an SSSI, or to disturb the wildlife for which the site is of special interest.

Appendix 2 has a list of SSSIs in Albury Parish.

Legislative requirements must be followed including the Wildlife and Countryside Act 1981 as amended, primarily by the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006 (NERC), and NPPF Section 15, particularly paragraph 175 (b). Natural England is the relevant authority.

Site of Nature Conservation Importance (SNCI)

In Surrey, Local Wildlife Sites are known as Sites of Nature Conservation Importance (SNCIs). An SNCI is an area (non-statutory) designated by the Surrey Nature Conservation Liaison Group as being of county or regional value for their nature, habitats and wildlife. SNCIs tend to be selected because of particular wildlife habitats or if they support scarce or rare species outside their natural habitats. They can be natural sites or man-made.

Appendix 2 has a list of SNCIs in Albury Parish.

Despite SNCIs not having statutory protection, the need to protect them must be taken into consideration by public bodies in determining planning and development policies. All development plans must include these policies.

Regionally Important Geological/Geomorphological Site (RIGS)

In Surrey, Local Geological Sites are known as Regionally Important Geological/Geomorphological Sites (RIGS). A RIGS is an area (non-statutory) designated by the Surrey Nature Conservation Liaison Group as being of county or regional geological value.

Appendix 2 has a list of RIGS in Albury Parish.

Despite RIGS not having statutory protection, the need to protect them must be taken into consideration by public bodies in determining planning and development policies. All development plans must include these policies.

Ancient Woodland and Ancient or Veteran Trees

When determining planning applications, development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, should be refused, unless there are wholly exceptional reasons.

The NPPF defines ancient woodland as an area that has been wooded continuously since at least 1600 AD. It includes:

- Ancient Semi-Natural Woodland (ASNW) - mainly made up of trees and shrubs native to the site, usually arising from natural regeneration
- Plantations on Ancient Woodland Sites (PAWS) - areas of ancient woodland where the ormer native tree cover has been felled and replaced by planted trees, usually with species not native to the site Ancient wood pasture and historic parkland.

Appendix 2 has a list of the main sites of Ancient Woodland and Ancient and Veteran Trees in Albury Parish.

The relevant legislation must be followed including NPPF, Section 15, particularly paragraph 175 (c). The protections set out under all the different designations which apply to any site must be followed.

Biodiversity Opportunity Area (BOA) and Irreplaceable Habitats

The Surrey Nature Partnership has designated a Biodiversity Opportunity Area (ND02: North Downs Scarp and Dip; Guildford to the Mole Gap) which includes a large area in the north of Albury Parish.

Appendix 2 has a list of the main sites within it.

BOAs are areas where targeted maintenance, restoration and creation of 'Habitats of Principal Importance' (Priority Habitats) under the Natural Environment & Rural Communities Act (NERC) will have the greatest benefit for biodiversity and will contribute to national and international aims. Public authorities have a duty to conserve biodiversity under NERC.

NPPF, Section 15, particularly paragraphs 170 and 174, NERC, and the Surrey Biodiversity Opportunity Area Policy Statement for this BOA, should be followed.

The Surrey Nature Partnership has issued guidance to identify 'Irreplaceable Habitats' which are protected as set out in NPPF, section 15, paragraph 175(c).

The Surrey Nature Partnership 'Irreplaceable Habitats' Guidance for Surrey should be followed.

POLICY ANP11 LOCAL GREEN SPACE

The outcome of the Neighbourhood Plan Parish Consultation 2024 APPENDIX L identified that a number of areas of the parish have significant value to parishioners. The sites listed below are proposed as Local Green Spaces, all of which have demonstrated they are close to the community they serve, are of special significance to the community, are not extensive tracts of land and are consistent with national planning policy for Local Green Space as set out in the National Planning Policy Framework. The landowners of the sites put forward have been consulted and are supportive of their inclusion as Local Green Space.

1. **Albury Village Recreation Ground (size approx. 0.35ha)**

Albury Village Recreation Ground lies in the centre of Albury village and is the only recreation ground in the parish. It is entirely surrounded by homes and set away from roads making it a safe and secure area for children to play. Albury Parish Council owns and maintains the Recreation Ground and has provided play equipment for children of all ages including a football pitch. There is also a range of adult outdoor fitness equipment along with benches and tables. The Recreation Ground is highly valued by the community as a recreational space and is situated in the centre of Westonfields where housing density is greatest and gardens tend to be smaller or in the case of the flats are non-existent. It is an essential outdoor recreation space.

View of the Recreation Ground in Weston Fields.

Location map showing Recreation ground.

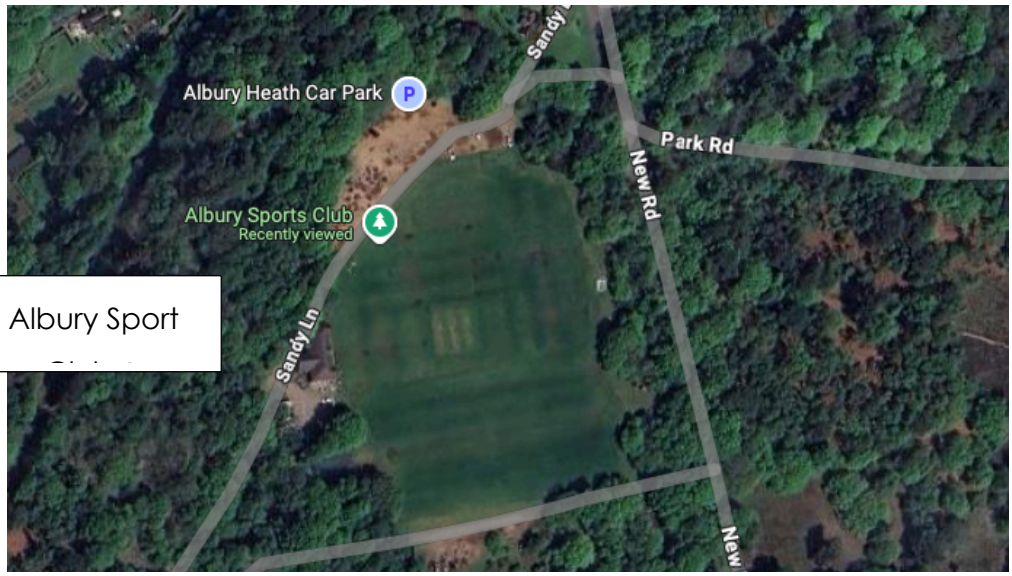
2. Albury Sports club and playing field (size approx. 1.68ha)

Albury Sports club and playing field are situated in Albury Heath. The sports club is the only one in the parish and has both football and cricket teams for adults and children and is designated as a Community Facility (APPENDIX D). It also has a small café. The playing field is used for the Albury Parish Produce Show and the Music Festival which are held annually in July and attracts over 500 parishioners and visitors. The show encourages local participation with a large marquee where locally grown produce from people of all ages is judged competitively, there are also categories for art, photography and flower arranging. The show features a variety of stalls including a barbeque, tea and cake stall, Punch and Judy and the ever-popular Terrier race. Businesses support the show and use it to sell their local produce. The music festival features local amateur musicians and is held the following afternoon and early evening. The events are significant fundraisers for local parish amenities.

The first "Tillingbourne Show" was held on 25 July 1857 and has been held continuously on Albury Heath since 1861. It was paused for a few years during World War 2 but returned in 1946. Cricket has been played on the Heath since the 1880's and possibly for some years before that, while the former cricket pavilion was erected in 1907/8. This was rebuilt with the help of considerable local fundraising in

2020. Both the Produce Show, Music Festival and sports club are an integral and much valued part of parish community life.

View of the new Pavillion at Albury Sports club at Albury Heath (Source: Albury Sports club).



Albury Sport

Location map showing Albury Sports club and playing area (Source: Google maps).

3. Albury village allotments (size approx. 0.2ha)

Albury village allotments are unique as they are the only allotments in the parish and are situated on raised ground at the end of Church Lane and the Warren. Their situation makes them close to Westonfields where household amenity space tends to be smaller. The allotments offer the opportunity for parishioners to grow their own produce and produce compost and is in line with Neighbourhood Plan net zero and biodiversity objectives ANP13 and ANP15, whilst also providing recreational benefits. The allotments are not ideally located as there is no parking nearby for users and the parish council are asked to address this. The retention of and use of the allotments should be encouraged by the parish council.

View of the Allotments at Albury

Location map showing Allotment site in Albury (Source: Google maps).

APPENDIX P Steering Group Affordable Housing Site Selection Report

The Albury Neighbourhood Plan Steering Group (NPSG) has assessed the evidence base to support a selection of sites for affordable housing to be included in the Albury Parish Neighbourhood Plan. This includes:

- The Albury Parish Housing Needs Survey 2024 (APPENDIX J)
- The AECOM Site Assessment Report 2024 (APPENDIX B)
- Neighbourhood Plan Parish Consultation 2024 (APPENDIX L)
- The AECOM SEA Report 2026 (APPENDIX Q)

Six sites (A-F) as shown in MAP B were considered. The conclusion of the Steering Group is shown below and forms their recommendation to Albury Parish Council for adoption:

THE EVIDENCE BASE

1. Albury Parish Housing Needs Survey 2024

The 2024 Housing Needs Survey identified the following affordable housing need:

- 8 Affordable rent dwellings
- 4 Shared ownership dwellings
- 5 Open market homes dwellings

All to be one, two and three bed smaller properties.

2. AECOM SEA Report 2026

The criteria used by AECOM for assessing the 6 sites included impact on Air Quality, Biodiversity and geodiversity, Climate Change (including flood risk), Community Wellbeing, Historic Environment, Land, soil and water resources, Landscape and Transportation.

As all 6 sites are in close proximity and the differences in overall performance by site was marginal though only one, Site A Malcolm's Field was deemed to have a positive impact and that is for Community Wellbeing. All sites had the potential for a negative impact on the Historic Environment and Landscape, and this would need to be addressed in planning applications. With exception of Site E any negative impacts could be overcome by careful planning applications.

Site E Albury House was dismissed as unsuitable due to its proximity to Grade II Listed Albury House with development detrimental to a historic building. This supported the same recommendation in the AECOM Site Report 2024.

3. Neighbourhood Plan Parish Consultation 2024 and AECOM Site Report 2024 by site

SITE A MALCOLM'S FIELD

Neighbourhood Plan Parish Consultation 2024

Site A Malcolm's Field was joint first choice for development as chosen by parishioners with 60% of respondents favouring its inclusion. Specifically, it was deemed close to village amenities, suitable for a diverse mix of housing and was a logical extension of the existing village development pattern. Respondents particularly welcomed additional parking for residents of Weston Fields, new paths across the site making a short cut to village amenities, preserving the view of the parish church from the Street, and a new village green. Some favoured a pedestrian crossing on the Street; others did not but many favoured some form of traffic calming. Albury Estate, the landowner, had indicated that provision towards this might be provided as part of the development.

Concerns focussed on poor and dangerous access as drawn on a bend at the narrowest part of the Street (shown on MAP B). Housing being too dense with too many homes on the site. Regret was expressed by some for the loss of the open field in the heart of the village. Additional traffic due to the density of new homes on the site and impact on Church Lane was frequently noted.

AECOM Site Options and Assessment Report 2024

The site was deemed suitable for affordable housing development with policy H3 supportive of small-scale affordable housing development on rural exception sites in the Green Belt. The site is close to the centre of Albury near bus stops and local services.

Development would need to be sensitively designed to reduce the impact on the setting of Heritage Assets and on the character of the Conservation Area, with potential for the garages at the north of the site to be redeveloped for residential use.

Access onto the Street or Church Lane both pose problems and would need to be discussed with the highway authority.

SITE B LAND BEHIND ROSE COTTAGE

Neighbourhood Plan Parish Consultation 2024

This site was fifth choice with only 32% of respondents supporting its development. Positive comments including privacy for existing neighbours and close to amenities were substantially outweighed by the negative comments that included: increase in traffic to Church Lane, lack of parking, poor access, too dense, incursion into Green Belt

AECOM Site Options and Assessment Report 2024

The site is suitable for potential affordable housing with Local Plan policy H3 supportive of small scale affordable housing development on rural exception sites. The site is adjacent to the settlement boundary and built area of Albury village and relatively close to local services and bus stops. Care would need to be taken not to damage the Conservation Area or historic setting of the church but as the site is reasonably well enclosed this could be addressed sensitively at planning application stage.

However, vehicular and pedestrian access are restricted and the access along Church Lane is narrow with no footpath. The shared access to the adjacent properties could not be widened to accommodate two-way traffic. There is no safe pedestrian access to Albury Street unless developed in conjunction with Site A Malcolm's Field.

SITE C BIRMINGHAM FARM

Neighbourhood Plan Parish Consultation 2024

The site was fourth choice and 49% of respondents supported it for new affordable homes.

Positive comments included "best option" with good access, close to existing amenities and a natural extension of the village with little impact on existing neighbours. There is plenty of space and natural screening would be retained.

Negative comments included increased traffic in Church Lane which is very narrow, as is Blackheath Lane and the need for adequate on-site parking.

AECOM Site Options and Assessment Report 2024

The site is suitable for potential affordable housing with Local Policy Plan H3 supportive of small scale affordable housing development on rural exception sites. The sites is located

adjacent to the built-up area of Albury village and relatively close to amenities and bus stops.

The site is within the Conservation Area and would need to be developed sensitively so as not to impact it or the church which is Grade II Listed. The report states that the Rectory is also Listed though this is incorrect. The Old Rectory on the Street is listed but the new Rectory adjacent to the site is not.

The site is in a sensitive location between the settlement and countryside and is clearly visible from Newlands Corner. However, this is unlikely to result in significant alteration of the settlement when seen from the viewpoint as it sits at a similar elevation to surrounding homes and would appear as a natural extension to the village.

Vehicular and pedestrian access are restricted as access along Blackheath Lane is narrow and though it could be created through Birmingham Farm there would still be no pedestrian access. Though the landowner has indicated this could be provided through the churchyard there would still need to be onward access to the Street via site A as there are no pavements in Church Lane.

SITE D LAND BEHIND ALBURY MILL

Neighbourhood Plan Parish Consultation 2024

This site was third choice with 54% of respondents supportive of development for new affordable homes.

Positive comments included easy access to village amenities via new footpath north of the Tillingbourne River. Easy access onto the Street, not near other properties.

Negative comments included loss of amenity to existing residents, risk of flooding, more pressure on parking at village hall, environmental impact and not supportive of development on north side of Tillingbourne River.

AECOM Site Options and Assessment Report 2024

The site was deemed suitable for affordable housing development under policy H3 of the Local Plan as a rural exception site, is adjacent to the settlement boundary and built up area of Albury village and relatively close to amenities and bus stops.

There is potential for the development to affect the setting of the Conservation area and Listed buildings in the Street though this could be addressed by sensitive design. Development on the north side of the Tillingbourne river is an uncharacteristic extension of the settlement however there is sufficient screening to limit potential visual impact. There is a publicly accessible green space (picnic area) west of the site, and this would be adversely affected. Any development would need to be set back 10m from the bank of the river which would impact the developable area of the site.

The site is accessed by an existing bridge with no footway which would need to be built and 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.

SITE E LAND ADJACENT TO ALBURY HOUSE

Neighbourhood Plan Parish Consultation 2024

The site was the least popular choice with 31% of respondents supporting development. It is the only site of the 6 put forward that is in the Settlement Boundary. There was some support for it to be developed sympathetically rather than left derelict or used for additional village parking. It has easy access to the Street for cars and pedestrians and is close to amenities.

Negative comments included: plans are too dense and would damage the character of the village, and previous planning applications have already been turned down at Appeal. There is too little parking, it is too close to Listed buildings, and the loss of trees is unacceptable.

AECOM Site Options and Assessment Report 2024

The site was considered unsuitable for development for affordable homes. There would be an adverse impact on trees as 50% of the site is covered by mature trees which though not covered by TPO's are protected by their location in the Conservation Area. The site is also screened with mature hedgerows. The site has been the subject of several previous planning applications which have been refused due to the impact on the setting of Albury House (Grade II Listed) and the openness of the former garden and character of the Conservation Area. Development of the site would have an adverse effect on the heritage assets and its openness and is therefore unsuitable.

SITE F LAND BEHIND VILLAGE HALL

Neighbourhood Plan Parish Consultation 2024

This site was joint first choice for development for new affordable homes. Favourable comments included: proximity to amenities (the landowner proposed a new footpath to the north of the Tillingbourne River as there is no pavement on the Street), support for development north of the river, current access onto the Street via the village car park already exists and is good. Would alleviate the parking problem at the village hall by providing extra on-site parking.

Negative comments include a loss of amenity to nearby residents, poor access through the village hall car park, negative impact on the riverside picnic area that is adjacent, impact on parking at village hall, risk of flooding and the new footpath being unsafe.

AECOM Site Options and Assessment Report 2024

The site is suitable as development for affordable housing under Local Plan policy H3 rural exception sites. The site is adjacent to the settlement boundary and relatively close to existing amenities and bus stops.

Development would need to be sensitively designed to prevent damage to the Conservation Area and nearby Listed Buildings. There is little development on the north side of the Tillingbourne river and development would need to be sensitively designed. There may be negative impacts on the adjacent Green Space (picnic area) if the site is developed.

The new path proposed on the north side of the Tillingbourne river would be a positive contribution to amenities and access as would additional car parking spaces.

Any development would be required to be set back by 10m from the river bank which would limit the area for development. A new bridge would be required for vehicular and pedestrian access and there is potential for traffic management problems as cars would need to traverse the village hall car park which could be busy when events are in progress.

NEIGHBOURHOOD PLAN STEERING GROUP DECISION

The Steering Group (SG) was mindful of the evidence base as set out above and discussed these with both Guildford Borough Council (GBC), Surrey Community Action and the landowners. The SG was keen to ensure that any proposals were in accordance with national and GBC local planning policy are likely to be acceptable to parishioners and are deliverable. There remained an intention to deliver only the 17 homes as set out in the Housing Needs Survey 2024, and not the 61 options which formed part of the Parish Consultation in 2024 as shown on MAP B. This is due to the sensitivity of the Green Belt, Surrey Hills National Landscape, Albury Conservation Area, Heritage Assets and because 61 new homes would substantially change the character and size of the existing Albury village.

Advice received from GBC planning was to select only the site/sites needed to deliver the affordable housing need as identified in the Housing Needs Survey 2024 for inclusion in the Neighbourhood Plan. It would not be possible to include sites without defined development proposals due to the sensitivity of Green Belt policy. The remaining sites could be brought forward as Rural Exception sites under Local Plan policy H3 at a later date if future Housing Needs Surveys identified a need for more affordable homes and the information included in the evidence base would still be valid.

Surrey Community Action suggested limiting the size of sites to under 1 hectare and under 10 units each in order to make sure the sites are "small" rural exception sites.

Discussions were also held with Albury Estate and Latchmere Properties the landowners of sites A-F. Both indicated that building costs have considerably increased recently which led the SG to the conclusion that it is more cost effective to develop fewer sites as additional cost would increase the number of open market homes needed to fund affordable units.

Albury Estate has a proven model for providing affordable homes in the parish and has built several in Albury village to date. The SG is confident that their existing model for delivery can be extended to provide new affordable homes on any of their sites namely A, B, C and F. Latchmere Properties have not provided a formal proposal showing how they would deliver affordable homes, though this has been formally requested. Latchmere properties own site E, at Albury House and site D Land Behind Albury Mill.

Having further reviewed the 6 sites and the evidence base as set out above, the SG concluded:

Site A Malcolm's Field

The SG believes this site should be included in the Neighbourhood Plan as a site for development to deliver a mix of affordable and market rate homes. The amount of housing should be at a substantially reduced density to the layout included in the 2024 Parish Consultation as shown in MAP B. Access onto Church Lane or the Street must be addressed by any planning application and should seek to minimise impact at point of access and additional traffic movements. Although it is shown in MAP B as access via the Street, this will be subject to agreement with Surrey Highways. Only part of Malcolm's Field should be developed (less than 1 hectare) with the remainder of the field used as a village green or left as an open field. It is essential that the view from the Street up to the parish church in Church Lane is retained as a key view. Extra parking should be provided in addition to that required by the new homes which can be used as "community parking." There is an expectation that this development would trigger a contribution toward traffic management in the Street, either a road crossing or speed restriction or both. Any development must accord with policies as set out in national and local planning policy and the Neighbourhood Plan and in particular be sensitive to protect the Conservation Area, Heritage Assets and design style which is unique to Albury village.

There is support for the proposal in MAP B showing:

i. 6 one/two bed affordable homes
ii. 2 one/two bed open market homes

Site B Land behind Rose Cottage

The SG does not recommend including this site in the Neighbourhood Plan as it has very limited access which could not be overcome easily. It would also put additional traffic pressure onto Church Lane at a narrow point. Vehicular access would not allow space for pedestrians to access the site or village amenities this would have to be provided via new paths through the parish church, a heritage asset, and require development of site A Malcolm's Field. These issues could not be overcome by a different layout.

Site C Birmingham Farm

The SG believes this site should be included in the Neighbourhood Plan as a site for development to deliver a mix of affordable and market rate homes. The site is close to village amenities and bus stops and pedestrian access via footpaths to the Street can be achieved via new pathways through the parish church graveyard linking to newly created paths in Site A Malcolm's Field which is safer than using Church Lane that has no pavements. Vehicular access to the site can be achieved via the existing access to Birmingham Farm. Although this is on to a narrow part of Blackheath Lane and via Church Lane, this is a limited stretch of road and avoids the majority of Church Lane. Although the site can be seen at distance from Newlands Corner the SG believes its development, if done sensitively, can be achieved to give the appearance of a natural extension of the village development area as it is bordered by existing development on three sides and has ample space for screening. The site is amply large enough to provide for adequate parking. Any development must accord with policies as set out in national and local planning policy and the Neighbourhood Plan and in particular be sensitive to protect the Conservation Area, Heritage Assets and design style which is unique to Albury village. The proposal as set out in MAP B is for the following which is in line with the 2024 Housing Needs Survey.

i. 4 one/two bed properties, 2 three bedroom affordable homes
ii. 3 one/two bed open market homes:

Site D Land behind Albury Mill

The SG is not supportive of including this site in the Neighbourhood Plan. The site has restrictions: any development would need to be set back 10m from the river bank which restricts the amount of space for development. The site would require a new bridge to be built for two-way vehicular and pedestrian access and would require additional cost for infrastructure and utilities which do not currently exist at the site. The extra cost of installing these may require additional open market homes to be built to offset the cost.

There is currently no development on the north side of the Tillingbourne River, and this would not be a natural extension of the village settlement area. There could be a negative impact on the peaceful nature of the adjacent riverside picnic area from traffic movement and noise.

A new bridge over the Tillingbourne river to the site would only provide vehicular and pedestrian access to the village hall car park and not to the main highway. There are no pavements from the site to village amenities or bus stops and access to these could only be provided by the development of site F. Vehicles exiting the site into the village car park may be compromised by congestion when the village hall is busy, and additional parking from the site may impact the village hall car park which is already heavily oversubscribed. This may impact the viability of the village hall.

Site E Albury House

This site will not be included in the Neighbourhood Plan as it has been ruled not suitable in both the AECOM Site Assessment Report 2024 and AECOM SEA 2026. This is because of the detrimental impact on heritage assets and the Conservation Area as set out above.

Site F Land behind the village hall

This site will not be included in the Neighbourhood Plan. Though popular as a choice with the community the SG is mindful that it must select sites that can easily accommodate the volume of properties needed without choosing sites that are costly to develop. This is to allow development to go ahead without delay. Site F, like site D would require a bridge to be built for two-way traffic to enter the site and for pedestrian access. There are currently no infrastructure or utilities on the north bank of the Tillingbourne River, and this would add additional cost to development which may increase the number of market rate homes required to be built to make development viable. Again, like site F, there is currently no development north of the river and this is not a natural extension to the settlement. The SG has reservations regarding the impact that development may have on the quiet enjoyment of the riverside picnic area which is the only recreational access parishioners have to the riverside. Vehicular access to the site would be via the village car park which is often congested when events are in progress.

Conclusion

The recommendation of the Albury Parish Neighbourhood Plan Steering Group to Albury Parish Council is to include site A Malcolm's Field and Site C Birmingham Farm for development for affordable homes for the reasons as set out above.

A revised layout has been submitted in MAP B. This shows both Site A Malcolm's Field and Site C Birmingham Farm Site C at less than 1 hectare each. The view of the parish Church is

retained from the Street across Malcom's Field which will remain a field in order to keep the site under 1 hectare. Additional parking has been added to Site A to support village amenities and residents with footpaths across the site providing safer access from Weston Fields, Church Lane and Site C Birmingham Farm to the village shops, pub, village hall and bus stops.

MAP B shows sites A and C and also other sites that have been considered. Site E is shaded red as it was dismissed in both the AECOM Site Report and SEA as unsuitable for development. Sites B, D and F are shaded yellow which indicates that though deemed suitable for development in the AECOM Sites Report they have not been selected for development as part of the Neighbourhood Plan for the reasons set out above. Only sites A and C have been selected for affordable housing in the Neighbourhood Plan.

Albury Parish Council adopted the decision of the Steering Group as set out above on March 2, 2026.

AECOM

Strategic Environmental Assessment (SEA) for the Albury Neighbourhood Plan

Environmental Report to accompany Regulation 14 version of the Neighbourhood Plan

Albury Parish Council

March 2026

Delivering a better world

Quality information

Prepared by	Checked by	Verified by	Approved by
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V1.0	October 2025	Draft for Neighbourhood Group comment	S.D.	Neighbourhood Group representative
V2.0	January 2026	Updated draft for Group comment	R.P.	Principal Planner
V3.0	March 2026	Regulation 14 consultation version	N.C.B.	Technical Director

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Abbreviations of key terms

AGLV	Area of Great Landscape Value
ALC	Agricultural Land Classification
AONB	Area of Outstanding Natural Beauty
ANP	Albury Neighbourhood Plan
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
BMV	Best and Most Versatile (land)
BNG	Biodiversity Net Gain
BOA	Biodiversity Opportunity Area
CAA	Conservation Area Appraisal
EV	Electric Vehicle
GHG	Greenhouse Gas
HER	Historic Environment Record
IRZ	Impact Risk Zone
LAA	Land Availability Assessment
LCA	Landscape Character Assessment
LDS	Local Development Scheme
LHNS	Local Housing Needs Survey
LNR	Local Nature Reserve
NCA	National Character Area
NL	National Landscape
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PRoW	Public Rights of Way
RIGS	Regionally Important Geological/Geomorphological Site
SEA	Strategic Environmental Assessment
SNCI	Site of Nature Conservation Importance
SOA	Site Options and Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
TPO	Tree Preservation Order

Non-Technical Summary

What is Strategic Environmental Assessment?

A Strategic Environmental Assessment (SEA) has been undertaken to inform the Albury Neighbourhood Plan (hereafter referred to as "the ANP"). This process is required by the SEA Regulations.

Neighbourhood Plan groups use SEA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to help avoid adverse environmental and socio-economic effects through the Neighbourhood Plan and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

What is the Albury Neighbourhood Plan?

The ANP has been prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.

Purpose of this Environmental Report

This Environmental Report, which accompanies the Regulation 14 version of the ANP, is the latest document to be produced as part of the SEA process. The first document was the SEA Scoping Report (May 2025), which included information about the neighbourhood area's environment and community.

The purpose of this Environmental Report is to:

- Identify, describe, and evaluate the likely significant effects of the ANP and alternatives.
- Provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- An outline of the contents and main objectives of the ANP and its relationship with other relevant policies, plans and programmes.
- Relevant aspects of the current and future state of the environment and key sustainability issues for the area.
- The SEA Framework of objectives against which the ANP has been assessed.
- The appraisal of alternative approaches for the ANP.
- The likely significant effects of the ANP.
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the ANP.
- The next steps for the ANP and accompanying SEA process.

Consideration of reasonable alternatives

Introduction

In accordance with the SEA Regulations the Environmental Report must include…

- An outline of the reasons for selecting the alternatives dealt with; and
- The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.

Housing context for the ANP

The National Planning Policy Framework (NPPF) provides an overarching framework for development in England. It sets out the government's planning policies for England and how these are expected to be applied. It is supported by planning practice guidance, which is a suite of policy papers covering a broad range of topics, including SEA. Neighbourhood plans must be in general conformity with the NPPF. The revised NPPF[1] (2025) includes significant reforms aimed at boosting housing supply and supporting sustainable growth. One of the key changes is the reintroduction of mandatory housing targets, which result in an increased housing need figure for Guildford Borough.

As noted in Chapter 2, the Guildford Local Plan identifies Albury as a 'small village' in a rural area and as such, does not allocate sites, and is not given a housing requirement. However, it is recognised that Guildford Borough Council are in the process of updating their Local Plan to consider the latest evidence base and national policy context. On this basis, the housing position for the authority area is likely to be influenced by 1) the increased housing numbers for the borough as outlined by the revised standard method in the latest NPPF, and 2) the absence of a five-year housing land supply in the borough as outlined in the Council's latest position statement (dated 1st April 2025)[2]. The ANP is therefore taking a proactive approach to identifying sites for housing within the Neighbourhood Plan to meet locally identifiable needs.

The housing requirement for the neighbourhood area has been informed by two housing needs surveys, initially undertaken in 2018 and then updated in 2024. The Local Housing Needs Survey (LHNS)[3] highlights a housing stock profile which is skewed to larger properties, with the cost of market housing in the parish a significant barrier to young people, families and those on lower incomes. It is anticipated that the ANP will identify sites to deliver up to twelve affordable properties and five open market properties during the plan period, informed by the LHNS findings. The ANP will also support opportunities to enhance the vitality of the community, including via supporting opportunities to improve the rural economy and deliver new community infrastructure / facilities.

Consideration of potential site options

To support the identification of sites for allocation within the ANP, an independent and objective site options and assessment (SOA) process has been undertaken to inform plan making. A total of nine sites were identified and taken forward for

[1] MHCLG (2025): revised NPPF
[2] Guildford Borough Council (2025): 5YHLS: Interim Position Statement
[3] Albury Parish Council (2024): Local Housing Needs Survey

assessment, from the Neighbourhood Plan call for sites and Guildford Borough Council Land Availability Assessment (LAA) 2023[4]. Of these, Sites A-F were proposed for residential use, and Sites G-I were identified as opportunity sites for rural enterprise (e.g., supporting local employment offer or potential renewable energy generation).

The SOA conclusions were presented via a 'traffic light' rating, indicating whether a site option is suitable, available and achievable for development. A rating of 'red' indicates the site is not suitable for a neighbourhood plan allocation, while a rating of 'green' indicates the site is suitable for a neighbourhood plan allocation. A rating of 'amber' indicates the site is potentially suitable for development subject to the application of appropriate mitigation to address any constraints identified.

The SOA concluded that five of the six sites proposed for residential use were potentially suitable for a residential allocation within the neighbourhood plan (i.e., rated 'amber'). These were:

- Site A – Malcolm's Field.
- Site B – Rose Cottage.
- Site C – Birmingham Farm.
- Site D – Land behind Albury Mill.
- Site F – Land behind Village Hall.

Detailed SOA findings are presented in the SOA Report which contributes to the evidence base for the ANP and accompanies the ANP at Regulation 14 consultation (see Appendix B in the ANP)[5].

Site E – Land Adjacent to Albury House, has been omitted as it was rated 'red' in the SOA. The SOA found that '*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.*'

The five 'potentially suitable' site options for a potential residential allocation in the ANP have formed the basis for establishing the reasonable alternatives considered through the SEA. This is considered below.

Options to consider through the SEA

The decision was taken to develop and assess reasonable alternatives in relation to the matter of allocating land for housing, given the following considerations:

- Housing growth is known to be a matter of key interest amongst residents and other stakeholders; and
- The delivery of new homes is most likely to have a significant effect compared to the other proposals within the ANP. National Planning Practice Guidance is clear that SEA should focus on matters likely to give rise to significant effects.

[4] Guildford Borough Council, 2023: Land Availability Assessment - Guildford Borough Council
[5] AECOM (2024): Site Options and Assessment Final Report

To support the choice of a development strategy for the ANP, the SEA process has assessed the five potential suitable sites as reasonable alternatives. This is with a view to identifying the relative sustainability merits of the site options for a potential residential allocation in the emerging ANP. Specifically:

- **Option 1:** Support affordable housing on Site A (Malcolm's Field)
- **Option 2:** Support affordable housing on Site B (Rose Cottage)
- **Option 3:** Support affordable housing on Site C (Birmingham Farm)
- **Option 4:** Support affordable housing on Site D (Land behind Albury Mill)
- **Option 5:** Support affordable housing on Site F (Land behind Village Hall)

The options are shown in **Figure NTS1** below.

Appraising the options

The five options identified have been appraised through the SEA. For each of the options, the assessment examines likely significant effects on the baseline, drawing on the sustainability themes and objectives identified through SEA scoping as a methodological framework. Where appropriate neutral effects, or uncertainty, will also be noted.

An initial discussion of the similarities across the five options has been established under each SEA theme. This is followed by a detailed summary of the key differences between the options, to enable the sustainability trade-offs to be identified.

To support the appraisal findings, the options have been ranked in terms of their sustainability performance against the relevant SEA theme (with '1' being the most well performing option), with conclusions reached on whether the options are likely to have significant effects on the baseline. It is anticipated that this will provide the reader with a likely indication of the relative performance of the options in relation to each theme considered. Likely significant effects are defined as positive, negative, or mixed (i.e., both positive and negative effects are anticipated). Where potential effects are uncertain, this is noted by a '?'.

Every effort is made to predict effects accurately, however, where there is a need to rely on assumptions to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text. Where it is not possible to predict likely significant effects based on reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate a rank of preference. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'.

Figure NTS1: Options appraised as reasonable alternatives through the SEA

Summary of appraisal findings

Detailed assessment findings are presented in **Chapter 4** within the main body of the Environmental Report. A summary of the assessment findings is presented in **Table NTS1**, below. For each of the topics that comprise the SEA Framework) the columns to the right-hand side rank the options in order of performance (with '1' being the most well performing option) and conclude whether the options are likely to have likely significant effects on the baseline.

Table NTS1: Appraisal findings - rankings and likely significant effects

SEA Theme		Option 1 (Site A)	Option 2 (Site B)	Option 3 (Site C)	Option 4 (Site D)	Option 5 (Site F)
Air Quality	Option Rank	4	3	**1**	=2	=2
	Significant effects?	No	No	No	No	No
Biodiversity and Geodiversity	Option Rank	3	2	**1**	5	4
	Significant effects?	Yes - mixed	Yes - mixed	No	Yes - negative	Yes - negative
Climate Change (including Flood Risk)	Option Rank	**=1**	**=1**	**=1**	2	3
	Significant effects?	No	No	No	No	Yes - negative
Community Wellbeing	Option Rank	**1**	2	3	4	4
	Significant effects?	Yes - positive	Yes - mixed	Yes - mixed	?	Yes - mixed
Historic Environment	Option Rank	4	2	3	**=1**	**=1**
	Significant effects?	Yes - negative	Yes - negative	Yes - negative	Yes - negative	Yes - negative
Land, Soil, and Water Resources	Option Rank	2	**=1**	**=1**	=3	=3
	Significant effects?	Yes - mixed	No	No	Yes - negative	Yes - negative
Landscape	Option Rank	=3	=3	2	**=1**	**=1**
	Significant effects?	Yes - negative	Yes - negative	Yes - negative	Yes - negative	Yes - negative
Transportation	Option Rank	**1**	=3	=3	2	4
	Significant effects?	Yes - mixed	?	?	Yes - mixed	Yes - negative

Establishing the preferred approach

The preferred approach for the ANP has been informed by the SOA findings, SEA findings, and the wider evidence base (including feedback received from community consultation events). The Steering Group have also engaged in discussions with key stakeholders including Guildford Borough Council (GBC), Surrey Community Action, and local landowners. Specifically, the Steering Group's affordable housing site selection report states[6]:

"Advice received from GBC planning was to select only the site/sites needed to deliver the affordable housing need as identified in the Housing Needs Survey 2024 for inclusion in the Neighbourhood Plan. It would not be possible to include sites without defined development proposals due to the sensitivity of Green Belt policy… [and sensitivities associated with the Surrey Hills National Landscape, Albury Conservation Area, and heritage assets].

"The remaining sites could be brought forward as Rural Exception sites under Local Plan policy at a later date if future Housing Needs Surveys identified a need for more affordable homes and the information included in the evidence base would still be valid."

In light of the above, the Regulation 14 version of the ANP allocates the following two sites as Rural Exception sites for affordable housing, meeting the requirements identified within the LHNS:

- **Site A:** Malcolm's Field (eight homes, including six affordable homes); and
- **Site C:** Birmingham Farm (nine homes, including six affordable homes).

The ANP establishes detailed design guidance and placemaking principles (see Policies ANP1 and ANP3) to help shape any new development areas which might come forward during the plan period. Consideration is also given to the Local Plan policy on the requirements for Rural Exception sites (see Policy H2 and Policy H3). The ANP has a strong focus on design in this respect and has also been informed by various evidence studies including:

- A Design Guides and Codes document prepared for the neighbourhood area (see Appendix A within the ANP).
- The Surrey Hills NL Environmental Design Guidance (Appendix C); and
- A local heritage report (Appendix E) which includes a village character assessment.

Additionally, the ANP encourages opportunities for rural enterprise (e.g., proposals supporting local employment provision or potential renewable energy generation) and opportunities to enhance the tourism offer across the area. The ANP recognises the challenges of delivering growth in light of the significant constraints to development in the neighbourhood area, including the Surrey Hills NL, Metropolitan Green Belt, and heritage assets, but does not seek to preclude high-quality development coming forward during the plan period on available sites (subject to local and national policies and guidance).

[6] ANP Steering Group (February 2026): 'Affordable Housing Site Selection Report' *Appendix Q accompanying the Regulation 14 version of the ANP, containing recommendations for consideration by Albury Parish Council.*

Appraising the Regulation 14 draft Plan

For each SEA theme scoped in to the assessment, 'significant' effects of the policy framework within the Regulation 14 version of the ANP on the baseline are predicated and evaluated. Account is taken of the criteria presented within Schedule 2 of the SEA Regulations. For example, account is taken of the probability, duration, frequency, and reversibility of the effects as far as possible. These effect 'characteristics' have been described within the appraisal, as appropriate.

Detailed appraisal findings are presented in **Chapter 5** in the main body of this Environmental Report. A summary of the appraisal findings is presented below.

The likely environmental effects associated with the ANP are identified by the following scoring matrix:

- Significant positive effects (++)
- Minor positive effects (+)
- Neutral or no effects (0)
- Minor negative effects (-)
- Significant negative effects (--)

Broadly neutral effects (0) are anticipated in relation to the Air Quality SEA theme. While new development at supported sites is likely to lead to a net increase in trips to/from Guildford via private car, the level of growth likely to come forward during the plan period is unlikely to lead to significant changes in air quality associated with the AQMAs close by, nor air quality locally in Albury. Consideration is also given to the policy framework supported by the area wide Design Code and Guidance, which seek to reduce and mitigate adverse effects where possible.

Minor positive effects (+) are concluded for the Biodiversity and Geodiversity SEA theme. The policy framework seeks to protect and enhance existing features that contribute to biodiversity in the area whilst also outlining measures which seek to improve the connectivity and functionality of ecological networks and deliver net gains for nature.

The ANP is considered likely to have broadly neutral effects (0) with regard to the Climate Change (including Flood Risk) SEA theme. Whilst growth supported through the ANP is likely to lead to an increase in overall GHG emissions, given the low level of growth which is likely to come forward during the plan period, and considering the global nature of climate change, this is not considered likely to be significant. In addition, the policy framework seeks to improve active travel infrastructure in the neighbourhood area and also seeks to improve climate and flood resilience through design.

The ANP is likely to deliver significant positive effects (++) with respect to the Community Wellbeing SEA theme. This is linked to the strong focus on delivering high-quality, sustainable, and inclusive design within proposals for housing which would meet specific local needs. The wider policy framework introduces opportunities to support the rural economy, improve the offer of local services and facilities, and enhance the quality of the public realm. This includes through safeguarding open spaces and biodiversity, encouraging sustainable tourism, and respecting the area's rich heritage, character and distinctiveness. This will help to

facilitate active and healthy lifestyles for all residents and tourists to the neighbourhood area, supporting quality of life and enjoyment of Albury as a place to visit, live and work.

On balance, broadly neutral effects (0) are concluded for the Historic Environment SEA theme. The policy framework within the ANP has a strong focus on protecting and enhancing the rich heritage resource in the neighbourhood area, notably through the stipulations within the Design Guidance and Codes. Growth during the plan period is therefore likely to safeguard local distinctiveness and apply placemaking principles which respect the special historic interest, character and appearance of heritage assets and areas (and their settings).

Broadly neutral effects (0) are anticipated for the Land, Soil, and Water Resources SEA theme. Development at the supported sites will result in the loss of a small level of greenfield land. However, the sites are not likely to be underlain by best and most versatile land and are set-back from the River Tillingbourne. Additionally, it is recognised that the wider policy framework seeks to protect key features of landscape and biodiversity interest, which will indirectly support land, soil and water resources by safeguarding green infrastructure networks and facilitating improvements to the public realm.

Given the constrained nature of the site allocations in the neighbourhood area (i.e., their location within the Surrey Hills National Landscape and the Metropolitan Green Belt), a precautionary approach is taken, and **minor negative effects (-) are concluded for the Landscape SEA theme**. A degree of uncertainty nonetheless exists, given the strength of the policy provisions (supported by higher level policy) and detailed Design Codes and Guidelines which accompany the ANP.

Broadly neutral effects (0) are concluded for the Transportation SEA theme. Overall, the policy framework supports active travel and encourages a shift toward more sustainable modes of transport where feasible. The ANP also includes measures to address local priorities, for example in relation to parking provision, road safety, and improving connectivity and walkability between key locations.

Next steps

Plan finalisation

This Environmental Report accompanies the ANP for Regulation 14 consultation.

Following Regulation 14 consultation, responses will be considered in finalising the ANP and SEA for submission. Following submission, the ANP and supporting evidence will be published for further consultation and then subjected to Independent Examination. At Independent Examination, the ANP will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Local Plan.

If the examination leads to a favourable outcome, the ANP will then be subject to a referendum, organised by Guildford Borough Council. If more than 50% of those who vote agree with the ANP, then it will be ‘made’. Once ‘made’, the ANP will become part of the Development Plan for Guildford, covering the defined neighbourhood area.

Monitoring

The SEA regulations require ‘measures envisaged concerning monitoring’ to be outlined in this report. This refers to the monitoring of likely significant effects of the Neighbourhood Plan to identify any unforeseen effects early and take remedial action as appropriate.

It is anticipated that monitoring of effects of the ANP will be undertaken by Guildford Borough Council as part of the process of preparing its Annual Monitoring Report (AMR). No significant negative effects are considered likely in the implementation of the ANP that would warrant more stringent monitoring over and above that already undertaken by Guildford Borough Council.

1. Introduction

Background

1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of Albury Parish Council's emerging Neighbourhood Plan. The neighbourhood area covers the Civil Parish of Albury, located in Guildford (Surrey). For ease of reference, all abbreviations used throughout this Environmental Report are listed in the Abbreviations Table above.

1.2 The Albury Neighbourhood Plan (the 'ANP') is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.

1.3 It is currently anticipated that the ANP will be submitted to Guildford Borough Council later in 2026.

SEA explained

1.4 SEA is a mechanism for considering and communicating the potential impacts of an emerging plan, and potential alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating potential negative impacts and maximising the potential for positive effects. Through this approach, the SEA for the ANP seeks to maximise the emerging plan's contribution to sustainable development.

1.5 Two key procedural requirements of the SEA Regulations are that:

i. When deciding on '*the scope and level of detail of the information*' which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues.

ii. A report (the 'Environmental Report') is published for consultation alongside the draft plan (i.e., the draft ANP) that presents outcomes from the environmental assessment (i.e., discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.

1.6 This 'Environmental Report' is concerned with item 'ii' above.

SEA screening for the Albury Neighbourhood Plan

1.7 A Neighbourhood Plan requires SEA where it is likely to have significant environmental effects. In this respect, Neighbourhood Plans are likely to be screened in as requiring an SEA if both the following apply:

1. the Neighbourhood Plan is being prepared within an area with significant environmental constraints, such as, for example, Sites of Special Scientific Interest (SSSI) and designated heritage assets; and

2. the Neighbourhood Plan is likely to allocate sites for development.[7]

[7] DLUHC (February 2022): Chief Planner's Newsletter, February 2022 '*Strategic Environmental Assessment for Neighbourhood Plans: Timely and effective screening*' accessible here.

1.8 The ANP has been screened in[8] by Guildford Council as requiring an SEA. The rationale for this decision has been based on the following considerations:

- The ANP proposes to allocate sites for development.
- The neighbourhood area contains a substantial number of sensitive natural and historic assets; and designations and is wholly within the Surrey Hills National Landscape. In light of the uncertainty over the number, location, and size of potential site allocations, likely significant environmental effects from the policies and proposals in the ANP are anticipated at this stage.
- While the Local Plan has been subject to SA/SEA and it includes a policy covering the type of sites the ANP intends to deliver (rural exception sites), any potential sites considered for an allocation within the ANP have not been subject to SEA.

1.9 In light of this outcome, an SEA process is being undertaken to meet the specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).[9]

Structure of this Environmental Report

1.10 This document is the SEA Environmental Report for the ANP and hence needs to answer all four of the questions listed below with a view to providing the information required by the SEA Regulations. Each of the four questions is answered in turn within this report, as follows:

Table 1.1: Questions that Must be Answered by the SEA Environmental Report to Meet the Regulatory[10] Requirements

Environmental Report question	Sub-question	In line with the SEA Regulations, the report must include…[11]
What's the scope of the SEA?	What is the plan seeking to achieve?	An outline of the contents and main objectives of the plan.
What's the scope of the SEA?	What is the sustainability 'context'?	Relationship with other relevant plans and programmes. The relevant environmental protection **objectives**, established at international or national level. Any existing environmental **problems** which are relevant to the plan including those relating to any areas of a particular environmental importance.

[8] Guildford Borough Council (2024): ANP SEA Determination
[9] UK Government (2004) '*The Environmental Assessment of Plans and Programmes Regulations 2004*' can be accessed here.
[10] Environmental Assessment of Plans and Programmes Regulations 2004
[11] NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

Environmental Report question	Sub-question	In line with the SEA Regulations, the report must include…[11]
What's the scope of the SEA?	What is the sustainability 'baseline'?	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan. The environmental characteristics of areas likely to be significantly affected. Any existing environmental **problems** which are relevant to the plan including those relating to any areas of a particular environmental importance.
What's the scope of the SEA?	What are the key issues and objectives?	Key **problems**/**issues** and **objectives** that should be a focus of (i.e., provide a 'framework' for) assessment.
What has plan-making/SEA involved up to this point?		Outline reasons for selecting the **alternatives** dealt with. The likely significant effects associated with **alternatives**. Outline reasons for selecting the preferred approach in-light of **alternatives** appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.
What are the assessment findings at this stage?		The likely significant effects associated with **the Regulation 14 version of the plan**. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing **the Regulation 14 version of the plan**.
What happens next?		The next steps for the plan making / SEA process.

2. Local Plan Context and Vision for the Neighbourhood Plan

Local Plan context for the Neighbourhood Plan

2.1 In 2019, Guildford Council adopted their Local Plan, which sets out the long-term planning and land use policies within Guildford. The Local Plan includes two documents[12]:

- Strategy and Sites (2019-2034)
- Development Management Policies (adopted in March 2023)

2.2 The Guildford Local Plan identified Albury as a 'small village' in a rural area and as such, does not allocate sites, and is not given a housing requirement.

2.3 As of February 2024, Guildford Borough Council are in the process of updating the Local Plan. The latest Local Development Scheme (LDS)[13], published in March 2025, highlights that the update to the Local Plan is in its early stages. Evidence base gathering, early engagement with relevant internal and external stakeholders, and drafting policies is expected to continue until August 2026. Regulation 18 consultation is scheduled to take place between September and October 2026.

2.4 The housing position for the authority area is likely to be influenced by 1) the increased housing numbers for the borough as outlined by the revised standard method in the latest NPPF, and 2) the absence of a five-year housing land supply in the borough as outlined in the Council's latest position statement (dated 1st April 2025). On this basis, the Parish Council are taking a proactive approach to identifying sites for housing within the Neighbourhood Plan to meet locally identifiable needs - which includes twelve affordable homes, with five open market to help fund the latter, as informed by emerging evidence (primarily, a Local Housing Needs Survey).

2.5 Neighbourhood plans will form part of the development plan for Guildford, alongside, but not as a replacement for the Local Plan. Neighbourhood plans are required to be in general conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Guildford, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Vision, Aims, and Objectives for the ANP

2.6 The vision for the ANP captures the community's views and aspirations for the neighbourhood area as expressed through the neighbourhood planning process. It forms the basis on which the neighbourhood objectives and proposed policies have been formulated.

2.7 The vision for the ANP, covering the period between 2026 - 2041, is as follows:

[12] Guildford Borough Council (2019): Guildford Local Plan: Strategy and Sites (2015-2034)
[13] Guildford Borough Council (2025): Local Development Scheme

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

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

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

2.8 The vision is accompanied by six objectives:

- To build a long-term and climate resilient sustainable community.
- To sustain and improve local services, businesses, amenities and the visitor experience.
- To protect and enhance the natural environment, green spaces and biodiversity.
- To honour the character of the parish, its settlements, Albury Village Conservation Area and its historic landscape setting.
- To meet identified affordable housing needs.
- To reduce the impact of traffic and improve connectivity to neighbouring villages, towns and services.

3. What is the Scope of the SEA?

Summary of SEA scoping

3.1 The SEA Regulations require that: *'When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies'.*

3.2 In England, the consultation bodies are Natural England, the Environment Agency, and Historic England.[14] These authorities were consulted on the scope of the SEA between May 2025 and June 2025.

3.3 The purpose of scoping was to outline the 'scope' of the SEA through setting out the following information:

- A context review of the key environmental and sustainability objectives of national, regional, and local plans and strategies relevant to the ANP.
- Baseline data against which the ANP can be assessed.
- The key sustainability issues for the ANP; and
- An 'SEA Framework' of objectives against which the ANP can be assessed.

3.4 The full SEA Scoping Report is available on the Neighbourhood Plan website and accompanies the evidence base for the ANP at Regulation 14 consultation.[15]

3.5 Responses received on the Scoping Report, and how they were addressed, have been summarised below.

Table 3.1: Consultation responses received on the SEA Scoping Report

Consultation Response	How the Response was Considered and Addressed
Historic England *Historic Environment Planning Adviser (response received on 11th June 2025)*	
We are content that the scoping report for Albury Neighbourhood Plan adequately covers the issues that may arise in respect of the potential effects of proposed development sites on heritage assets.	Comment noted. The likely significant effects of the policies and proposals in the Neighbourhood Plan on the historic environment are considered in Chapter 4 and Chapter 5 of this Environmental Report
Environment Agency	No response received
Natural England	No response received

3.6 The key sustainability issues and SEA Framework are presented below.

[14] In-line with Article 6(3) of the SEA Directive, these consultation bodies were selected because 'by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programme'.
[15] Including the context review and baseline data for the neighbourhood area, for each SEA theme.

Key sustainability issues

Air Quality

- The neighbourhood area is approximately 3.6km away from the A281, The Street, Shalford, Guildford, Surrey AQMA and 3.7km west of the Guildford Town Centre AQMA, both designated due to high NO_2 emissions. There are also two further AQMAs within 10km of the area. Therefore, the neighbourhood area is fairly constrained in terms of air quality designations.
- The A281 is a key part of the strategic road network surrounding Albury and leads to Guildford, the nearest town to the neighbourhood area (which also has the Guildford Town Centre AQMA). As Guildford is the nearest town to the neighbourhood area, it is likely that many residents travel into this town to access wider services and facilities and employment opportunities. Further, the strategic road network also includes the A248, which runs through the centre of Albury, as well as the A25.
- It is also acknowledged that air quality bears impact on other themes, such as biodiversity, as nitrogen deposition can impact ancient and veteran trees that are very important in the Albury neighbourhood area.
- In light of the above, development in the neighbourhood area, even if only 17 dwellings and 2 rural enterprise sites, could increase travel into neighbouring and larger centres, such as Guildford, particularly via private car. This could worsen air quality, in the two closest AQMAs to the neighbourhood area.

Biodiversity and Geodiversity

- The Thames Basin Heaths Special Protection Area (SPA) is located ~5.6km northwest of the neighbourhood area.
- There are two Sites of Special Scientific Interest (SSSIs) located within the neighbourhood area (Colyers Hanger SSSI, and Blackheath SSSI). There are also four SSSIs within 3km of the neighbourhood area, primarily located to the northeast. These are (in order of distance from Albury), Combe Bottom SSSI (adjacent), Upper Common Pits SSSI (~2km), Hackhurst and White Downs SSSI (~2.6km), and Sheepleas SSSI (~2.9km).
- The Shere Woodlands Local Nature Reserve (LNR) is located adjacent to the neighbourhood area, along the northwest boundary. Also, within 3km is the Pewley Down LNR (~2.1km), Hackhurst Downs LNR (~2.6km), Chinthurst Hill LNR (~2.6km), Sheepleas LNR (~2.9km), Riverside Park LNR (~2.9km), and Sayers Croft LNR (~3km).
- Biodiversity Action Plan (BAP) Priority Habitats within the neighbourhood area include deciduous woodland, good quality semi-improved grassland, traditional orchard, and lowland heathland.
- There are multiple local nature sites, known as Sites of Nature Conservation Importance (SNCIs) in and around the neighbourhood area. These include a nationally important ancient and veteran tree site, with the most important lichens in Surrey, at Albury Park, and an internationally important ancient and veteran yew site at Newlands Corner and Merrow Downs, and lowland heaths, chalk downland and ancient woodland. Ancient woodland (including plantations on ancient woodland sites (PAWS)), and ancient and veteran trees are classed as

irreplaceable habitats. The ancient and veteran tree sites are in areas of woodpasture and parkland Priority Habitat.

- The River Tillingbourne, a globally rare chalk stream that supports unique biodiversity in both flora and fauna, runs through the neighbourhood area.

Climate Change (including Flood Risk)

- There is a potential level of flood risk associated with the River Tillingbourne which runs through the neighbourhood area, and Albury village.
- As the population grows, emissions from the neighbourhood area are likely to rise. Ensuring that new development incorporates best practices, such as energy-efficient design, sustainable construction materials, and renewable energy integration, will be crucial in mitigating this increase.
- The transport sector remains the largest contributor to CO_2 emissions in Guildford. This reinforces the need for improved public transport options, enhanced active travel networks, and local initiatives that promote self-containment and reduce car dependency.
- While domestic energy consumption in the neighbourhood area aligns with the national average, further improvements in energy efficiency, such as retrofitting existing buildings and promoting low-carbon heating solutions, could help reduce overall emissions.
- Guildford Borough Council has declared a climate emergency and is committed to achieving net zero by 2050. Local policies, including those in the ANP, should support this target through carbon reduction initiatives, sustainable design standards, and nature-based solutions for climate adaptation.

Community Wellbeing

- The neighbourhood area has a notably higher proportion of residents aged 50 and above compared to regional and national averages. This demographic trend indicates an ageing population, which may necessitate enhanced healthcare services, accessible housing, and social support systems tailored to older adults. Planning for age-friendly infrastructure and community programs will be important so as to support the wellbeing of this demographic.
- While the majority of homes in the neighbourhood are owner-occupied, there are significant barriers to housing and services, particularly in certain areas. Factors such as high housing costs relative to local incomes, limited availability of affordable housing, and distance from essential services contribute to these challenges. Addressing these issues through strategic planning and policy interventions is crucial to enhance community wellbeing.
- The neighbourhood area does not experience particularly high levels of deprivation broadly, however, it does in the barriers to housing and services domain. Development through the ANP can positively contribute to maintaining this low level of overall deprivation and bringing down deprivation in terms of housing and services by bringing forward affordable new homes to meet the local need and encouraging new community services and facilities to be brought into the neighbourhood area.
- The neighbourhood offers essential community facilities, including a post office, village shop, public houses, churches, a village hall, and various recreational amenities. However, the absence of primary educational institutions and

nurseries within the area means families must rely on facilities in neighbouring communities. Improving local educational infrastructure and transportation links could enhance accessibility and support for families with young children.

Historic Environment

- The neighbourhood area contains several designated heritage assets that significantly contribute to the historic character of the village, particularly within and near the Albury Conservation Area. Therefore, the neighbourhood area is regarded as having a sensitive historic environment that could be affected by development. Consequently, any proposed development close to important heritage assets (both designated and non-designated) must carefully assess the potential impact on the inherent qualities of these assets and their surroundings.
- It is also acknowledged that development under the ANP provides an opportunity to enhance the understanding of, and access to, heritage assets of both local and national significance, which is likely to be a crucial factor in the emerging neighbourhood plan.
- By promoting greater understanding of and access to local and national designations within and around the neighbourhood area, the ANP offers a chance to establish a growth strategy that safeguards the area's historic character and specific heritage features. Additionally, the ANP can contribute to preserving and enhancing the historic environment by ensuring that new developments are designed and laid out with sensitivity to the historic context of the neighbourhood area.

Land, Soil, and Water Resources

- Allocating land for development could trigger changes to land, soil and water resources. It will be important for development to be focused away from BMV land (Grade 1 – 3a)[16]. It is noted that there is Grade 4 land south of Albury village (where development is likely to be located) and Grade 3 north.
- The ANP should consider potential effects on waterbody catchments and water quality. Ensuring that future development does not harm water quality, both on-site and off-site, is vital. This might involve introducing measures to prevent water pollution during all stages of development. Additionally, the ANP should look for opportunities to improve water quality, particularly in terms of its chemical makeup.
- The ANP could also consider supporting additional measures to strengthen the resilience of water supplies. This could involve promoting local water recycling projects and finding ways to increase the efficiency of water usage, especially given the expected rise in population and the subsequent increase in water demand.

Landscape

- The neighbourhood area is entirely within the Metropolitan Green Belt and the Surrey Hills National Landscape, both of which place strong controls on development. While the Green Belt focuses on limiting urban sprawl, the National Landscape designation seeks to conserve scenic and ecological value. As a result, there is a need to balance development needs with landscape protection,

[16] Best and Most Versatile (BMV) agricultural land refers to land classified as Grades 1, 2, or 3a under the Agricultural Land Classification system. These grades indicate soils that are the most flexible, productive, and efficient for farming – capable of delivering high crop yields and supporting diverse agricultural uses. Planning policies, including the UK National Planning Policy Framework, advise prioritising development on lower-grade land to preserve BMV land where feasible.

ensuring that any future growth is sensitive to the area's character and visual qualities.

- The presence of two National Character Areas, the North Downs and the Wealden Greensand, contributes to a varied and distinctive local landscape. These NCAs bring contrasting landforms, ecological features, and historic patterns of land use. Recognising and responding to this variation in any future planning or design work will be important to maintain the area's sense of place and environmental integrity.
- The wooded hills, chalk grasslands, and extensive footpath network (including the North Downs Way) provide valuable habitats and opportunities for outdoor recreation. These features support biodiversity, promote wellbeing, and enhance the parish's rural character. However, increased recreational pressure or poorly designed development could threaten these assets, requiring careful management and safeguarding.
- While there are only a small number of Tree Preservation Orders (TPOs), their concentration around Albury village highlights the localised importance of mature trees and green infrastructure. Protecting and enhancing these features, both through statutory and non-statutory means, will support biodiversity, contribute to landscape quality, and help mitigate climate impacts.

Transportation

- Future development in the neighbourhood area has the potential to increase the number of private vehicles on local roads, given the already limited public transportation opportunities and footpaths within the neighbourhood area. This could exacerbate existing traffic and congestion during peak periods and potentially lead to parking issues in the neighbourhood area.
- Sustainable transport in Albury is poor, bus services are relatively infrequent, and the nearest station is located outside of the neighbourhood area. Whilst the Albury Neighbourhood Plan provides an opportunity to encourage improvements to current bus services and encourage improvements to the PRoW network, this is unlikely to make a significant difference to the modal split and reliance on the private car.

SEA Framework

3.7 The SEA Framework provides a way in which environmental effects can be defined and subsequently analysed based on standard 'tests'. Each proposal within the current version (i.e., the Regulation 14 version) of the ANP will be assessed consistently using the Framework.

Table 3.2: The proposed SEA Framework

SEA theme	SEA objective	Supporting assessment questions
Air Quality	Support objectives to improve air quality within and surrounding the neighbourhood area and minimise impacts on nearby AQMAs.	• Support the remediation and sustainable redevelopment of brownfield sites to minimise land contamination and emissions? • Incorporate design measures to reduce air pollution, such as green roofs, street trees, or improved ventilation systems?

SEA theme	SEA objective	Supporting assessment questions
		• Limit the increase in traffic congestion and vehicle emissions through effective land use planning? • Ensure construction activities minimise air pollution through best practice dust and emissions control? • Implement measures (such as green infrastructure) which will help to support good air quality in the neighbourhood area? • Promote and encourage active and sustainable transport options where appropriate? • Encourage development which reduces the need to travel?
Biodiversity and Geodiversity	Protect and enhance biodiversity and geodiversity.	• Protect and enhance designated sites for biodiversity and priority habitats, supporting the integrity of ecological networks? • Achieve biodiversity and environmental net gains and support the delivery of ecosystem services and multifunctional green infrastructure networks? • Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks? • Support access to, interpretation of, and understanding of biodiversity?
Climate Change (including Flood Risk)	Reduce the contribution to climate change made by activities within the neighbourhood area and increase resilience to the potential effects of climate change.	• Reduce the number of journeys made and reduce the need to travel? • Promote the use of more sustainable modes of transport, including walking, cycling, public transport, and electric vehicle (EV) infrastructure? • Increase the number of new developments meeting or exceeding sustainable design criteria? • Generate energy from low or zero carbon sources, or reduce energy consumption from non-renewable resources? • Improve and extend green infrastructure networks in the neighbourhood area? • Sustainably manage water run-off, and reduce runoff where possible? • Increase the resilience of biodiversity in the area to the effects of climate change,

SEA theme	SEA objective	Supporting assessment questions
		including through enhancements to ecological networks?
Community Wellbeing	Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving accessibility, anticipating future needs and specialist requirements, and supporting cohesive and inclusive communities.	• Provide everyone with the opportunity to live in good quality, affordable housing? • Support the provision of a range of house types and sizes? • Meet the needs of all sectors of the community? • Provide flexible and adaptable homes that meet people's needs, particularly the needs of an ageing population? • Improve the availability and accessibility of key local facilities, including health infrastructure? • Encourage and promote social cohesion and active involvement of local people in community activities? • Facilitate green infrastructure enhancements, including improved access to open space? • Maintain or enhance the quality of life of existing residents?
Historic Environment	Protect, conserve, and enhance the historic environment within and surrounding the neighbourhood area.	• Protect the integrity of the historic setting of the Albury Conservation Area? • Conserve and enhance buildings and structures of architectural or historic interest, and their settings? • Conserve and enhance designated assets, such as the Historic Park and Garden, and the Scheduled Monuments in the area? • Conserve and enhance the special interest, character and appearance of locally important features and their settings? • Protect the integrity of the historic setting of key monuments of cultural heritage interest as listed in the Surrey County Council Historic Environment Record (HER)? • Support the undertaking of early archaeological investigations and, where appropriate, recommend mitigation strategies? • Support access to, interpretation and understanding of the historic evolution and character of the neighbourhood area?

SEA theme	SEA objective	Supporting assessment questions
Land, Soil, and Water Resources	Ensure the efficient and effective use of land, and protect and enhance water quality, using water resources in a sustainable manner.	• Promote the use of previously developed land wherever possible? • Identify and avoid the development of the BMV land? • Support the minimisation, reuse, and recycling of waste? • Avoid any negative impacts on water quality and support improvements to water quality? • Ensure appropriate drainage and mitigation is delivered alongside proposed development? • Protect waterbodies from pollution? • Maximise water efficiency and opportunities for water harvesting and/or water recycling? • Avoid any negative impacts on mineral and waste infrastructure?
Landscape	Protect and enhance the character and quality of the immediate and surrounding landscape.	• Protect and enhance the local landscape character and visual quality of the area, including features of the Surrey Hills National Landscape? • Conserve and strengthen local identity, settlement pattern, and rural character, reflecting the distinct qualities of NCA landscapes? • Identify, protect, and where appropriate, enhance locally important views and visual corridors that contribute to the area's sense of place and scenic value? • Retain and enhance landscape features that contribute to the setting of the parish, such as mature trees, hedgerows, historic parkland boundaries, and river corridors, especially where they support biodiversity, connectivity, or visual interest? • Support the integration of new development that respects the form, scale, and setting of existing settlements, while maintaining openness in accordance with Green Belt policy? • Promote access to the countryside through sustainable recreational routes, such as the North Downs Way and local footpath networks, while safeguarding landscape sensitivity and ecological value?
Transportation	Promote sustainable transport use and	• Support the objectives within the Surrey Local Transport Plan to encourage the use of more sustainable transport modes?

SEA theme	SEA objective	Supporting assessment questions
	active travel opportunities and reduce the need to travel.	• Encourage a shift to more sustainable forms of travel and enable sustainable transport infrastructure enhancements? • Improve local connectivity and pedestrian and cyclist movement? • Facilitate working from home to reduce the use of private vehicles to access workplaces outside of the neighbourhood area? • Reduce the impact of the transport sector on climate change? • Improve road safety and reduce pollution from vehicles?

4. Consideration of Reasonable Alternatives

Introduction

4.1 In accordance with the SEA Regulations the Environmental Report must include:

- An outline of the reasons for selecting the alternatives dealt with; and
- The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.

4.2 The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. Specifically, how the SEA process to date has informed the consideration of different approaches for key elements of the ANP.

Defining Reasonable Alternatives

4.3 Whilst work on the ANP has been underway for some time, the aim here is not to provide a comprehensive explanation of work to date, but rather to explain work undertaken to develop and appraise reasonable alternatives.

4.4 In the context of the above, this chapter of the Environmental Report presents information on reasonable alternative approaches to addressing key issues that are of central importance to the ANP. Primarily, the identification of sites for a potential allocation to meet locally identified needs.

Housing Context for the ANP

4.5 The National Planning Policy Framework (NPPF) provides an overarching framework for development in England. It sets out the government's planning policies for England and how these are expected to be applied. It is supported by planning practice guidance, which is a suite of policy papers covering a broad range of topics, including SEA. Neighbourhood plans must be in general conformity with the NPPF. The revised NPPF[17] (2025) includes significant reforms aimed at boosting housing supply and supporting sustainable growth. One of the key changes is the reintroduction of mandatory housing targets, which result in an increased housing need figure for Guildford Borough.

4.6 As noted in Chapter 2, the Guildford Local Plan identifies Albury as a 'small village' in a rural area and as such, does not allocate sites, and is not given a housing requirement. However, it is recognised that Guildford Borough Council are in the process of updating their Local Plan to consider the latest evidence base and national policy context. On this basis, the housing position for the authority area is likely to be influenced by 1) the increased housing numbers for the borough as outlined by the revised standard method in the latest NPPF, and 2) the absence of a five-year housing land supply in the borough as outlined in the Council's latest position statement (dated 1st April 2025)[18]. The ANP is

[17] MHCLG (2025): revised NPPF
[18] Guildford Borough Council (2025): 5YHLS: Interim Position Statement

therefore taking a proactive approach to identifying sites for housing within the Neighbourhood Plan to meet locally identifiable needs.

4.7 The housing requirement for the neighbourhood area has been informed by two housing needs surveys, initially undertaken in 2018 and then updated in 2024. The Local Housing Needs Survey (LHNS)[19] highlights a housing stock profile which is skewed to larger properties, with the cost of market housing in the parish a significant barrier to young people, families and those on lower incomes. It is anticipated that the ANP will identify sites to deliver up to twelve affordable homes and five open market houses during the plan period, informed by the LHNS findings. The ANP will also support opportunities to enhance the vitality of the community, including via supporting opportunities to improve the rural economy and deliver new community infrastructure / facilities.

Consideration of Potential Site Options

4.8 To support the identification of sites for allocation within the ANP, an independent and objective site options and assessment (SOA) process has been undertaken to inform plan making. A total of nine sites were identified and taken forward for assessment, from the Neighbourhood Plan call for sites and Guildford Borough Council Land Availability Assessment (LAA) 2023[20]. Of these, Sites A-F were proposed for residential use, and Sites G-I were identified as opportunity sites for rural enterprise (e.g., supporting local employment offer or potential renewable energy generation).

4.9 The SOA conclusions were presented via a 'traffic light' rating, indicating whether a site option is suitable, available and achievable for development. A rating of 'red' indicates the site is not suitable for a neighbourhood plan allocation, while a rating of 'green' indicates the site is suitable for a neighbourhood plan allocation. A rating of 'amber' indicates the site is potentially suitable for development subject to the application of appropriate mitigation to address any constraints identified.

4.10 The SOA concluded that five of the six sites proposed for residential use were potentially suitable for a residential allocation within the neighbourhood plan (i.e., rated 'amber'). These were:

- Site A – Malcolm's Field.
- Site B – Rose Cottage.
- Site C – Birmingham Farm.
- Site D – Land behind Albury Mill.
- Site F – Land behind Village Hall.

4.11 Detailed SOA findings are presented in the SOA Report which contributes to the evidence base for the ANP and accompanies the ANP at Regulation 14 consultation (see Appendix B in the ANP)[21].

4.12 Site E – Land Adjacent to Albury House, has been omitted as it was rated 'red' in the SOA. The SOA found that '*The remaining site proposed for housing (Site E – Land adjacent to Albury House) is unsuitable for residential development*

[19] Albury Parish Council (2024): Local Housing Needs Survey
[20] Guildford Borough Council, 2023: Land Availability Assessment - Guildford Borough Council
[21] AECOM (2024): Site Options and Assessment Final Report

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.'

4.13 The five 'potentially suitable' site options for a potential residential allocation in the ANP have formed the basis for establishing the reasonable alternatives considered through the SEA. This is considered below.

Options to Consider Through the SEA

4.14 The decision was taken to develop and assess reasonable alternatives in relation to the matter of allocating land for housing, given the following considerations:

- Housing growth is known to be a matter of key interest amongst residents and other stakeholders; and
- The delivery of new homes is most likely to have a significant effect compared to the other proposals within the ANP. National Planning Practice Guidance is clear that SEA should focus on matters likely to give rise to significant effects.

4.15 To support the choice of a development strategy for the ANP, the SEA process has assessed the five potential suitable sites as reasonable alternatives. This is with a view to identifying the relative sustainability merits of the site options for a potential residential allocation in the emerging ANP. Specifically:

- **Option 1:** Support affordable housing on Site A (Malcolm's Field)
- **Option 2:** Support affordable housing on Site B (Rose Cottage)
- **Option 3:** Support affordable housing on Site C (Birmingham Farm)
- **Option 4:** Support affordable housing on Site D (Land behind Albury Mill)
- **Option 5:** Support affordable housing on Site F (Land behind Village Hall)

4.16 The options are shown in Figure 4.1 overleaf.

Figure 4.1: Options appraised as reasonable alternatives through the SEA

Appraisal Findings

4.17 Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the appraisal has been presented through eight SEA themes which have been 'scoped-in' to the assessment, as follows:

- Air Quality.
- Biodiversity and Geodiversity.
- Climate Change (including Flood Risk).
- Community Wellbeing.
- Historic Environment.
- Land, Soil, and Water Resources.
- Landscape; and
- Transportation and Movement.

4.18 The appraisal considers the relative sustainability merits of the options. Findings are presented as a commentary on effects. To support the appraisal findings, the options have been ranked in terms of their sustainability performance against the relevant SEA theme (with '1' being the most well performing option), with conclusions reached on whether the options are likely to have significant effects on the baseline. It is anticipated that this will provide the reader with a likely indication of the relative performance of the options in relation to each theme considered. Likely significant effects are defined as positive, negative, or mixed (i.e., both positive and negative effects are anticipated). Where potential effects are uncertain, this is noted by a '?'.

4.19 The summary of appraisal findings is presented in **Table 4.1** below. An initial discussion on the similarities across the options for each SEA theme follows, along with a detailed overview of the key differences across the options to enable the sustainability trade-offs to be identified.

4.20 Sources of information to support the appraisal has included (amongst others): the SOA Report, Ordnance Survey maps, MAGIC Interactive Map,[22] the Environment Agency's Flood Risk Maps for England,[23] Natural England's Agricultural Land Classification maps,[24] Google Earth,[25] reports and interactive mapping layers available on Guildford Borough Council's webpages,[26] the Surrey HER,[27] and baseline studies provided by the Neighbourhood Group.

[22] MAGIC (2021): 'Interactive Map', [online] available to access via this link
[23] Environment Agency (2021): 'Flood Map for Planning', [online] available to access via this link
[24] Natural England (2021): 'Regional Agricultural Land Classification Maps and Likelihood of Best and Most Versatile Land', [online] available to access via this link
[25] Google (2021): 'Google Earth', [online] available to access via this link
[26] Guildford Borough Council (no date): 'Planning Information Map', [online] available to access via this link
[27] Surrey County Council (no date): 'Surrey Historic Environment Record', [online] available to access via this link

Summary of Appraisal Findings

Table 4.1: Rankings and likely significant effects of the options

SEA Theme		Option 1 (Site A)	Option 2 (Site B)	Option 3 (Site C)	Option 4 (Site D)	Option 5 (Site F)
Air Quality	Option Rank	4	3	**1**	=2	=2
	Significant effects?	No	No	No	No	No
Biodiversity and Geodiversity	Option Rank	3	2	**1**	5	4
	Significant effects?	Yes - mixed	Yes - mixed	No	Yes - negative	Yes - negative
Climate Change (including Flood Risk)	Option Rank	**=1**	**=1**	**=1**	2	3
	Significant effects?	No	No	No	No	Yes - negative
Community Wellbeing	Option Rank	**1**	2	3	4	4
	Significant effects?	Yes - positive	Yes - mixed	Yes - mixed	?	Yes - mixed
Historic Environment	Option Rank	4	2	3	**=1**	**=1**
	Significant effects?	Yes - negative	Yes - negative	Yes - negative	Yes - negative	Yes - negative
Land, Soil, and Water Resources	Option Rank	2	**=1**	**=1**	=3	=3
	Significant effects?	Yes - mixed	No	No	Yes - negative	Yes - negative
Landscape	Option Rank	=3	=3	2	**=1**	**=1**
	Significant effects?	Yes - negative	Yes - negative	Yes - negative	Yes - negative	Yes - negative
Transportation	Option Rank	**1**	=3	=3	2	4
	Significant effects?	Yes - mixed	?	?	Yes - mixed	Yes - negative

Similarities Across the Options

Air Quality

4.21 All five options would deliver growth within 4km of the Guildford Town Centre Air Quality Management Area (AQMA) and the A281, The Street, Shalford, Guildford, Surrey AQMA. It is also noted that there are a further two within 10km of Albury village (i.e., where all five options are located), including Waverley AQMA No. 2 and The Street, Compton, Surrey. Given that Guildford has a greater variety of services, facilities and amenities in comparison to Albury village, it is likely that growth through any option would result in an increase in journeys to this location, and by extension, the AQMAs. This is due to the need for residents to travel outside of the neighbourhood area to access a wider range of goods, services and employment opportunities.

4.22 In terms of sustainable transport infrastructure, the closest train station is located outside of the neighbourhood area in Chilworth, and there are a number of bus stops located centrally to Albury village along the A248. Growth through any of the options would be delivered within 400m of a bus stop, with all options located adjacent to or within the existing built-up area of the village. However, it is noted that public transport is limited, therefore reliance on the private vehicle is expected. Therefore, it is likely that development through all options will increase congestion and traffic in the area, and therefore potentially increasing local air pollutants. Effects are likely to be more pronounced along the A248.

Biodiversity and Geodiversity

4.23 There are no European designated sites for biodiversity within proximity to any of the five options. With respect to nationally designated sites, there is one Site of Special Scientific Interest (SSSI) in proximity to all of the options, Colyers Hanger SSSI, located to the northwest of the Albury village. However, growth through any of the five options will not overlap with any SSSI Impact Risk Zones (IRZs) for the types of development likely to come forward during the plan period (including residential, rural residential, and rural non-residential development). As such, none of the options are anticipated to indirectly impact the integrity of any nationally designated sites.

4.24 It is noted that all five options have the potential to support populations of protected species, including bats, birds and mammals (dormice and badgers, primarily). Although it is acknowledged that detailed ecological assessments have not been undertaken at this stage. Further, all five options sit within Countryside Stewardship Water Quality Priority Areas (medium priority). It is also noted that none of the options are anticipated to indirectly impact the integrity of the nationally important ancient and veteran tree site at Albury Park or the internationally important ancient and veteran yew site at Newlands Corner and Merrow Downs.

Climate Change (including Flood Risk)

4.25 In terms of climate change mitigation, all five options are anticipated to lead to a similar increase in absolute carbon and greenhouse gas emissions - related to an increase in activity (for example, an increase in domestic activities).

4.26 Additionally, all five options are adjacent to the existing built-up area, and as such are likely to provide opportunities to engage with sustainable and active

travel into the village centre. This will help to reduce emissions linked to transport. However, it is recognised that public transport networks within the neighbourhood area are limited. Additionally, all options are likely to require enhancements to pedestrian infrastructure, particularly where safe crossing points or footways are currently lacking, to support more sustainable and inclusive access to village services.

4.27 In terms of climate change adaptation, none of the sites would bring forward development in areas at risk of surface water flooding.

Community Wellbeing

4.28 All five options are located in proximity to the centre of Albury village, which contains local services including a post office, community facilities such as the village hall and village shop, and public transport links via bus stops along Albury Street. This locational advantage means that each site offers the potential to support community wellbeing by enabling residents to live within safe and reasonable walking distance of local amenities, reducing reliance on private vehicles and encouraging social inclusion. From a wellbeing perspective, this spatial relationship supports not only practical needs, such as convenience and mobility, but also helps foster a stronger sense of community cohesion.

4.29 Further, all options are considered likely to lead to positive effects with relation to community wellbeing by providing additional land for affordable housing. Effects are likely to be more pronounced on larger site options which could accommodate a greater mix of housing types and tenures.

Historic Environment

4.30 All five sites assessed are located within Albury's Conservation Area. This means that any development proposals would need to demonstrate a strong regard for the area's historic character and appearance, as required by national and local policy. On this basis, proposals should be accompanied by a heritage-led design approach that carefully considers the setting of nearby heritage assets, appropriate building scale, layout, and materials.

4.31 Further, each site has the potential for impact mitigation through sensitive design and landscaping. Although the sensitivity of individual sites differs, the SOA findings indicates that, in all cases, heritage impacts are not insurmountable and can be addressed through appropriate measures. These might include reduced development footprints, setbacks from key heritage features, use of native planting to screen views, and architectural styles that reflect local vernacular.

4.32 None of the options are within proximity to a designated battlefield or registered park and garden. Additionally, none of the options would deliver growth in areas with local historic environment records within the site boundaries.

Land, Soil and Water Resources

4.33 In terms of land, soil, and water resources, all five sites are located on greenfield land, meaning they have not been previously developed. This presents a shared constraint across all options, as development would result in the permanent loss of open, undeveloped land. Greenfield development is generally less favoured in comparison to brownfield land, due to its potential

impacts on landscape character, biodiversity, and soil health. As such, any development on these sites would need to demonstrate that it minimises environmental harm and integrates appropriate mitigation measures. However, it is also acknowledged that there are no brownfield sites available for development within or adjacent to the village.

4.34 Further, all of the sites are located within the Tillingbourne Water Body, part of the Wey Operational Catchment. The waterbody has a moderate ecological quality according to the latest condition assessments from 2022. All sites also sit within a Drinking Water Protected Area.

Landscape

4.35 All five sites are located entirely within the Surrey Hills National Landscape (NL), the designation formerly known as the Area of Outstanding Natural Beauty (AONB). This national designation is intended to conserve and enhance the natural beauty, scenic character, and tranquillity of the landscape. As such, any development within the NL must be sensitively designed to respect local landscape character, visual amenity, and the setting of key viewpoints, such as Newlands Corner. While small-scale affordable housing may be supported in principle where it contributes to community wellbeing and is appropriately designed, development proposals within the NL are expected to demonstrate how they avoid or minimise adverse landscape impacts.

4.36 In addition to the NL designation, all sites are also located within the Metropolitan Green Belt, where national and local policy impose strong controls on new development to prevent urban sprawl, safeguard the countryside, and preserve the openness of rural areas. Residential development in the Green Belt is generally considered inappropriate unless it falls under specific exceptions. In this context, all five sites are being assessed for their potential to deliver small-scale affordable housing schemes as rural exception sites, which can be considered acceptable in Green Belt locations when they meet identified local needs and are well-placed to existing settlements.

Transportation

4.37 In terms of sustainable transport, all sites are located within 400m of a bus stop, although the variety and frequency of services is limited. None of the sites benefit from immediate access to train services or designated cycle routes. Additionally, none of the sites are directly connected to Public Rights of Way (PRoW), which limits the potential to promote active travel through walking or cycling routes. The nearest train station is located outside the neighbourhood area in Chilworth, requiring travel by car or bus. This limited transport connectivity increases reliance on private vehicles across all options, with implications for local road congestion, parking demand, and air quality. As such, the delivery of any site is likely to require enhancements to pedestrian infrastructure, particularly where safe crossing points or footways are currently lacking, to support more sustainable and inclusive access to village services.

Key Differences Across the Options

Air Quality

4.38 Due to the size and layout of the sites, **Option 1 (Site A)** has the ability to accommodate a greater amount of growth in comparison to the other options,

and therefore could cause a larger increase in congestion, traffic, and pollutants in the area. However, it is acknowledged that it is unlikely that the whole site would be developed upon, therefore the overall impact on congestion, traffic, and pollutants is expected to be less significant than the theoretical maximum capacity might suggest. **Options 2 (Site B), 3 (Site C), 4 (Site D), and 5 (Site F)** are the most favourable from an air quality perspective due to their smaller developable areas, and thus lower likely traffic generation and pollutant emissions. However, it is recognised that in terms of property capacity, **Option 2 (Site B)** has a higher capacity than the other three sites (twelve dwellings as opposed to six), therefore is less favourable than the other sites mentioned.

4.39 It is acknowledged that **Options 4 (Site D) and 5 (Site F)** are located across the river, which already has some level of access issues and has potential to have a negative impact on congestion and traffic generation, therefore on local air quality.

4.40 Overall, it is considered that **Option 3 (Site C)** performs the most favourably given the smaller size and capacity of the area, as well as the fact that the site is accessible in comparison to **Options 4 (Site D) and 5 (Site F)**. **Options 4 (Site D) and 5 (Site F)** are then the next most favourable, as whilst they are small in capacity and size, they are located across the river which has potential to pose issues in terms of congestion and traffic generation. **Option 1 (Site A)** is considered to be least favourable as it is the largest in size and capacity.

4.41 Effects are not expected to be significant given the relatively small scale of growth likely to come forward at these locations during the plan period.

Biodiversity and Geodiversity

4.42 Residential growth will need to deliver a minimum 10% Biodiversity Net Gain (BNG) in line with national policy requirements. **Option 4 (Site D)** and **Option 5 (Site F)** are located entirely within National Habitat Network Enhancement Zone 1, indicating that they lie in areas with the highest strategic potential for habitat restoration and enhancement. These zones represent locations where interventions such as the creation, expansion, or improved management of habitats are most likely to deliver significant biodiversity benefits and contribute to a more connected and resilient ecological network. **Option 1 (Site A)** is also predominantly within Enhancement Zone 1, reflecting its potential to support habitat recovery, but its southern portion extends into Enhancement Zone 2, which generally has moderate potential for enhancement relative to Zone 1. **Options 2 (Site B) and 3 (Site C)** are located entirely within Enhancement Zone 2, suggesting lower strategic priority for habitat enhancement in terms of national connectivity goals. While this does not preclude development, it means that sites in Zone 1 (**Options 1 (Site A), 4 (Site D), and 5 (Site F**) have the potential to have a greater ecological value and opportunities for BNG and may therefore necessitate a higher level of habitat-sensitive design, ecological mitigation, or compensation. **Options 4 (Site D) and 5 (Site F)** are also located adjacent to the River Tillingbourne, and therefore development of these sites may impact the biodiversity assets and value of the chalk stream.

4.43 It is also noted that **Option 4 (Site D)** includes an area that is directly adjacent on three sides to deciduous woodland BAP Priority Habitat. This designation indicates that the site supports habitats of high ecological value, which are a priority for conservation under the UK Biodiversity Action Plan. Development

within or adjacent to such areas could result in significant biodiversity impacts, requiring careful consideration of mitigation measures.

4.44 Considering the above, **Option 3 (Site C)** is considered the most favourable from a biodiversity perspective, as it is located entirely within Enhancement Zone 2 and has a smaller development capacity, which reduces the potential for ecological disturbance. **Option 2 (Site B)** is also located within Zone 2, indicating a lower strategic priority for habitat restoration; however, as a larger site option, the scale of development introduces a higher potential for ecological disturbance, reducing its relative favourability. That said, it is acknowledged that larger sites such as **Options 1 (Site A) and 2 (Site B)** also offer greater scope for on-site BNG, for example through the provision of connected green infrastructure, habitat corridors, or strategic planting, which could deliver measurable enhancements when integrated through sensitive design.

4.45 **Option 1 (Site A)** is less favourable as it lies predominantly within Enhancement Zone 1, which is of higher strategic importance for biodiversity enhancement and may require more intensive mitigation to align with national biodiversity net gain requirements. **Options 4 (Site D) and 5 (Site F)** are located entirely within Enhancement Zone 1, and directly adjacent to the River Tillingbourne, placing them in areas of highest strategic ecological value, and are therefore more constrained. In addition, **Option 4 (Site D)** includes an area directly adjacent to deciduous woodland BAP Priority Habitat on three sides, which significantly elevates its ecological sensitivity and potential for adverse impacts. As a result, **Option 4 (Site D)** is considered the most at risk from a biodiversity perspective, likely requiring substantial mitigation and design adaptation to avoid harm to priority habitats.

Climate Change (including Flood Risk)

4.46 In terms of climate change adaptation, none of the sites are risk of fluvial flood risk, except for **Option 5 (Site F)** which is located partially in the southwest of the site within Flood Zone 2 associated with the River Tillingbourne. As such, it is considered likely that development through this option could result in an exacerbation of flood risk. Whilst **Option 4 (Site D)** is also located on the River Tillingbourne on the southern boundary, it does not fall within Flood Zone 2 or 3 and therefore is not considered to be notably at risk. However, it is acknowledged that there will be an increased risk of flooding through **Options 4 (Site D) and 5 (Site F)** if they are developed, due to increased runoff into the river.

4.47 Overall, **Options 1 through 3 (Sites A, B and C)** are equally favourable in terms of climate resilience, with no parts of the sites located in areas at risk of fluvial or surface water flooding. **Option 4 (Site D)** is less favourable due to development potentially increasing flood risk, and **Option 5 (Site F)** is the least favourable as part of the site lies within Flood Zone 2, indicating some level of flood risk that could be exacerbated by development.

Community Wellbeing

4.48 **Option 1 (Site A)** is the only site with a developable area which could increase the viability of delivering a suitable mix of housing in terms of types, tenures, and affordability. A key benefit of the larger site in **Option 1 (Site A)** is that the design of new development areas could also potentially facilitate infrastructure improvements, such as formalised pedestrian links or on-site parking,

potentially enhancing local connectivity and reducing pressure on the village core. **Option 2 (Site B)** also has capacity for 12 dwellings, double that of the remaining three sites, and therefore also performs more favourably. Sites with potentially smaller developable areas within **Options 3, 4, and 5 (Sites C, D and F)** may limit opportunities to meet local housing needs. However, the ability to deliver a dispersed pattern of development across smaller sites might help to better reflects the scale and form of the existing village and maintain community identity and distinctiveness. It is also acknowledged that **Options 4 (Site D) and 5 (Site F)** are located over the river from the main village, and lack suitable access via a footway, which may limit opportunities for social interaction and access to shared facilities, reducing the sense of cohesion and belonging compared to options that are more integrated with the existing settlement. Therefore **Options 4 (Site D) and 5 (Site F)** are the least well performing options. On this basis, the developable area may reduce the viability of bringing forward affordable homes at this location.

Historic Environment

4.49 **Option 1 (Site A)** is in a particularly sensitive location, positioned opposite the Grade II listed Church of St Peter and St Paul and adjacent to the Duchess' Memorial. It also forms a prominent and open green space within the Conservation Area, making its visual impact a key concern, with the SOA report noting its "medium visual sensitivity." Development of the whole site area could have a more concentrated visual and heritage impact in light of these constraints, given **Option 1 (Site A)** comprises a site with the largest area in comparison to the other four options.

4.50 **Option 3 (Site C)** is located adjacent to the unlisted former Rectory and lies in proximity to the Grade II listed Church of St Peter and St Paul. It is also visible from the Newlands Corner historic viewpoint. However, despite this visibility and its medium visual sensitivity, small-scale development, if in keeping with the existing settlement form, may help to limit impacts to the historic setting of the village. **Option 2 (Site B)** is also visible from the Grade II listed Church. However, its more enclosed setting reduces its prominence compared to **Option 1 (Site A)**, lowering the likelihood of significant visual or heritage impacts.

4.51 **Options 4 (Site D) and 5 (Site F)** are located close to several Listed Buildings along Albury Street, but they benefit from natural separation by the River Tillingbourne and mature vegetation. This natural buffer provides greater opportunity to mitigate heritage impacts through sensitive layout and landscaping.

4.52 Overall, **Options 4 (Site D) and 5 (Site F)** are the most favourable options from a heritage perspective, benefiting from natural screening and distance from Listed Buildings. **Option 2 (Site B)** is also relatively favourable due to its enclosed setting and lower visual prominence. **Option 3 (Site C)** is moderately constrained, being adjacent to a locally significant heritage asset, within proximity to a Grade II Listed Building, and given its visibility from the Newlands Corner historic viewpoint. **Option 1 (Site A)** is considered to be the least favourable due to its prominent position directly opposite a Grade II Listed Church and within a visually sensitive open space in the Conservation Area. However, significant negative effects are concluded for all options at this stage, given that all of the sites have heritage sensitivities and are within the

boundaries of Albury Conservation Area (as noted in the 'similarities' section of the appraisal, presented above).

Land, Soil and Water Resources

4.53 According to the provisional Agricultural Land Classification (ALC) provided by Natural England, **Options 1, 2, and 3 (Sites A, B, and C),** are identified as Grade 4, which denotes poor-quality agricultural land with limitations that significantly restrict the range of crops and land uses. In contrast, **Options 4 (Site D) and 5 (Site F)** are classified as Grade 3, but it is unclear whether this falls within subgrade 3a (best and most versatile land [BMV]) or 3b (moderate quality), as the provisional mapping does not differentiate between them. In this respect, growth through **Options 4 (Site D) and 5 (Site F)** have the potential to result in the permanent loss of BMV land for agricultural purposes, which cannot be mitigated.

4.54 Further, it is noted that **Option 4 (Site D)** and **Option 5 (Site F)** are located directly adjacent to the River Tillingbourne, and **Option 1 (Site A)** is set back approximately 40m from the river. Comparatively, **Option 2 (Site B)** and **Option 3 (Site C)** are not in proximity to the river. The close proximity of **Options 4 (Site D) and 5 (Site F)** to the River Tillingbourne increases the likelihood that development in these locations could have direct or indirect impacts on the water environment, including the riparian corridor, local biodiversity, and downstream water quality. National and local planning policy requires a minimum 10-metre buffer zone from the riverbank to be maintained free from development, which may reduce the developable area and constrain site layout. Furthermore, construction near the river may result in increased surface water runoff, disturbance of habitats, or recreational impacts unless appropriately mitigated. In contrast, **Options 1, 2, and 3 (Sites A, B, and C)**, by virtue of their greater distance from the river, present lower risk to water resources and are less likely to require site-specific watercourse mitigation measures.

4.55 Overall, for land, soil and water resources, **Options 1, 2, and 3 (Sites A, B, and C)** are the most favourable options due to being located on poorer quality agricultural land (Grade 4) and being set back from the River Tillingbourne. **Options 4 (Site D) and 5 (Site F)** are less favourable as they are potentially underlain by higher-quality Grade 3 agricultural land (potentially BMV), and are located directly adjacent to the river, increasing the risk of water environment impacts and development constraints.

Landscape

4.56 The SOA Report acknowledges that **Option 1 (Site A)**, **Option 3 (Site C), Option 4 (Site D),** and **Option 5 (Site F)** all have a low landscape sensitivity, as the sites are enclosed by the existing built-up area, and do not contain valued features that are included in the Landscape Character Assessment (LCA). However, it is recognised that all of the sites are within the Surrey Hills NL and Metropolitan Green Belt, which are significant constraints to development. Therefore, all options have the potential for significant adverse effects in the absence of high-quality design and placemaking principles.

4.57 With further reference to the sensitivities of the sites, **Option 2 (Site B)** has a medium landscape sensitivity and sits in a transitional zone between the settlement and the open farmland, as well as the woodland of the valley sides.

It is also acknowledged that if the whole site of **Option 1 (Site A)** was developed, it would significantly impact the size and character of the existing village by removing an open space which complements the visual setting of key features within the village and Conservation Area. **Option 3 (Site C)** is located in a transitional zone between the village and the Surrey Hills National Landscape, and is visible from a key viewpoint, Newlands Corner.

4.58 While landscape sensitivity plays an important role in assessing the potential for adverse impacts, it is also important to consider each site's visual containment, relationship to settlement form, and capacity for mitigation through design. **Options 4 (Site D) and 5 (Site F)** benefit from a combination of strong natural screening, visual enclosure, and proximity to existing development, offering clear opportunities for integrating small-scale housing without prominent visual intrusion. **Option 3 (Site C)**, although more exposed in the wider landscape and visible from Newlands Corner, is topographically aligned with the settlement and could be designed to preserve long-distance views through appropriate building height, layout, and landscaping. In contrast, **Option 1 (Site A)**, despite its low sensitivity rating, would result in a substantial change to the perceived scale and openness of Albury village if developed in full, which may be difficult to mitigate. However, it is acknowledged that this site is unlikely to be developed in full in terms of capacity, which would lower the impact of development on the landscape. **Option 2 (Site B)**, given its position within a transitional landscape and lack of strong enclosure, offers fewer opportunities to integrate development into the existing character without more significant impacts on landscape setting and quality (including the transitional zone between the village and the NL).

4.59 To conclude, considering both landscape sensitivity and the capacity of each site to visually integrate with the surrounding settlement and landscape context, **Options 4 (Site D) and 5 (Site F)** are considered the most favourable. These sites benefit from strong visual containment, natural screening, and an enclosed relationship to existing development, offering clear potential for sensitively designed housing with limited impact on local or long-range views. **Option 3 (Site C)**, although located outside the settlement boundary and visible from a significant viewpoint, is well aligned with the village topography and can likely be integrated with appropriate mitigation. **Option 1 (Site A)** is more prominent within the village core and would represent a substantial expansion relative to the existing settlement, potentially altering its perceived scale and openness. **Option 2 (Site B)** is also a less favourable option, sitting in a transitional, more open location with medium landscape sensitivity and fewer opportunities for visual containment, increasing the likelihood of adverse effects on landscape character.

Transportation

4.60 In terms of access to the sites, **Options 2 (Site B) and 3 (Site C)** currently have restricted vehicular and pedestrian access, via the narrow Church Lane and narrow Blackheath Lane respectively. Pedestrian access to either site would require access through land outside of the site boundaries. **Option 5 (Site F)** does not benefit from vehicle access.

4.61 **Option 1 (Site A)** has two options for access, either through Church Lane which is narrow and has no footway, or The Street which is a busy A-road with a footway and existing vehicular access that could need to be widened to serve

new development areas. Development at this location may contribute additional congestion to a busy A road that already experiences traffic issues. However, given the size of the site, new development areas may facilitate opportunities to enhance public rights of way and strengthen pedestrian connectivity between key parts of the village.

4.62 **Option 4 (Site D)** is accessed by an existing bridge over the River Tillingbourne, however there is no footway on the bridge, and if housing is delivered through this option, this could be a necessary addition. There is also a concern that development through this Option would exacerbate traffic in relation to the Village Hall.

Developing the Preferred Approach for the ANP

4.63 The preferred approach for the ANP has been informed by the SOA findings, SEA findings, and the wider evidence base (including feedback received from community consultation events). The Steering Group have also engaged in discussions with key stakeholders including Guildford Borough Council (GBC), Surrey Community Action, and local landowners. Specifically, the Steering Group's affordable housing site selection report states[28]:

"Advice received from GBC planning was to select only the site/sites needed to deliver the affordable housing need as identified in the Housing Needs Survey 2024 for inclusion in the Neighbourhood Plan. It would not be possible to include sites without defined development proposals due to the sensitivity of Green Belt policy… [and sensitivities associated with the Surrey Hills National Landscape, Albury Conservation Area, and heritage assets].

"The remaining sites could be brought forward as Rural Exception sites under Local Plan policy at a later date if future Housing Needs Surveys identified a need for more affordable homes and the information included in the evidence base would still be valid."

4.64 In light of the above, the Regulation 14 version of the ANP allocates the following two sites as Rural Exception sites for affordable housing, meeting the requirements identified within the LHNS:

- **Site A:** Malcolm's Field (eight homes, including six affordable homes); and
- **Site C:** Birmingham Farm (nine homes, including six affordable homes).

4.65 The ANP establishes detailed design guidance and placemaking principles (see Policies ANP1 and ANP3) to help shape any new development areas which might come forward during the plan period. This includes a reduced site area for Malcolm's Field to protect the visual amenity and minimise the landscape impact where possible (see Policy Map Q within the ANP). Consideration is also given to the Local Plan policy on the requirements for Rural Exception sites (see Policy H2 and Policy H3). The ANP has a strong focus on design in this respect and has also been informed by various evidence studies including:

- A Design Guides and Codes document prepared for the neighbourhood area (see Appendix A within the ANP).

[28] ANP Steering Group (February 2026): 'Affordable Housing Site Selection Report' *Appendix Q accompanying the Regulation 14 version of the ANP, containing recommendations for consideration by Albury Parish Council.*

- The Surrey Hills NL Environmental Design Guidance (Appendix C); and
- A local heritage report (Appendix E) which includes a village character assessment.

4.66 Additionally, the ANP encourages opportunities for rural enterprise (e.g., proposals supporting local employment provision or potential renewable energy generation) and opportunities to enhance the tourism offer across the area. The ANP recognises the challenges of delivering growth in light of the significant constraints to development in the neighbourhood area, including the Surrey Hills NL, Metropolitan Green Belt, and heritage assets, but does not seek to preclude high-quality development coming forward during the plan period on available sites (subject to local and national policies and guidance).

5. Appraising the Regulation 14 Version of the ANP

Introduction

5.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the Regulation 14 version of the ANP. This chapter presents:

- An appraisal of the current version (i.e., the Regulation 14 version) of the ANP under the eight SEA theme headings; and
- The overall conclusions at this current stage.

Albury Neighbourhood Plan Policies

5.2 **Table 5.1** sets out the Albury Neighbourhood Plan policies.

Table 5.1 Albury NP policies

Policy reference	Policy name
ANP1	Albury Parish Design & Guidance Codes
ANP2	Conservation Areas
ANP3	Affordable Homes To Meet Local Needs
ANP4	Infill Residential Development
ANP5	Heritage
ANP6	Local Services and Community Facilities
ANP7	Commercial and Land-Based Activities And Uses
ANP8	Rural Enterprise
ANP9	Tourism
ANP10	Tourist Accommodation
ANP11	Local Green Spaces
ANP12	Dark Skies
ANP13	Biodiversity
ANP14	Important Views
ANP15	Net Zero, Climate Change And Building Design
ANP16	Renewable Energy
ANP17	Flood Risk
ANP18	Sustainable Travel & Parking
ANP19	Allotments

Methodology

5.3 The assessment identifies and evaluates 'likely significant effects' on the baseline, drawing on the sustainability objectives identified through scoping (see Table 3.2) as a methodological framework.

5.4 Every effort is made to predict effects accurately; however, this is inherently challenging given the strategic nature of the policies under consideration and understanding of the baseline (now and in the future under a 'no plan' scenario) that is inevitably limited. Given uncertainties there is a need to make assumptions, e.g., in relation to plan implementation and aspects of the baseline that might be impacted. Assumptions are made cautiously and explained within the text (with the aim of striking a balance between comprehensiveness and conciseness). In many instances, given reasonable assumptions, it is not possible to predict 'significant effects', but it is possible to comment on merits (or otherwise) of the draft plan in more general terms.

5.5 Finally, it is important to note that effects are predicted taking account of the criteria presented within Schedule 1 of the SEA Regulations. So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.

Assessment of the ANP

Summary of the Policies and Proposals in the ANP

5.6 The ANP sets out 19 policies related to the development and use of land within the designated neighbourhood area. Many policy matters have been left to the adopted Guildford Local Plan, recognising that the Neighbourhood Plan should support and, where appropriate, strengthen higher-level planning policies but not undermine or conflict with them. Focus is therefore placed on, for example, setting more detailed design standards (through area wide Design Guidance and Codes), and identifying potential locations for development to meet locality identified needs.

5.7 A key objective of the ANP is for the community of Albury to continue to grow sustainably, whilst protecting the openness and permanence of the Metropolitan Green Belt (within which Albury sits). Albury Parish is also set entirely in the Surrey Hills National Landscape, and Area of Great Landscape Value. While these designations are provided protection through higher level planning policy, the ANP also recognises the designations as constraints in terms of rural economic growth and local housing need. Nonetheless, opportunities to encourage rural enterprise is supported, to enhance the tourism offer and local economy.

5.8 The Guildford Local Plan identifies Albury as a 'small village' in a rural area and is not provided with a housing requirement. However, the Albury LHNS identifies the need for affordable properties and smaller properties, which could lead to an unbalanced community if not addressed. While new housing needs are being addressed through the Local Plan, affordable housing remains in short supply throughout the borough and in Albury parish.

5.9 Policy ANP3 supports the delivery of affordable homes on two sites identified in Policy Map Q (as discussed in **Chapter 4** of this Environmental Report). Proposals would be supported only where they deliver the specific local housing need or enhance the rural economy, and subject to the detailed design guidance and criteria within the wider ANP policy framework.

5.10 In addition to addressing local housing needs, the ANP seeks to capitalise upon the role of the village as a tourist destination, and the opportunity presented to both protect and enhance the local heritage offer. Policies look to strengthen rural businesses and growth of the local economy, while also setting parameters for cyclists, commuters and traffic to reduce impacts on the landscape, habitats and species; and improve road safety.

5.11 The delivery of community infrastructure is also supported through the ANP where local needs are addressed, and infrastructure meets climate objectives.

5.12 A key supporting document to the ANP is the area wide Design Guidance and Codes, prepared by AECOM (2023). The design codes strengthen the Plan's design policies by providing clear and specific design requirements, ensuring development reflects Albury parish's distinctive local character. This contributes positively towards delivering the aims and objectives of the ANP.

Air Quality

5.13 The neighbourhood area is approximately 3.6km away from the A281, The Street, Shalford, Guildford, Surrey AQMA and 3.7km west of the Guildford Town Centre AQMA, both designated due to high NO_2 emissions. The A281 is a key part of the strategic road network surrounding Albury and leads to Guildford, the nearest town to the neighbourhood area (which also has the Guildford Town Centre AQMA). As Guildford is the nearest town to the neighbourhood area, it is likely that many residents travel into this town to access wider services and facilities and employment opportunities.

5.14 It is recognised that the ANP is supportive of growth at locations within and adjacent to Albury village where they can deliver specific housing needs for the area. As set out in Chapter 4, the proposed site allocations are in reasonable proximity to AQMAs and would likely result in an increase in journeys to Guildford – and by extension, the AQMAs. This is due to the need for residents to travel outside of the neighbourhood area to access a wider range of goods, services and employment opportunities. While development could exacerbate local air quality issues in AQMAs in proximity to the neighbourhood area, it is recognised that the level of growth proposed is small, and development will need to align with the Albury Design Codes and Guidance (which seeks to improve air quality through sustainable design principles).

5.15 While it is noted that public transport in the neighbourhood area is limited, the policy framework supports opportunities to improve the active and sustainable travel offer where possible (see Policy ANP18). The ANP establishes key issues and priorities in this respect, with focus placed on traffic volumes, "commuter time" bus services, speeding, and parking. The requirements set through the Albury Design Codes and Guidance also contribute to positive effects in this respect.

5.16 Taking the above into consideration, broadly **neutral effects** are predicted in relation to air quality. While new development at supported sites is likely to

lead to a net increase in trips to /from Guildford via private car, the level of growth likely to come forward during the plan period is unlikely to lead to significant changes in air quality associated with the AQMAs close by, nor air quality locally in Albury parish. Consideration is also given to the policy framework supported by the area wide Design Code and Guidance, which seek to reduce and mitigate adverse effects where possible.

Biodiversity and Geodiversity

5.17 The parish is rich in biodiversity, extending from nationally designated Sites of Special Scientific Interest (SSSI), areas of Ancient Woodland, and Ancient and Veteran Trees. It also contains local designations such as Sites of Nature Conservation Importance (SNCI), Regionally Important Geological/ Geomorphological Sites (RIGS), and a large Biodiversity Opportunity Area (BOA). In this respect, the neighbourhood area is likely to support populations of protected species, with bats, birds, and mammals (i.e., dormice and badgers) observed by the community. These are identified in the Green Infrastructure Report, appended to the ANP, and a focus of Policy ANP13.

5.18 Policy ANP13 and ANP11 seek to protect and enhance green infrastructure within the neighbourhood area, which will be important to maintaining functional ecological corridors that support species linked to the SPA and SSSIs within/ nearby the parish. Policy ANP13 seeks to address the habitat fragmentation seen across the area, reflected in the designation of a Green and Blue Infrastructure Network, which seeks to promote habitat creation and linkages. Positive effects are anticipated, reflective of the opportunities being capitalised upon to enhance ecological connectivity through targeted habitat restoration and enhancement.

5.19 Policy ANP13 also sets an ambitious requirement for development to deliver 20% BNG which is double the UK's statutory minimum of 10%. Under national legislation, a minimum 10 % BNG is required for most developments in England. However, Guildford Borough Council's local planning policy goes further, requiring 20 % BNG within the borough, unless specific exemptions apply. If delivered, larger gains can allow for improved habitat quality and a more connected higher-quality local biodiversity resource, supporting broader nature recovery goals (such as the delivery of the Environment Improvement Plan's Nature Recovery Network[29]). This has the potential to deliver cumulative positive effects alongside any emerging local policy provisions in the update to Guildford Local Plan.

5.20 Policy ANP3 sets the broad location for new homes within the parish (i.e. those sites identified in Policy Map Q), where proposals can demonstrate they will deliver specific housing needs. As set out in Chapter 4, neither of the proposed site allocations are constrained by designated biodiversity but have potential to support habitat enhancement and/ or populations of protected species.

5.21 Furthermore, development will only be supported where criteria set out within Policy ANP3 is met, which includes the protection and enhancement of the natural environment; with greater detail (including tailored development requirements) provided through the Design Codes and Guidance. In line with Policy ANP1 development should respond positively to the natural environment

[29] The Nature Recovery Network - GOV.UK

as identified in the Albury Design Guidance and Codes. Design Code 11 (see Appendix A within the ANP) specifically focuses on biodiversity interventions in public spaces, and how green and blue assets can contribute to biodiversity connectivity. Retaining and enhancing existing natural features and embedding biodiversity into the built environment is anticipated to lead to long term positive effects against this SEA theme.

5.22 Policy ANP7 and Policy ANP8 focus on the management of the rural economy and determining proposals for land use. It is recognised that future changes in land use, even at a small scale, could contribute to incremental habitat pressures such as air pollution, increased recreational access, and changes in local ecological connectivity. Proposals are therefore required through Policy ANP7 to demonstrate that the proposal would avoid an adverse impact on wildlife and habitats, in line with Policy ANP13 - Biodiversity. Proposals must also align with the Design Codes and Guidance.

5.23 Taking the above into consideration, **minor positive effects** are predicted against the biodiversity SEA theme. The policy framework seeks to protect and enhance existing features that contribute to biodiversity in the area whilst also outlining measures which seek to improve the connectivity and functionality of ecological networks and deliver net gains for nature.

Climate Change (including Flood Risk)

5.24 It is assumed that growth through the ANP will lead to an increase in overall GHG emissions within the neighbourhood area due to an increase in the local population during the plan period. This is partially due to an uptake in private vehicle usage as the village has relatively limited services and facilities. Whilst bus services run through the parish to Guildford, Cranleigh and Dorking, these do not serve the entirety of the parish, and there is no sustainably accessible train station. However, given the level of growth expected during the plan period is relatively low (and focused on meeting specific local needs), and considering the global nature of climate change, this is not considered likely to be significant.

5.25 In relation to the above, Policy ANP18 (Sustainable Travel & Parking) encourages safe, accessible and convenient means of walking and cycling in the parish, promoting the delivery of sustainable transport measures where possible (see also Albury Design Codes and Guidance). This has the potential to improve connectivity across the parish, promoting the use of active travel for local trips, which will in turn reduce transport-induced GHG emissions. Policy ANP18 also sets a requirement for electric vehicle charging infrastructure, in accordance with higher level policy.

5.26 It is recognised that both site allocations benefit from a village location, and as such are likely to provide opportunities to engage with sustainable and active travel into Albury and further afield. Nevertheless, it is recognised that the existing PRoW and cycle network is currently limited, and that traffic volume on the A248, The Street, also referred to as the ‘Guildford southern by-pass’ is concerningly increasing. As such, additional growth around the village could exacerbate existing issues.

5.27 Guildford Borough Council has declared a climate emergency and is committed to achieving net zero by 2050. While supporting new development on suitable

sites, the ANP also sets out its support for reaching Guildford's net zero target. Policies ANP15 (Net Zero, Climate Change and Building Design) and ANP16 (Renewable Energy) promote carbon reduction initiatives, sustainable design standards, and nature-based solutions for climate adaptation. Cumulative and in-combination positive effects are anticipated in this respect.

5.28 As mentioned above, the Albury Design Codes and Guidance accompanying the ANP (Policy ANP1: Design and Design Codes) further embeds sustainable design principles, ensuring best practices are adopted - such as energy-efficient design, sustainable construction materials, and renewable energy integration. Embedding sustainability into local design guidelines will lead to positive effects overall, addressing inevitable increasing emissions within the neighbourhood area.

5.29 In terms of flood risk, it is recognised that any increase in the built footprint of the neighbourhood area has the potential to exacerbate flood risk issues (i.e., from surface water run-off and potential proximity to flood risk areas). In this respect, the policy framework (ANP1) sets out that proposals must align with the Design Codes and Guidance. This includes code DG.12 Eco-design and Zero Carbon Development, which focuses on flood resilience and resistance; and provides further detail to national policy requirements (i.e. the delivery of SuDS). It is also important to note that both site allocations are not within proximity to the River Tillingbourne and therefore are not likely to exacerbate fluvial flood risk issues in the village.

5.30 Taking the above into consideration, the ANP is considered likely to lead to **broadly neutral effects** with regard to climate change and flood risk. Whilst growth supported through the ANP is likely to lead to an increase in overall GHG emissions, given the low level of growth which is likely to come forward during the plan period, and considering the global nature of climate change, this is not considered likely to be significant. In addition, the policy framework seeks to improve active travel infrastructure in the neighbourhood area and also seeks to improve climate and flood resilience through design.

Community Wellbeing

5.31 The Guildford Local Plan identifies Albury as a 'small village' in a rural area and has not been provided with a housing requirement. However, the Albury LHNS identifies the need for affordable rental/shared ownership properties and smaller properties, which could lead to an unbalanced community if not addressed. While new housing needs are being addressed through the Local Plan, affordable housing remains in short supply.

5.32 In light of the above, the ANP is supportive of development proposals coming forward on the site allocations identified in Policy Map Q which would meet the specific local needs identified within the LHNS. The ANP establishes detailed design guidance and placemaking principles (see Policies ANP1 and ANP3) to help shape any new development areas which might come forward during the plan period. The ANP has a strong focus on design in this respect (see Policies ANP1 – ANP5) and has been informed by various evidence studies including:

- A Design Guides and Codes document prepared for the neighbourhood area (see Appendix A within the ANP).
- The Surrey Hills NL Environmental Design Guidance (Appendix C); and

- A local heritage report (Appendix E) which includes a village character assessment.

5.33 Additionally, the ANP encourages opportunities for rural enterprise (e.g., proposals supporting local employment provision or potential renewable energy generation) and opportunities to enhance the tourism offer across the area (see Policies ANP7 – ANP10). For example, the policy framework looks to strengthen rural businesses and growth of the local economy, while also setting parameters for cyclists, commuters and traffic to reduce impacts on the landscape, habitats and species; and improve road safety. The ANP recognises the challenges of delivering growth in light of the significant constraints to development in the neighbourhood area, including the Surrey Hills NL, Metropolitan Green Belt, and heritage assets, but does not seek to preclude high-quality development coming forward during the plan period on available sites (subject to local and national policies and guidance).

5.34 As mentioned, the neighbourhood area is largely a rural economy, offering essential community facilities, including a post office, village shop, public houses, churches, a village hall, and various recreational amenities. However, the absence of primary educational institutions and nurseries within the area means families must rely on facilities in neighbouring communities. In this context, the delivery of community infrastructure is also supported through the ANP (see Policy ANP6) where local needs are addressed, and infrastructure meets climate objectives.

5.35 The wooded hills, chalk grasslands, and extensive footpath network (including the Greensand Way) throughout the neighbourhood area provide valuable habitats and opportunities for outdoor recreation. These features support biodiversity, promote wellbeing, and enhance the parish's rural character. However, increased recreational pressure or poorly designed development could threaten these assets, requiring careful management and safeguarding. On this basis, the policy framework within the ANP also seeks to protect and enhance these assets whilst also improving the availability of additional recreational spaces for residents and visitors. Key policies in this respect include Policy ANP19 (Allotments), Policy ANP13 (Biodiversity), and Policy ANP11 (Local Green Spaces). Along with Policy ANP6 (Local Services and Community Facilities), these provisions will help to address some of the key challenges highlighted by local residents with respect to distance from essential services and opportunities to enjoy accessible and interconnected open spaces.

5.36 Overall, the ANP is likely to deliver **significant positive effects** with respect to the community wellbeing SEA theme. This is linked to the strong focus on delivering high-quality, sustainable, and inclusive design within proposals for housing which would meet specific local needs. The wider policy framework introduces opportunities to support the rural economy, improve the offer of local services and facilities, and enhance the quality of the public realm. This includes through safeguarding open spaces and biodiversity, encouraging sustainable tourism, and respecting the area's rich heritage, character and distinctiveness. This will help to facilitate active and healthy lifestyles for all residents and tourists to the neighbourhood area, supporting quality of life and enjoyment of Albury as a place to visit, live and work.

Historic Environment

5.37 The neighbourhood area contains several designated heritage assets that significantly contribute to the historic character of the village, particularly within and near the Parish's two conservation areas. These assets are notably associated with rural, industrial, religious and aristocratic history and still draw visitors to the parish. It is noted that no Conservation Area Appraisals (CAA) have been prepared for either of the conservation areas.

5.38 Given the rich heritage of the area, and absence of a CAA, the ANP seeks to establish the different built style and characteristics of five distinct areas of the parish. The Albury Parish Design Guidance and Code (2023) (see Appendix A within the ANP) has therefore been prepared as a reference guide for future development to ensure the characteristics of these areas are retained. The Design Guidance and Code adds further detail to the Guildford Residential Design Guide Supplementary Planning Document (SPD) (2004) and Residential Extensions and Alterations SPD (2018) and identifies the essential design considerations within the five areas. Policy ANP1 (Design and Design Codes) and ANP2 (Albury Village Conservation Areas) seek to ensure proposals demonstrate that they have full regard to the Albury Design Guidance and Code, particularly the special architectural and historic significance of the designated Albury Conservation Area and its setting. This reflects key statements within the National Design Guide (2021), which include (for example) that well designed places should "*respond to existing local character and identity, and preserve important historic features and assets".*

5.39 Policy ANP3 is supportive of proposals on the sites identified in Policy Map Q, where proposals can demonstrate they will deliver specific housing needs. As set out in Chapter 4, both sites have heritage sensitivities which would require mitigation. Development will only be supported where criteria set out within Policy ANP3 is met, which includes extensive reference to the protection and enhancement of the historic environment; with greater detail (including tailored development requirements) provided through the Design Codes and Guidance (see Appendix A within the ANP).

5.40 Policy ANP4 specifically explores infill residential development within the Green Belt and sets parameters for where this might be appropriate within Albury. New development of this type will be required to respond to the local historic context in accordance with the Design Codes and Guidance (see Appendix A within the ANP), ensuring residual adverse effects on the historic environment are avoided. This approach meets the requirements of the Guildford Local Plan Policy P2 which supports limited infilling and Policy D1 which acknowledge the importance of village character and local distinctiveness. Furthermore, it aligns with the National Design Guide (2019) which endorses infill development where it reflects street frontages and reinforces the existing character of the area.

5.41 It is also acknowledged that new development areas provide an opportunity to enhance the understanding of, and access to, heritage assets of both local and national significance. This is reflected through Policy ANP5 (Heritage) with the potential for long term positive effects. Proposals should safeguard the significance of listed buildings, scheduled ancient monuments and locally listed buildings; and consider impact on historic setting.

5.42 Overall, the policy framework within the ANP has a strong focus on protecting and enhancing the rich heritage resource in the neighbourhood area, notably through the stipulations within the Design Guidance and Codes (see Appendix A within the ANP). Growth during the plan period is therefore likely to safeguard local distinctiveness and apply placemaking principles which respect the special historic interest, character and appearance of heritage assets and areas (and their settings). On balance, **broadly neutral effects** are concluded for the historic environment SEA theme.

Land, Soil and Water Resources

5.43 The proposed site allocations (see Policy ANP3) are all located on greenfield land, and therefore their development would result in the permanent loss of open, undeveloped land. In the absence of a detailed agricultural land classification assessment, it is not possible to determine whether any of the sites would result in the permanent loss of best and most versatile land. However, it is recognised that the proposed site allocations (see Policy ANP3) are likely to be underlain by Grade 4 land (which is not considered best and most versatile for agricultural purposes). It is also acknowledged that there are no available brownfield site options within or in proximity to Albury village.

5.44 Further, all of the sites are located within the Tillingbourne Water Body, part of the Wey Operational Catchment. The waterbody has a moderate ecological quality according to the latest condition assessments from 2022. All sites also sit within a Drinking Water Protected Area. Given water resource management is strongly tied to national policy and legislation, any developer of supported sites would be required to consider these factors at the design stage. Proposals would also be required to be in line with the Albury Design Guidance & Codes (Policy ANP1). Both site allocations are not likely to impact the River Tillingbourne due to their distance from the watercourse.

5.45 The wider policy framework also has a land, soil, and water focus. Key policies in this regard include Policy ANP13 (Biodiversity) and Policy ANP11 (Local Green Spaces) which aim to protect and expand green and blue infrastructure networks. This will help to safeguard the natural environment in the neighbourhood area, and contribute to protecting land, soil and water resources by safeguarding underlying soils, and regulating resource quality.

5.46 Overall, **broadly neutral effects (0) are anticipated for the Land, Soil, and Water Resources SEA theme.** Development at the supported sites will result in the loss of a small level of greenfield land. However, the sites are not likely to be underlain by best and most versatile land and are set-back from the River Tillingbourne. Additionally, the wider policy framework seeks to protect key features of landscape and biodiversity interest, which will indirectly support land, soil and water resources by safeguarding green infrastructure networks and facilitating improvements to the public realm.

Landscape

5.47 The entirety of the neighbourhood area is within the Surrey Hills NL, the Metropolitan Green Belt, and an Area of Great Landscape Value (AGLV). The Green Belt and NL place strong controls on development; while the Green Belt focuses on limiting urban sprawl, the NL designation seeks to conserve scenic and ecological value. As a result, there is a need to balance Albury's

development needs with landscape protection, ensuring that any future growth is sensitive to the area's character and visual qualities.

5.48 The parish is also identified as having a varied and distinctive local character, falling within two National Character Areas (NCAs); the North Downs and the Wealden Greensand. These NCAs bring contrasting landforms, ecological features, and historic patterns of land use. Notably the parish is dissected by the River Tillingbourne with hills on either side contributing towards the varied landscape. Recognising and responding to this variation in any future planning or design work will be important to maintain the area's sense of place and environmental integrity.

5.49 Policy ANP3 is supportive in principle of development at sites identified in Policy Map Q, where proposals can demonstrate they will deliver specific housing needs. As set out in Chapter 4, all sites assessed are located within and around the village, and within the National Landscape, with varying levels of landscape sensitivity. While small-scale affordable housing may be supported in principle where it contributes to community wellbeing and is appropriately designed, development proposals within the NL are expected to demonstrate how they avoid or minimise adverse landscape impacts. This is reflected within the reduced site area for Malcolm's Field to protect the visual amenity and minimise the landscape impact where possible (see Policy Map Q within the ANP). Furthermore, in accordance with Policy ANP3, higher level policy provision, and the Design Codes and Guidance; any development within the NL will be required to be sensitively designed to respect local landscape character, visual amenity, and the setting of key viewpoints.

5.50 The Surrey Hills Management Plan forms part of the evidence base for the ANP, notably in relation to determining proposals for land use (Policy ANP7: Commercial & Land-Based Activities & Uses). Policy ANP7 sets requirements for managing proposals for commercial and land-based activities, recognising that the parish incorporates several commercial businesses derived from land use development. Key considerations include national and local Green Belt policy, the Surrey Hills NL, the character and appearance of the surrounding area, and the wider ANP policy framework.

5.51 Consideration is also given to rural businesses in the context of the landscape, and therefore Policy ANP8 (Rural Enterprise) seeks to encourage opportunities for organic growth in local employment and other economic opportunities. Existing employment sites are identified through Policy ANP8 (Rural Enterprise) as focus for growth in this respect, provided a range of criteria is met. This includes consideration of Green Belt policy and safeguarding the amenity of surrounding neighbours.

5.52 The ANP supports Albury as a dark skies parish (Policy ANP 12: Dark Skies) and seeks to avoid light pollution unless there is a justifiable safety reason to do so. Preserving the visibility of the night sky within a rural, sensitive area such as Albury can deliver long term positive effects for the landscape. Similarly, Policy ANP14 (Important Views) is merited for protecting a series of important views identified from public vantage points within the parish.

5.53 Positive effects are broadly considered in relation to the wider policy framework, where policies support local identity and sense of place, strengthening the rural nature of the area. Protection and enhancement of

green corridors, trees and natural features can also create more connected, nature-rich landscapes, alongside investment in active travel routes and community facilities.

5.54 Given the constrained nature of the site allocations in the neighbourhood area, a precautionary approach is taken, and **minor negative effects** are concluded overall for the landscape SEA theme. A degree of uncertainty nonetheless exists, given the strength of the policy provisions (supported by higher level policy) and detailed Design Codes and Guidelines which accompany the ANP. Development that comes forward in Albury will be required to avoid impact on the Green Belt and National Landscape where possible, and deliver high quality, contextual design.

Transportation

5.55 The ANP performs positively in terms of supporting growth at sites which are relatively sustainably located in and around the village centre. However, given the limited sustainable transport connectivity throughout the parish, any new development will likely increase reliance on private vehicles, with implications for local road congestion, parking demand and road safety.

5.56 Public footpaths and cycle paths within the neighbourhood area are notably limited. Access to the train station would be via the private vehicle outside of the parish, and bus services, while running through the parish to Guildford, Cranleigh and Dorking, do not serve the south of the parish. Policy ANP18 (Sustainable Travel and Parking) supports development where it seeks to address these limitations in sustainable transport/ travel; specifically setting a requirement for proposals to make a financial contribution to a package of local sustainable transport measures.

5.57 The road network consists of two A roads which have safety concerns for local residents. Areas of limited/ no pavement are particularly hazardous, with road safety and congestion being key issues for the area. Many roads in the parish are often passable by only one vehicle, reflective of the rural nature of the area. Policy ANP18 seeks to ensure that proposals provide sufficient on-site parking and minimise the impact on the street scene. Safe, secure and accessible sheltered cycle parking is also a requirement for all proposals. Further conditions in this regard are set through the Design Guidelines and Codes (Policy ANP1).

5.58 More broadly, Policy ANP6 (Local Services and Community Facilities) requires that any enhancements to existing community facilities should provide improved parking capacity to meet any increased demand on the facility. A similar requirement is set for proposals under Policy ANP7 (Commercial & Land Based Activities & Uses), ensuring that an adequate level of parking is contained on-site. The preparation of a Transport Assessment is also required for commercial and land-based activities to ensure highway safety and congestion is appropriately managed. Policies perform positively in terms of addressing these key issues and objectives for the Neighbourhood Plan.

5.59 Overall, the policy framework supports active travel and encourages a shift toward more sustainable modes of transport where feasible. It also includes measures to address local priorities, for example in relation to parking provision, road safety, and improving connectivity and walkability between key

locations. In conclusion, the ANP is considered likely to lead to broadly **neutral effects** with regard to the transportation SEA theme.

Conclusions

5.60 The likely environmental effects associated with the ANP are identified by the following scoring matrix:

- Significant positive effects (++)
- Minor positive effects (+)
- Neutral or no effects (0)
- Minor negative effects (-)
- Significant negative effects (--)

5.61 **Broadly neutral effects (0) are anticipated in relation to the Air Quality SEA theme.** While new development at supported sites is likely to lead to a net increase in trips to/from Guildford via private car, the level of growth likely to come forward during the plan period is unlikely to lead to significant changes in air quality associated with the AQMAs close by, nor air quality locally in Albury. Consideration is also given to the policy framework supported by the area wide Design Code and Guidance, which seek to reduce and mitigate adverse effects where possible.

5.62 **Minor positive effects (+) are concluded for the Biodiversity and Geodiversity SEA theme.** The policy framework seeks to protect and enhance existing features that contribute to biodiversity in the area whilst also outlining measures which seek to improve the connectivity and functionality of ecological networks and deliver net gains for nature.

5.63 **The ANP is considered likely to have broadly neutral effects (0) with regard to the Climate Change (including Flood Risk) SEA theme.** Whilst growth supported through the ANP is likely to lead to an increase in overall GHG emissions, given the low level of growth which is likely to come forward during the plan period, and considering the global nature of climate change, this is not considered likely to be significant. In addition, the policy framework seeks to improve active travel infrastructure in the neighbourhood area and also seeks to improve climate and flood resilience through design.

5.64 **The ANP is likely to deliver significant positive effects (++) with respect to the Community Wellbeing SEA theme.** This is linked to the strong focus on delivering high-quality, sustainable, and inclusive design within proposals for housing which would meet specific local needs. The wider policy framework introduces opportunities to support the rural economy, improve the offer of local services and facilities, and enhance the quality of the public realm. This includes through safeguarding open spaces and biodiversity, encouraging sustainable tourism, and respecting the area's rich heritage, character and distinctiveness. This will help to facilitate active and healthy lifestyles for all residents and tourists to the neighbourhood area, supporting quality of life and enjoyment of Albury as a place to visit, live and work.

5.65 **On balance, broadly neutral effects (0) are concluded for the Historic Environment SEA theme.** The policy framework within the ANP has a strong focus on protecting and enhancing the rich heritage resource in the

neighbourhood area, notably through the stipulations within the Design Guidance and Codes. Growth during the plan period is therefore likely to safeguard local distinctiveness and apply placemaking principles which respect the special historic interest, character and appearance of heritage assets and areas (and their settings).

5.66 **Broadly neutral effects (0) are anticipated for the Land, Soil, and Water Resources SEA theme.** Development at the supported sites will result in the loss of a small level of greenfield land. However, the sites are not likely to be underlain by best and most versatile land and are set-back from the River Tillingbourne. Additionally, it is recognised that the wider policy framework seeks to protect key features of landscape and biodiversity interest, which will indirectly support land, soil and water resources by safeguarding green infrastructure networks and facilitating improvements to the public realm.

5.67 Given the constrained nature of the site allocations in the neighbourhood area (i.e., their location within the Surrey Hills NL and the Metropolitan Green Belt), a precautionary approach is taken, and **minor negative effects (-) are concluded for the Landscape SEA theme**. A degree of uncertainty nonetheless exists, given the strength of the policy provisions (supported by higher level policy) and detailed Design Codes and Guidelines which accompany the ANP.

5.68 **Broadly neutral effects (0) are concluded for the Transportation SEA theme.** Overall, the policy framework supports active travel and encourages a shift toward more sustainable modes of transport where feasible. The ANP also includes measures to address local priorities, for example in relation to parking provision, road safety, and improving connectivity and walkability between key locations.

6. What Are the Next Steps?

Plan Finalisation

6.1 Following Regulation 14 consultation, responses will be considered in finalising the ANP and SEA for submission. Following submission, the ANP and supporting evidence will be published for further consultation and then subject to Independent Examination. At Independent Examination, the ANP will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Local Plan.

6.2 If the examination leads to a favourable outcome, the ANP will then be subject to a referendum, organised by Guildford Borough Council. If more than 50% of those who vote agree with the ANP, then it will be 'made'. Once 'made', the ANP will become part of the Development Plan for Guildford, covering the defined neighbourhood area.

Monitoring

6.3 The SEA regulations require '*measures envisaged concerning monitoring*' to be outlined in this report. This refers to the monitoring of likely significant effects of the Neighbourhood Plan to identify any unforeseen effects early and take remedial action as appropriate.

6.4 It is anticipated that monitoring of effects of the ANP will be undertaken by Guildford Council as part of the process of preparing its Annual Monitoring Report (AMR). No significant negative effects are considered likely in the implementation of the ANP that would warrant more stringent monitoring over and above that already undertaken by Guildford Borough Council.