Albury Parish Neighbourhood Plan

Pre-Submission Plan (Draft v7.7)

Albury Parish Council

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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

Foreword 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 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.

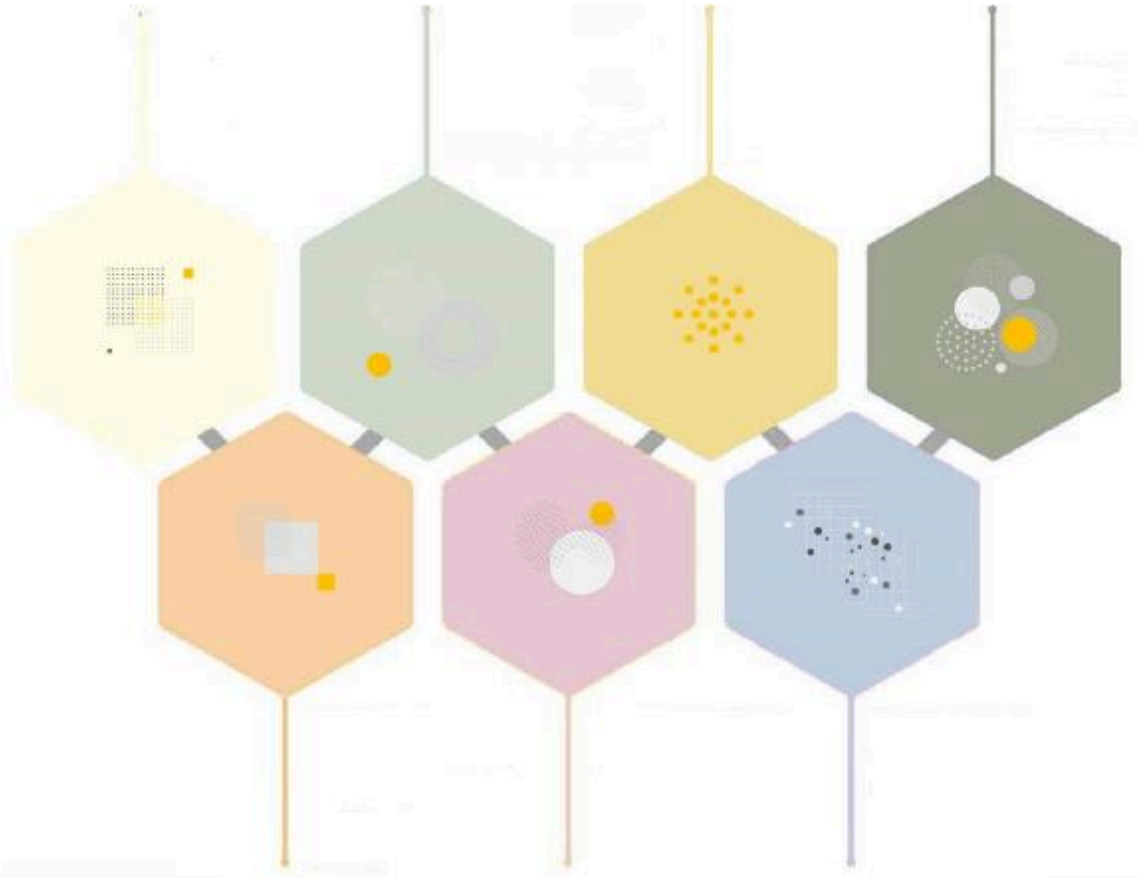
Tim Wall

Chair Albury Parish Neighbourhood Plan Steering Group.

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

1. Introduction & Background

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).
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.
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).



Neighbourhood Plan - Basic Conditions

1. 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. 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. 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. 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. 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.
2. 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. 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

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.

1. 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 characterised 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]:

[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

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%

1. **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. 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.

1. **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.

1. **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**

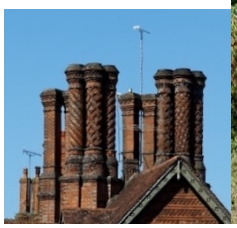
All listed properties can be found in APPENDIX E – Heritage report.

1. **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. **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".
3. **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.



EARLEY GREEN

WILLIAM IV


TO THE CHURCH
WESTON FIELDS
BHERE &
DORKING




3. Planning Policy Context

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

National Planning Policy

1. 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

1. 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

1. 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)

1. 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)

1. 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.

2. 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

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

5. Vision, Objectives & Policies

Vision

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.
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

1. To build a long-term and climate resilient sustainable community.
2. To sustain and improve local services, businesses, amenities and the visitor experience.
3. To protect and enhance the natural environment, green spaces and biodiversity.
4. To honour the character of the parish, its settlements, Albury Village Conservation Area and its historic landscape setting.
5. To meet identified affordable housing needs.
6. To reduce the impact of traffic and improve connectivity to neighbouring villages, towns and services.

Introduction to the policies

1. The following policies relate to the development and use of land in the designated Neighbourhood Area of Albury Parish. They focus on specific planning matters that are of greatest interest to the local community.
2. 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.
3. 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 0.1: Albury Village Hall

(Credit Stu Bevan)

6. List Of Policies

- Policy ANP1 – Design and Design Codes
- Policy ANP2 – Albury Village Conservation Areas
- Policy ANP3 – Affordable Homes To Meet Local Needs
- Policy ANP4 – Infill Residential Development
- Policy ANP5 – Heritage
- Policy ANP6 – Local Services & Community Facilities
- Policy ANP7 – Commercial & Land-Based Activities & Uses
- Policy ANP8 – Rural Enterprises
- Policy ANP9 – Tourism
- Policy ANP10 – Tourist Accommodation
- Policy ANP11 – Local Green Spaces
- Policy ANP12 – Dark Skies
- Policy ANP13 – Biodiversity
- Policy ANP14 – Important Views
- Policy ANP15 – Net Zero, Climate Change & Building Design
- Policy ANP16 – Renewable Energy
- Policy ANP17 – Flood Risk
- Policy ANP18 – Sustainable Transport & Parking
- Policy ANP19 – Allotments

7. ANP1: Albury Parish Design & Guidance Codes

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
   vi. 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.
   vii. 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.
   viii. 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.
   ix. 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 ANP1 – 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

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
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.
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.
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 ANP2 – 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. ANP3: Affordable Homes To Meet Local Needs

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
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 C). 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.
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 C. 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 C). 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.
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 C) 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.
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 B) 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

vi. 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.

vii. 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.

viii. 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.

ix. 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.

1. 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.
2. 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.
3. 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.
4. 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 ANP3 – 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:

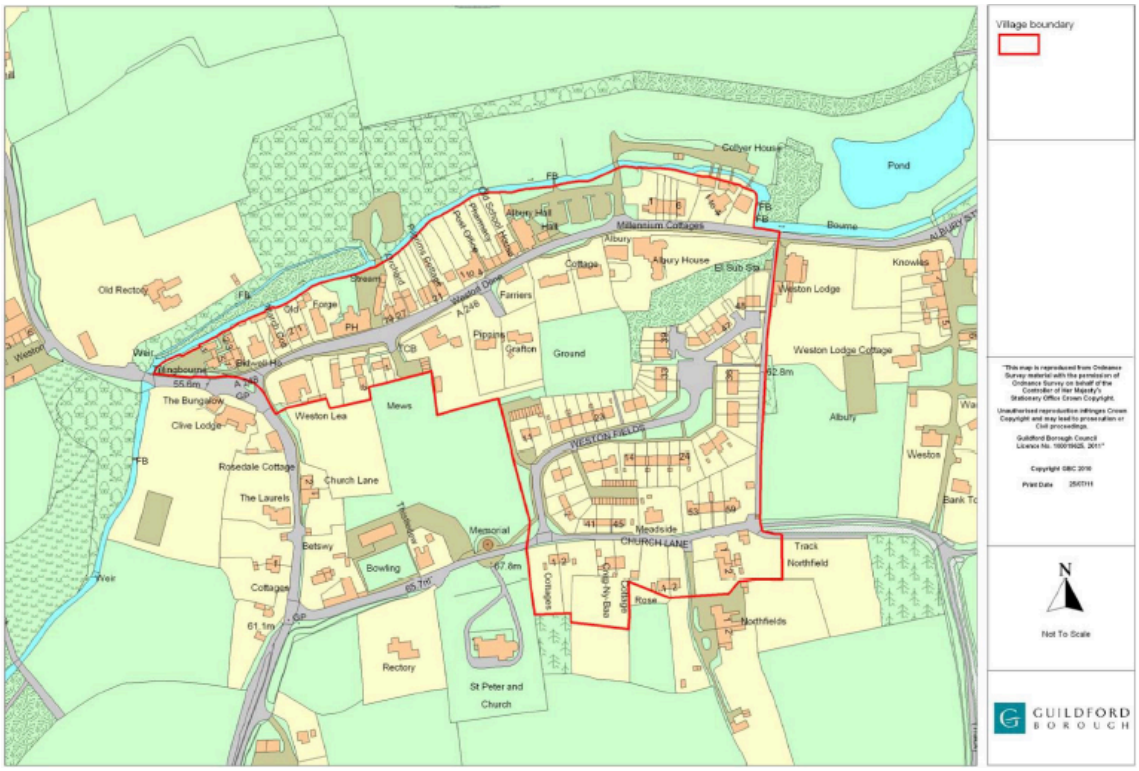
i. They preserve the rural character of Albury village or its setting, and the number of new homes built is broadly in line with the recommendations of the current Housing Needs Survey 2024 APPENDIX J or any replacement.

ii. The scheme comprises an appropriate tenure mix (broadly consistent with that defined in the Albury Parish Housing Needs Survey 2024 APPENDIX J. (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.

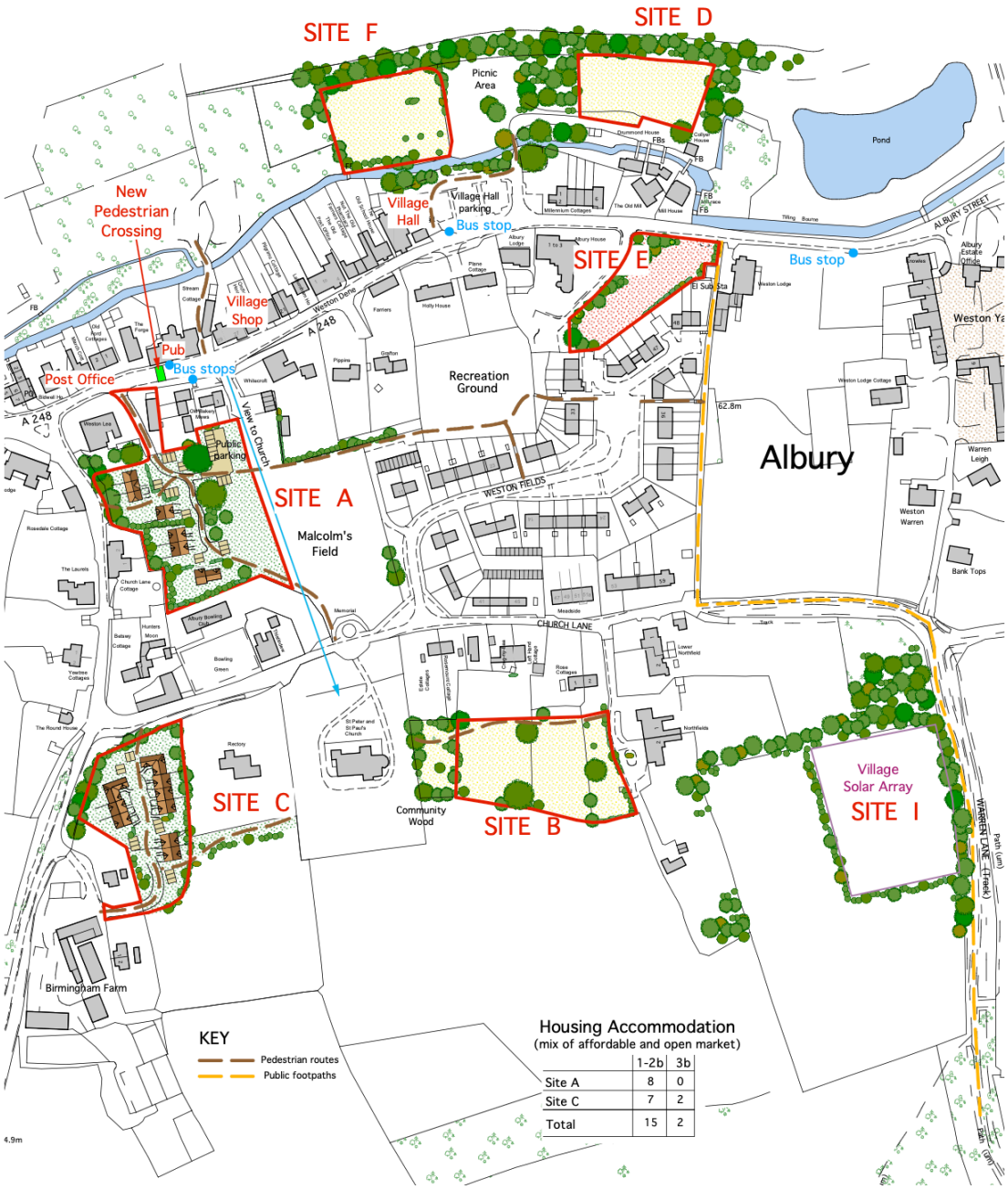
iii. The site is either (i) identified in MAP B (ii) a suitable rural exception site (see definition in supporting text) (iii) is within the village settlement boundary or built up area, or (iv) is on previously developed land or surplus farm buildings.

iv. The affordable homes remain affordable in perpetuity

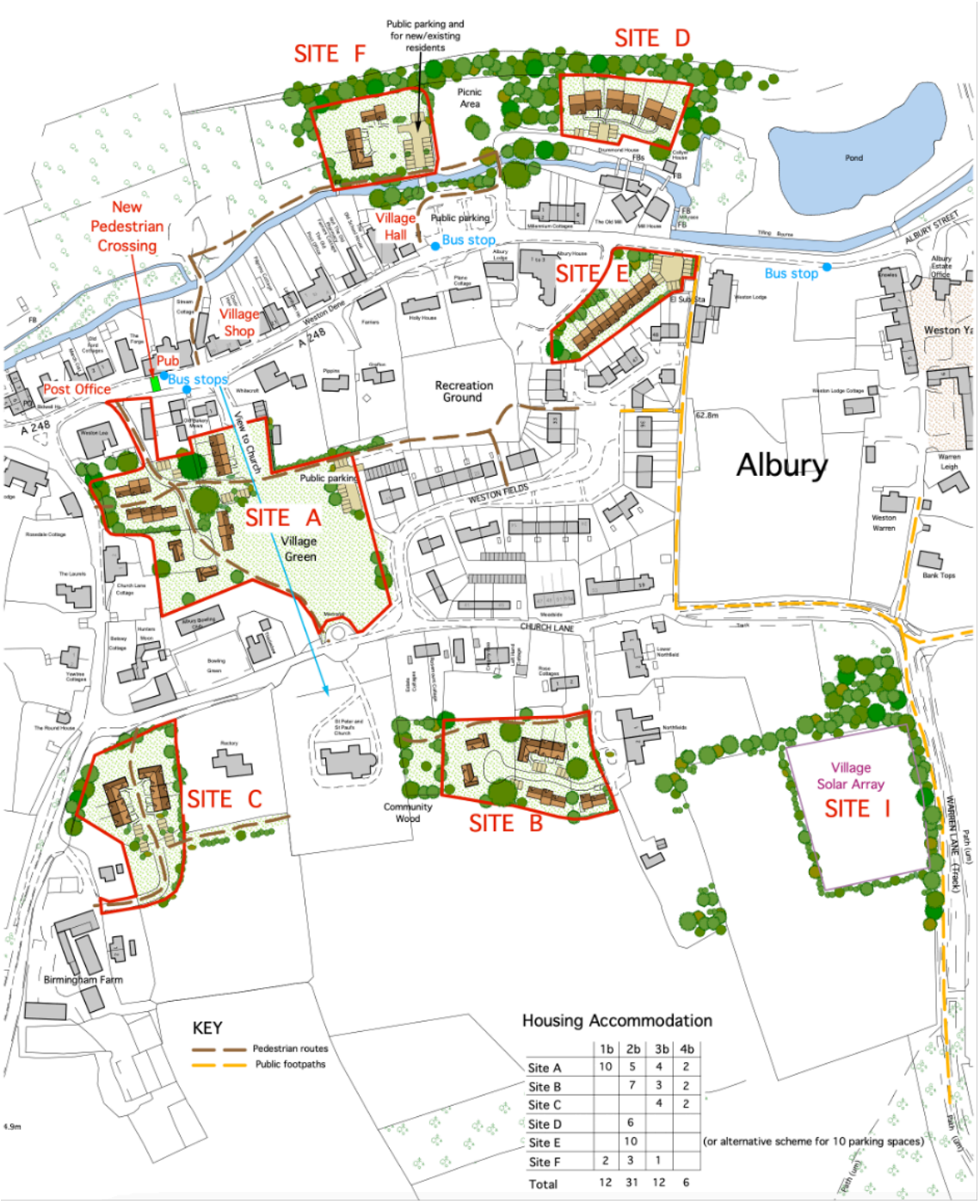
v. Affordable homes are offered in the first instance to those with a genuine connection to Albury.



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

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).
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.
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 ANP4 – 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

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.
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.
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.
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.
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.

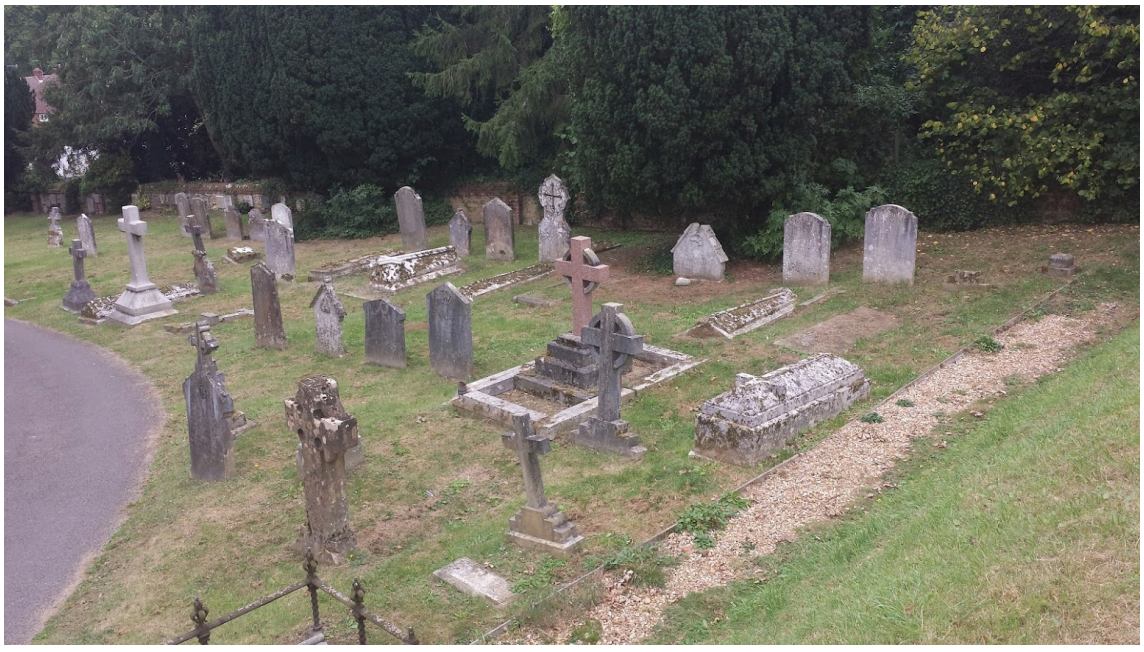


Figure 0.1: St Peters Church Graveyard – showing Resurrection Corner

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



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

Policy ANP5 – 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

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.
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.
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.
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.
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).
6. The Community Choices Report 2016 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 ANP6 – 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

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 on small rural roads.
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.

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.

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.

1. 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.

14. ANP8: Rural Enterprise

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.
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 MAP D). 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)
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.
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.
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,
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.
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.
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.
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 0.1: Albury Vineyard



Figure 0.2: Albury Post Office



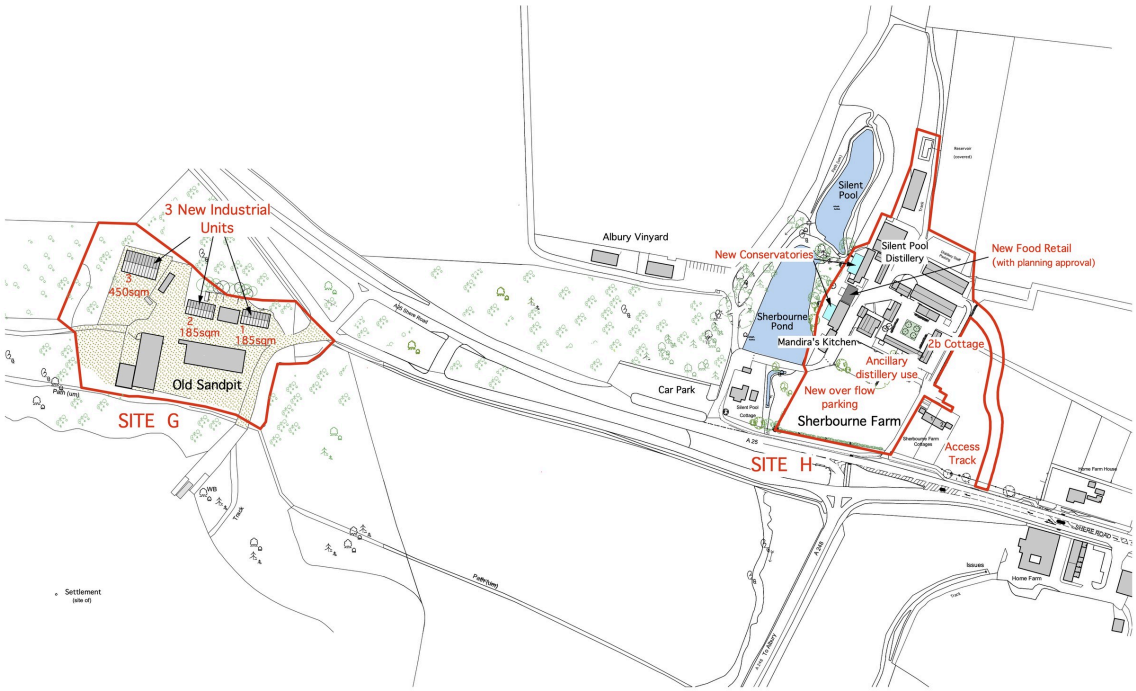
Figure 0.3: – Albury Village Stores



Figure 0.4: Silent Pool Gin



A building with a sign on the front AI-generated content may be incorrect.
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 D, 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

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.
2. A listing of the parish tourism assets is contained in the Tourism Report APPENDIX H.
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.
4. The attraction of Albury Parish lies in its location in the Surrey Hills National Landscape. 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.
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.
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





Policy ANP9 – Tourism

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

   i. Comply with policies as set out in the Neighbourhood Plan and Albury Design Guidance APPENDIX A.

   ii. There is sufficient parking space, and the development can be safely accommodated by the local highway network.

   iii. There are visitor facilities to accommodate the development.

iv. There is no significant adverse impact on neighbouring amenity arising from the development.

v. There is no harm to heritage assets, scenic views, the environment or to local biodiversity as set out in relevant national, local and neighbourhood plan policies and Albury Design Guidance APPENDIX A; and

vi. The proposal is of a scale appropriate and sympathetic to its location in a nationally protected landscape.

2. The loss of tourist facilities will be resisted including car parks and visitor facilities, unless robustly justified in line with Policy E6 of the Guildford Borough Local Plan (2019)

- Newlands Corner
  - Albury Fishing Pond

16. ANP10: Tourist Accommodation

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

Edgley Park



Figure 0.1: The Drummond Albury

Policy ANP10 – Tourist Accommodation

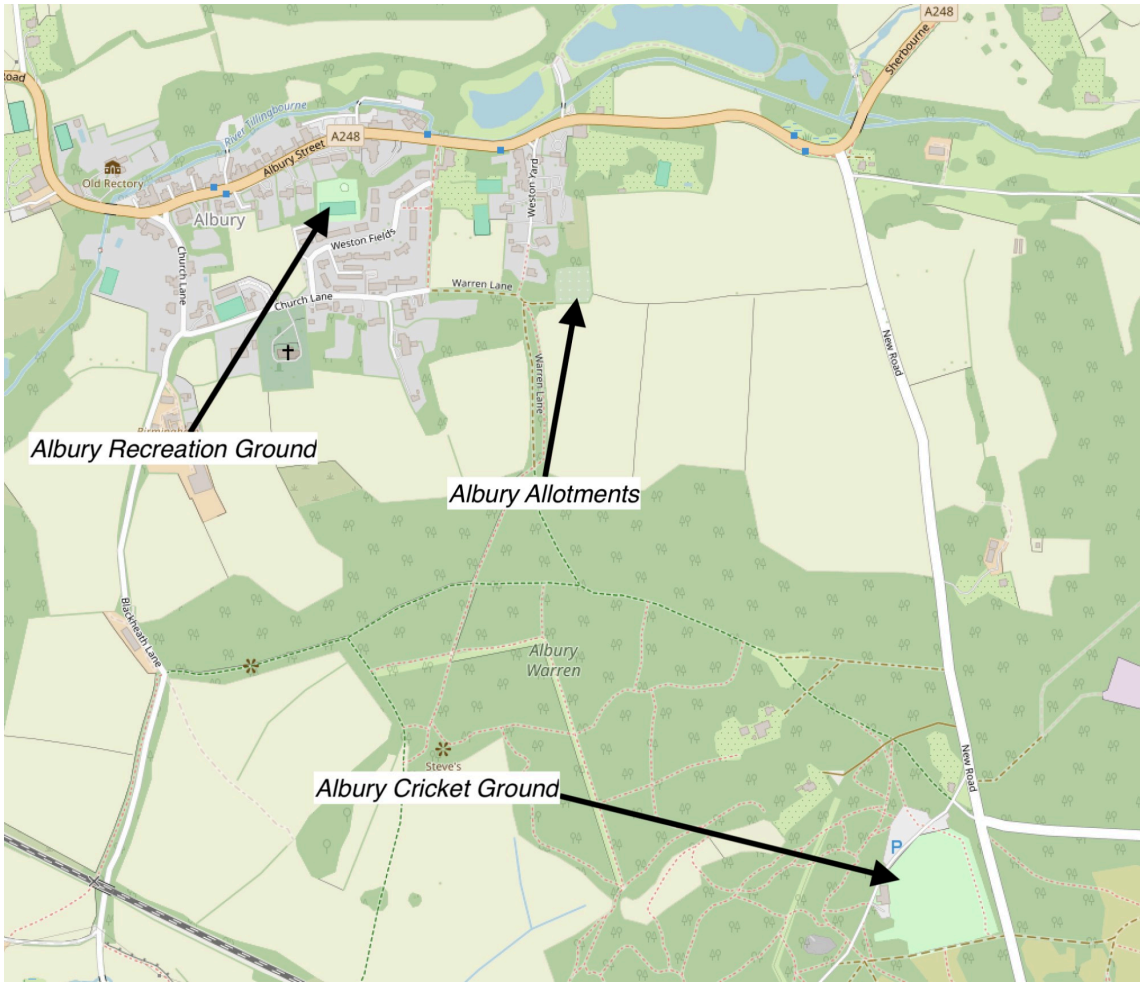
1. The provision of new tourist accommodation, or where existing leases are extended, will be assessed against the relevant policies of the Guildford Borough Local Plan.
2. Development proposals on existing holiday park sites, including proposals to vary conditions on existing permissions, will not be 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:

iv. 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. ANP11: Local Green Spaces

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

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

[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.

in the UK' Guidance Note GN 08 23) which should be considered through planning applications.



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

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.
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).
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.
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.
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.
    v. **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.
    vi. 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.
    vii. so far as those adverse effects cannot be avoided, mitigating those effects.

viii. so far as those adverse effects cannot be mitigated, habitat enhancement of onsite habitat.

ix. so far as there cannot be that enhancement, creation of onsite habitat.

x. so far as there cannot be that creation, the availability of registered offsite biodiversity gain.

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

xii. **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.

xiii. 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.

xiv. **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.

xv. 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.

xvi. 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.

xvii. 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.

xviii. 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.

xix. **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.

xx. 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

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.
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
   xi.



Figure 0.1: Figure 15 - Apostolic Church

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

xii. 

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

Policy ANP14 – Important Views
Figure 16 - Newlands Corner
Figure 17 - Newlands Corner

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".

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 in Albury village and the North Downs and Newlands Corner.



Figure 0.2: **(Stu Bevan)**



Figure 0.3: Figure 18 - Viewing Platform - Landfill Site



- St Martha's from Reelhall Farm

21. ANP15: Net Zero, Climate Change And Building Design

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

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.
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.
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**.**
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.
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. Providing dedicated space for the storage and sorting of recycling.

v. Incorporating best practice building standards to future proof the development, including Passivhaus.

vi. 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

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
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.
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 the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance or create pollution

23. ANP17: Flood Risk

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)

1. 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.
2. 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

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.
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.
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.
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.
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

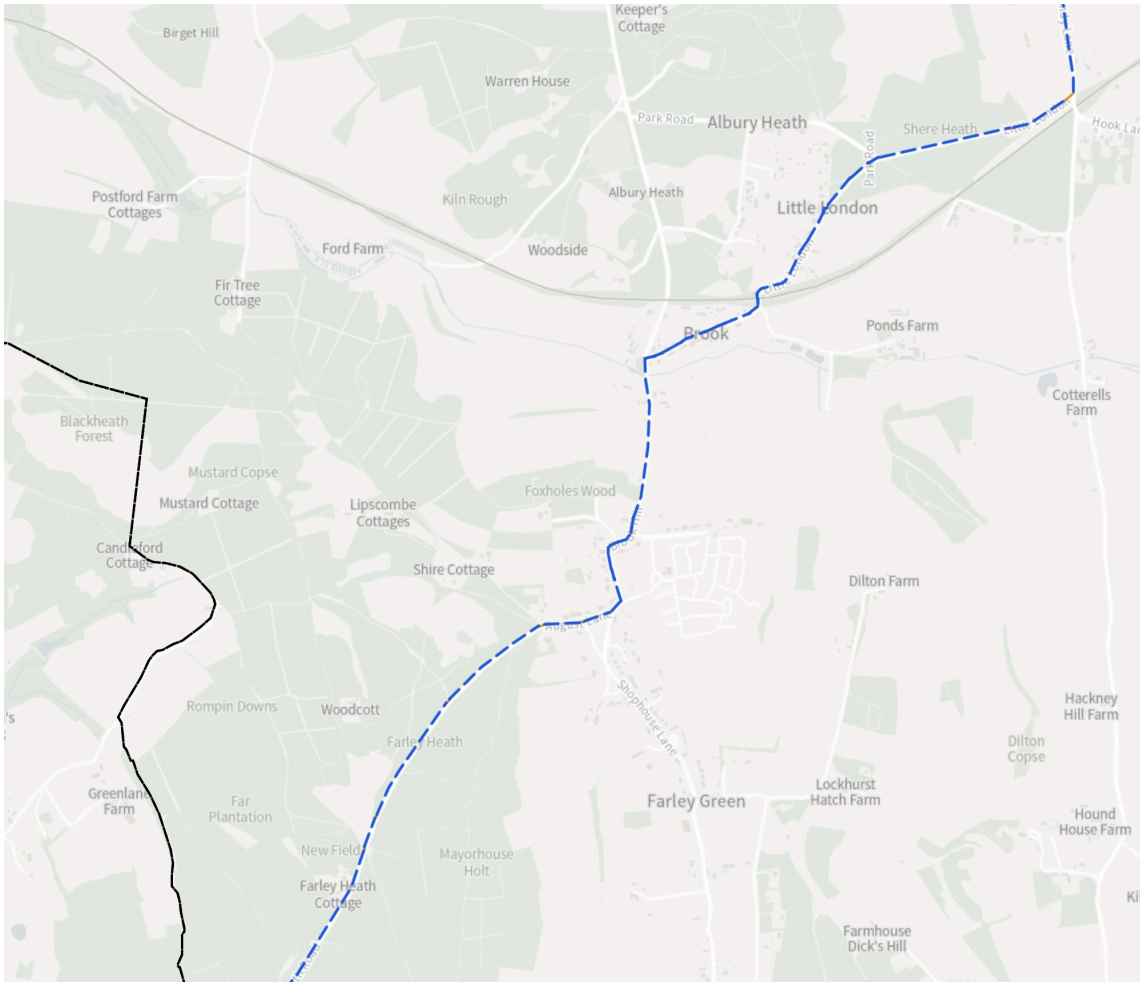
   A community bus service with other local parishes should be investigated for peak time travel to local towns, railways stations, schools, and doctor's surgeries. The reduction of bus services should be resisted.

   iii. 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.

   iv. 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.

   v. 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.

vi. 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)*

1. 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.
2. 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.
3. 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

4. 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.
8.

Figure 23 - Traffic Jam At Brook Crossing



Figure 0.1: Duke of Edinburgh Group

Traffic Jam At Brook Crossing

- Cyclists Through Albury



Figure 0.2: Caravan Being Delivered To Edgley Park

25. ANP19: Allotments

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

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.

1. 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.

26. Implementation

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

1. 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.
2. 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

1. 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.
2. 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:
3. 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.
4. 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

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:
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.

1. 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.

1. 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.

1. 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.

1. 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.

1. 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.

1. 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.

1. 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.

1. 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.

1. Funding

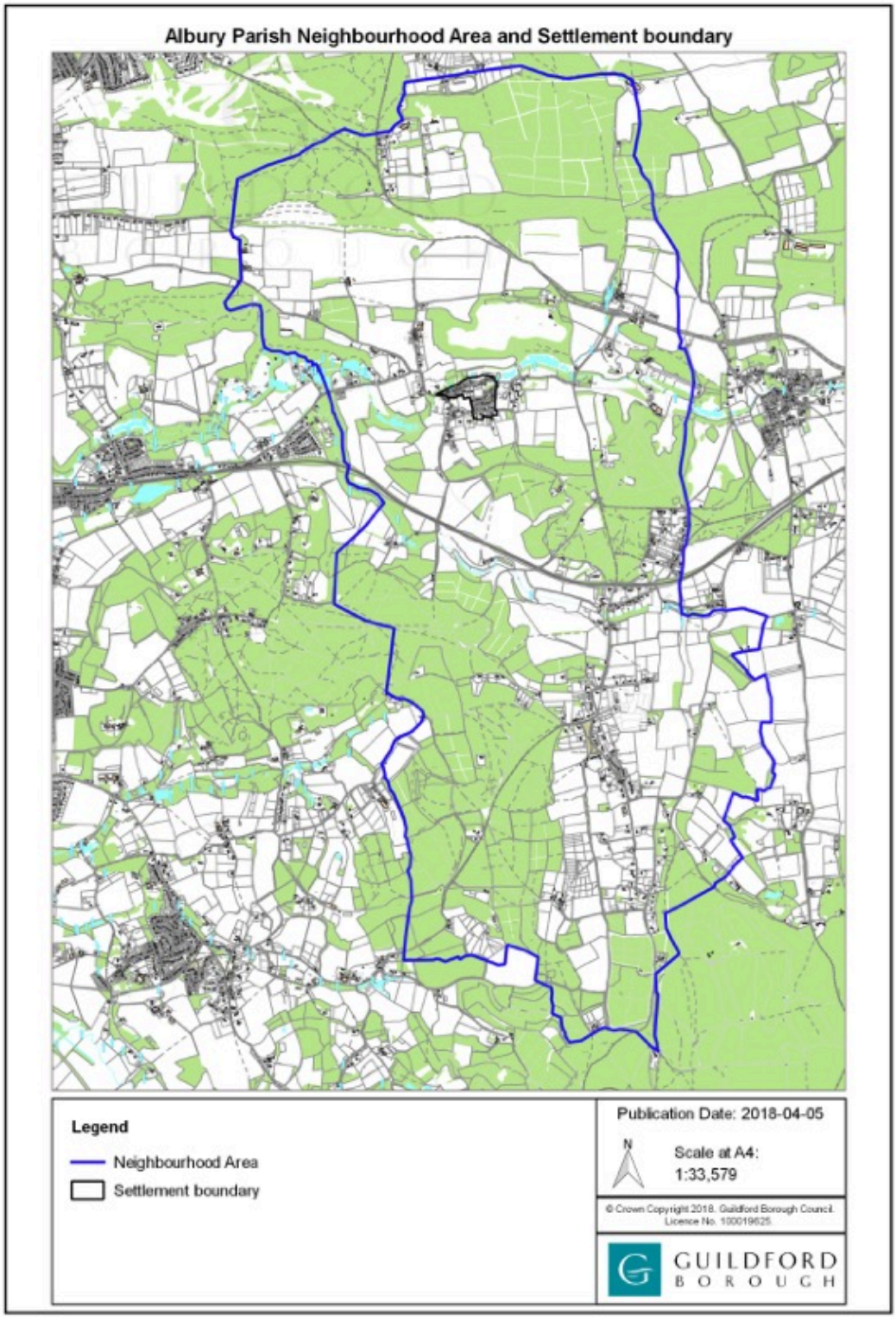
- The Parish Council is requested to look at funding sources available to deliver the Neighbourhood Plan initiatives including S106, CIL and grant funding and to prioritise the areas identified in the Neighbourhood Plan as they are a representation of the priorities that parishioners support for Albury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

28. Photographs

Figure 21 - Traffic Jam At Brook Crossing.....85

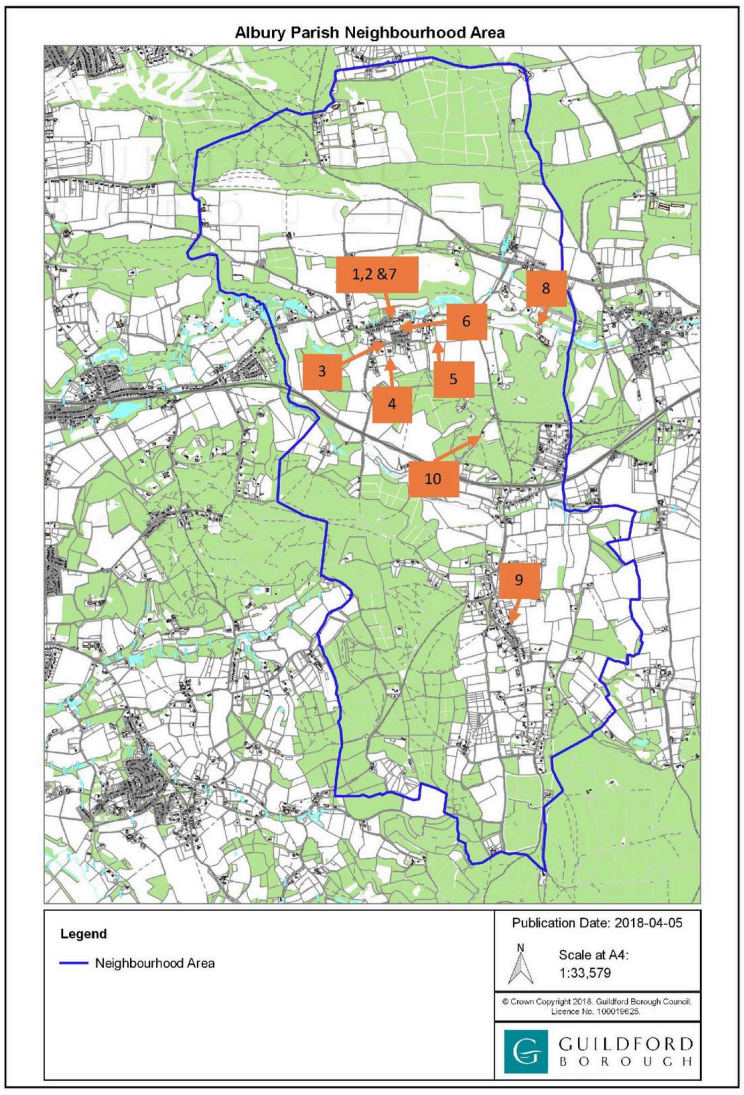
29. Policy Maps & Plans

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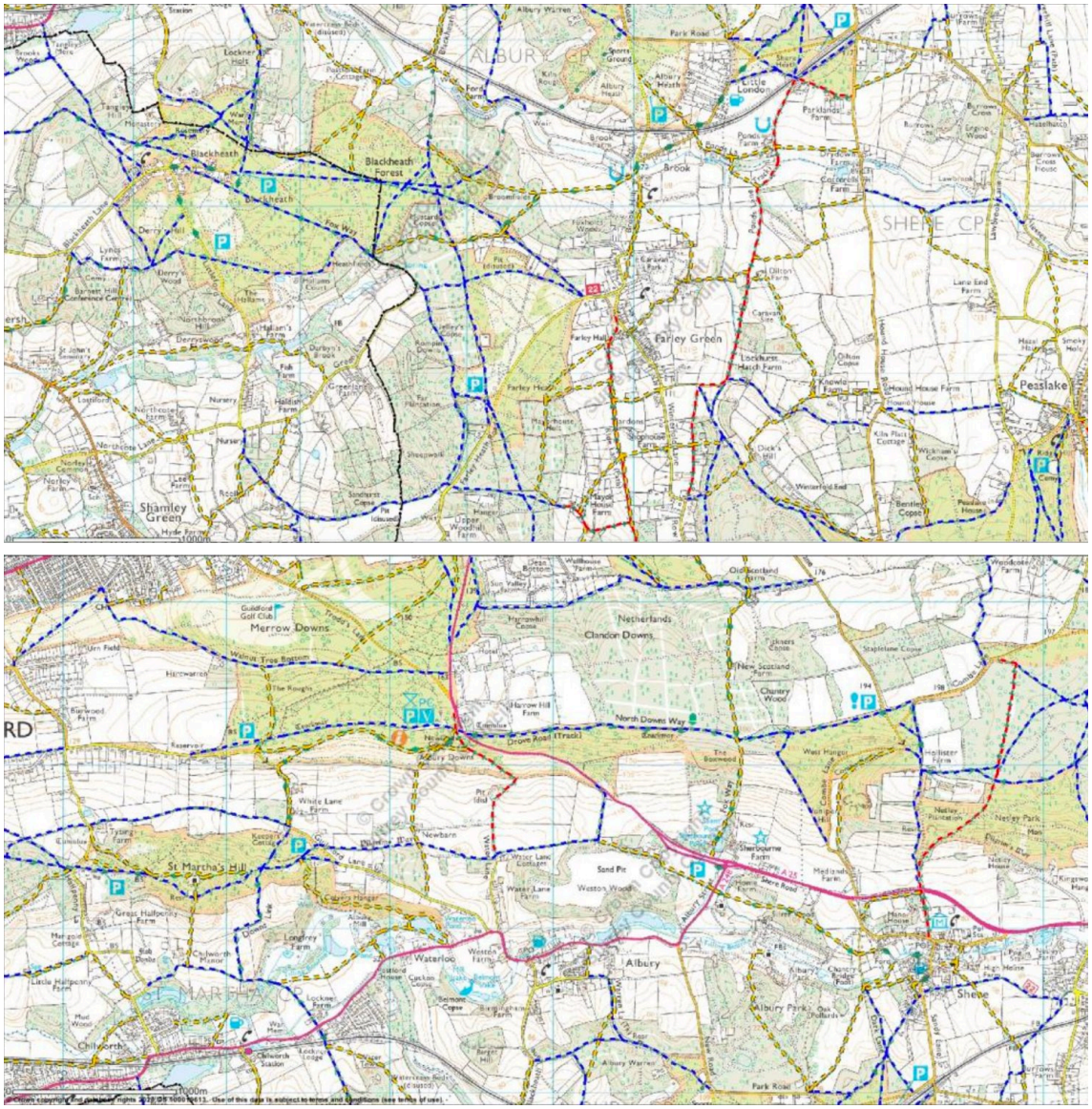


MAP G – Designated Neighbourhood Area

Map of Community Facilities locations



MAP H – Community Facilities Locations



Yellow = Footpaths
Blue = Bridleways
Red = Byways

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

reach T-junction with higher parallel footpath. Turn right along this, with vineyard running on your left. Stay

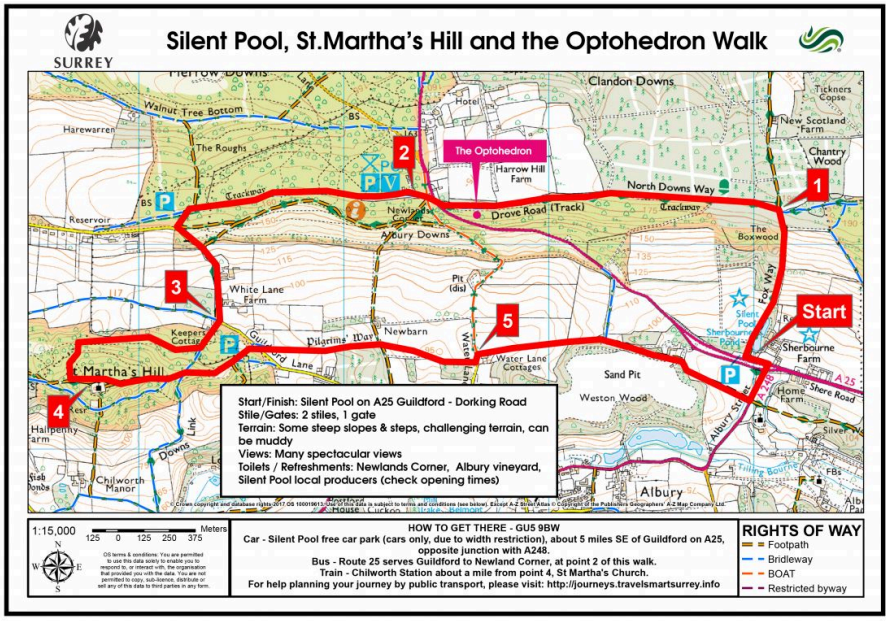
on this and you will come to the 'Optohedron' on your left. This artwork was created by Will Nash. It is based

3 KEEPER'S COTTAGE TO ST MARTHA'S CHURCH

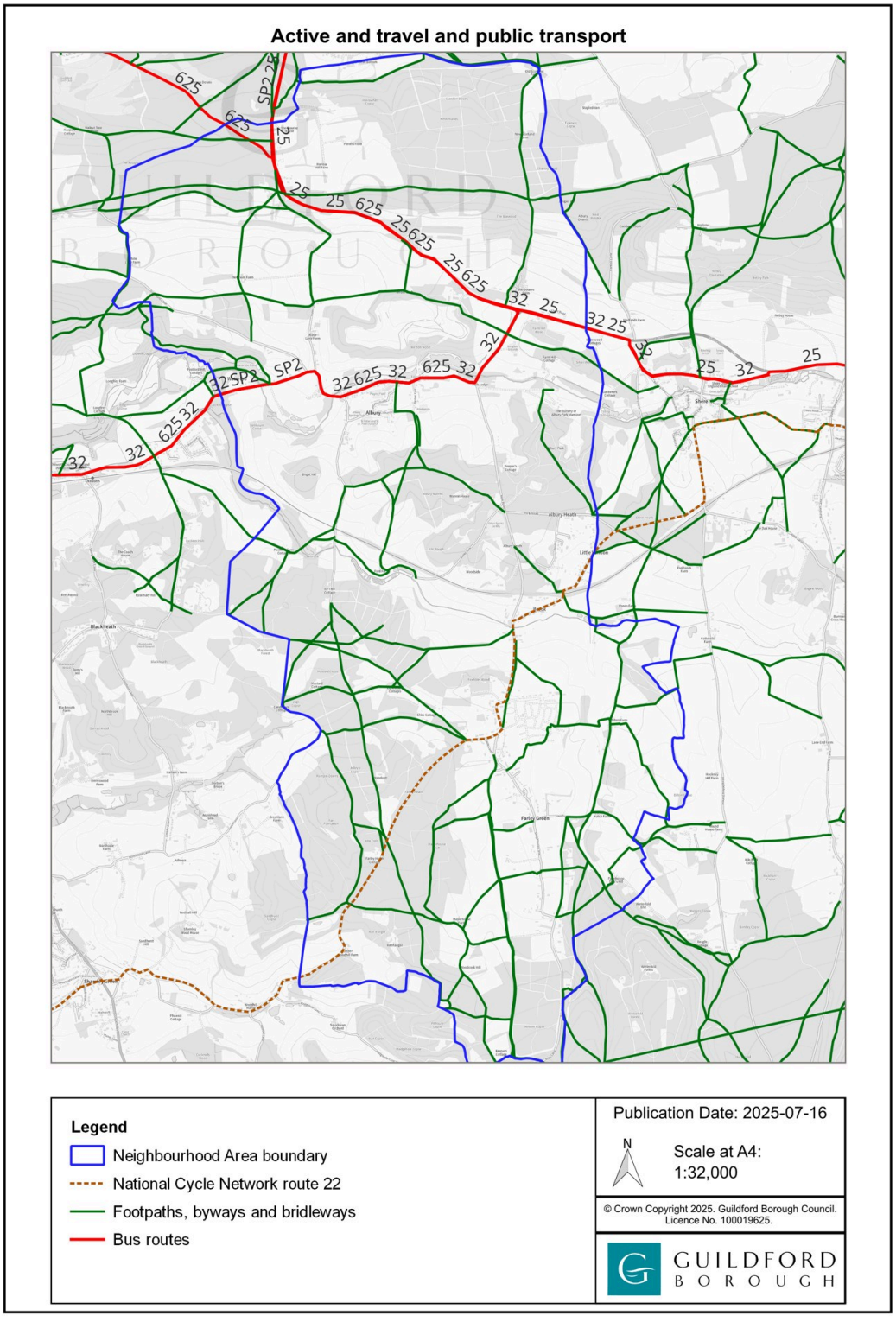
Turn left alongside gate and then

ahead through gap in hedge and walk diagonally right across field (about 1 o'clock). As your path reaches right-hand

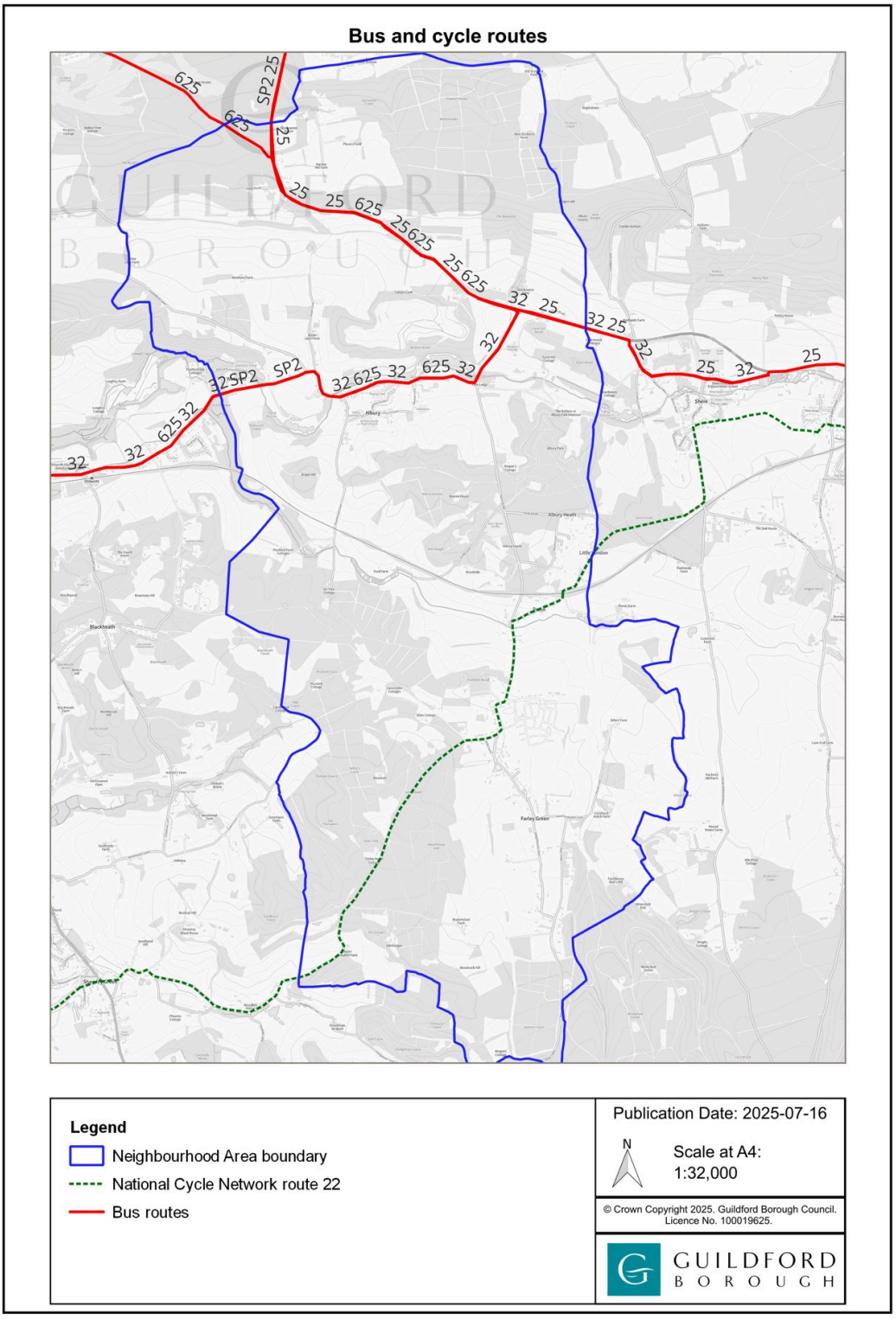
inspiringviews.org or download the app at **ifootpath.com**



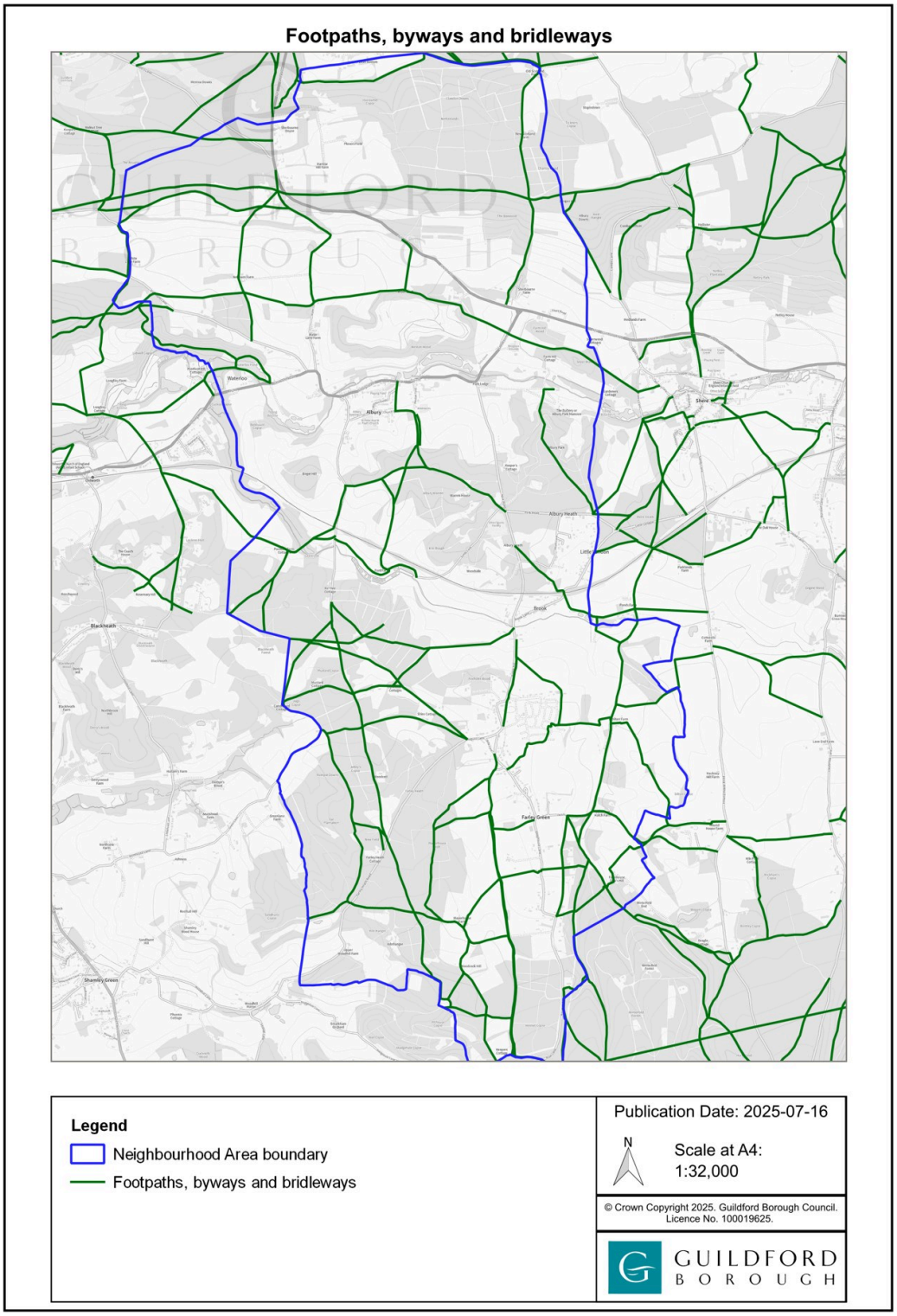
MAP J – Optohedron Walk



MAP K – Albury Active Travel Map



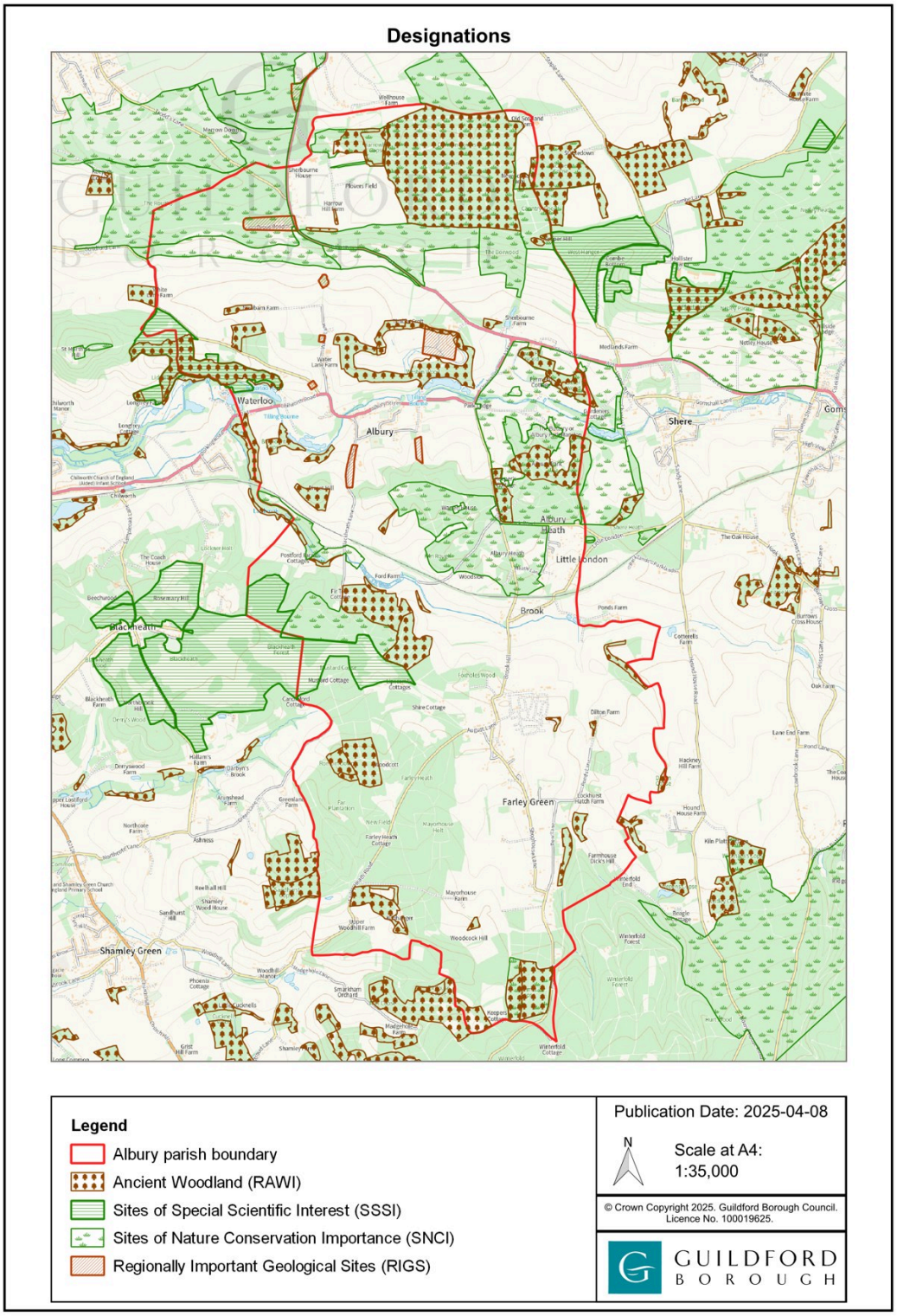
MAP L – Albury Bus & Cycle Routes



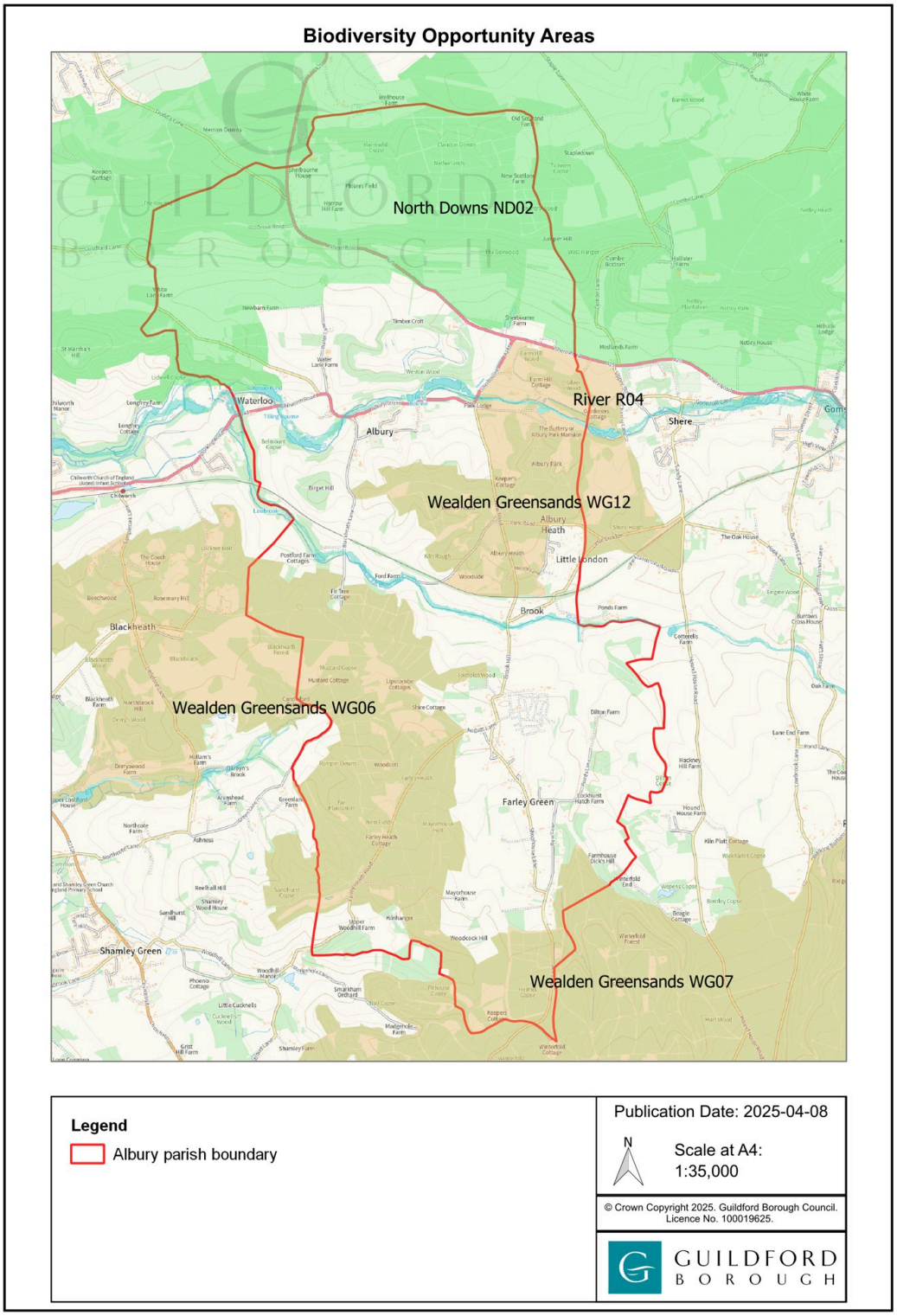
MAP M – Albury Footpaths, byways and bridleways

MAP N – Flood Areas

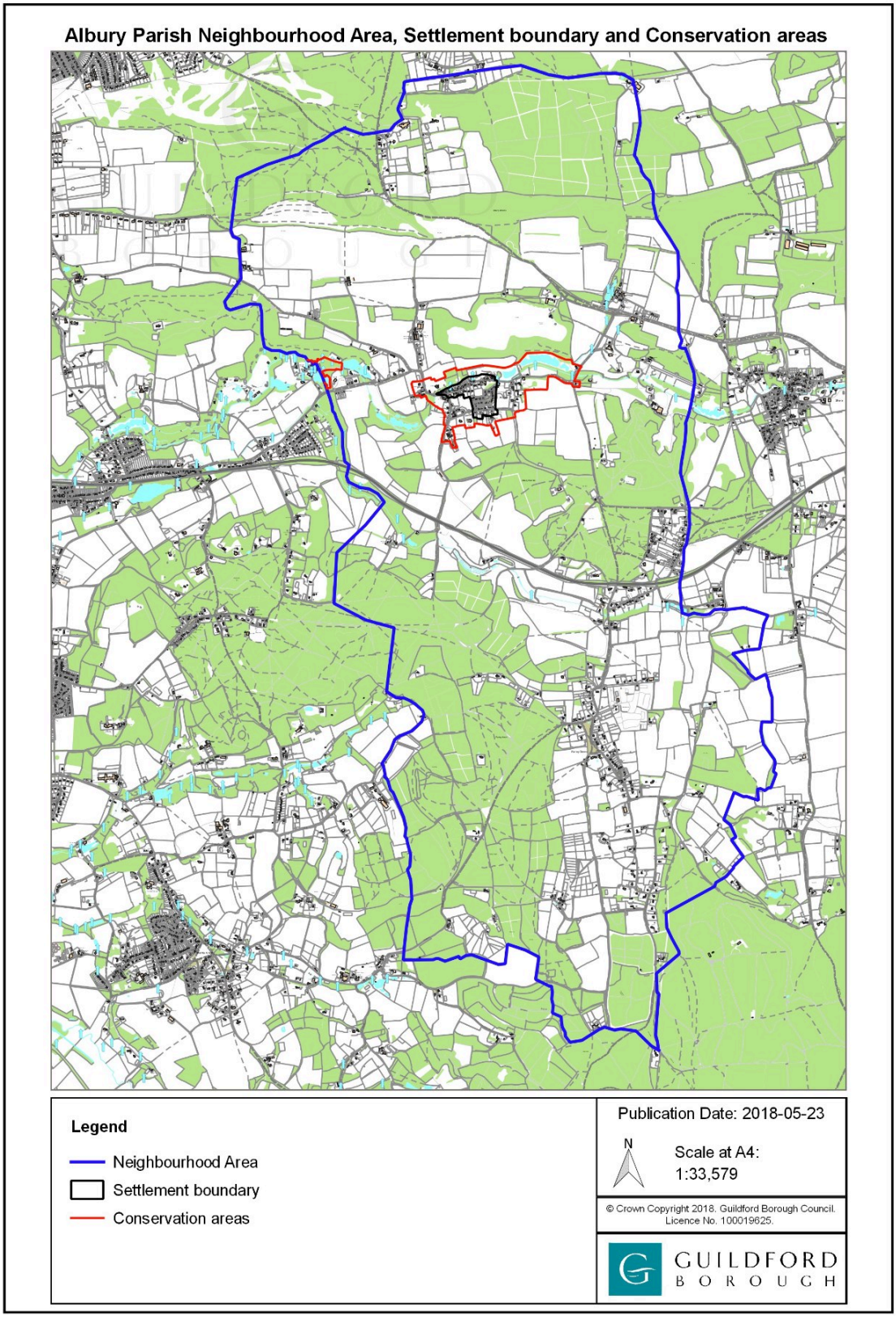
MAP O – Light Pollution In Albury Parish



MAP P – SSSI, SNCI, RIGS, Ancient Woodland



MAP Q – BOAs (Biodiversity Opportunity Areas)



MAP R – Albury Settlement & Conservation Areas

30. Appendices

- Appendix A – Albury Parish Design Guidelines and Codes (AECOM) (separate PDF)
- Appendix B – Albury Parish Affordable Housing Sites (AECOM) (separate PDF)
- Appendix C – Surrey Hills AONB Environmental Design Guidance (separate PDF)
- Appendix D – Community Facilities Report
- Appendix E – Heritage Report
- Appendix F – Green Infrastructure Report
- Appendix G – Rural Enterprise Report
- Appendix H – Tourism Report
- Appendix I – Travel & Traffic Report
- Appendix J – Housing Needs Surveys 2018 & 2024 (separate PDF)
- Appendix K – Protected Views Reports
- Appendix L – Outcome of The Parish Consultation 2024 (separate PDF)
- Appendix M – GBC Assessment Reports (HRA/SEA) (separate PDF)
- Appendix N – Legislation And Designations
- Appendix O – Local Green Space Report
- Appendix P – Steering Group Affordable Housing Site Selection Report
- Appendix Q – SEA for the Albury Neighbourhood Plan (separate PDF)