



ALBURY MATTERS

The Albury Parish Council Newsletter

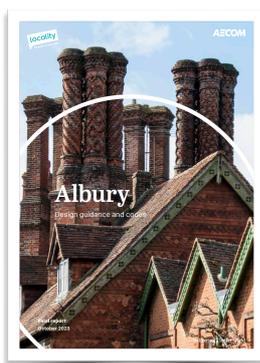
Serving Albury, Albury Heath, Brook, Farley Green, Little London & Newlands Corner

Neighbourhood Plan - have your say

Since the parish was designated a Neighbourhood Plan (NP) area in 2017 the NP Steering Group have worked to deliver a NP for the parish. On April 29 we launched a consultation period on the “draft” which is open until June 30, 2024. This is a “draft” NP only and we need your input to progress. At this stage it can be changed and we welcome your comments to achieve a final version. You can see the draft NP, all the supporting evidence and reports and find out how to contribute at www.alburyparishneighbourhoodplan.org

To help parishioners you will find information on parts of the NP below, including proposals for affordable housing sites. These are not planning applications, only ideas for discussion. **The NP is about much more than new housing, it affects the whole parish so please get involved.**

AECOM Design Guide

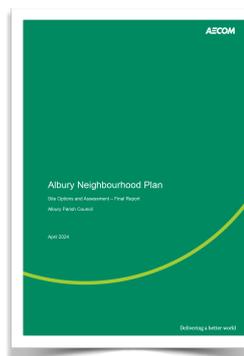


What is a Neighbourhood Plan?

Neighbourhood Plans provide local communities with the chance to manage the type of development in their area via consultation. Once we have your views we will incorporate them and the NP will return to parishioners for a referendum vote. Once it has been approved by a Planning Inspector it will be adopted and become part of the GBC Local Plan with influence over how planning applications are determined. NP's contain planning policies e.g., Housing, Design, Green Infrastructure, Tourism etc, but can also include community recommendations on areas like Traffic Calming and Heritage.

What have we done so far?

- We have engaged with the community and businesses to identify the primary areas to cover via surveys and reviewed the outcome of the Community Choices project 2016.
- We produced Evidence reports of the key areas identified, and the opportunities and challenges.
- Identified the areas for policies: Heritage, Community Facilities, Green Infrastructure, Rural Enterprise, Tourism, Travel, Land Use and Affordable Housing and engaged a Planning Consultant to help write our NP.
- We mailed every home in the parish in 2018 and 2024 with Housing Needs Surveys to identify housing needs.
- We engaged AECOM (independent Planning Consultants) to review the parish and provide guidance on the local character of each area of the parish including “Key Views”, and “Local Green Spaces.”
- We employed an independent AECOM consultancy to assess potential sites for affordable housing put forward by landowners. We have not influenced the AECOM recommendations which are based on planning legislation. You can read their full report on the NP website.
- We have mailed every home in the parish more than once about this consultation and held “drop in” presentations at the Village Hall, and used social media.



AECOM Site Assessments

Potential sites for Affordable Housing

THESE ARE IDEAS, NOT PLANNING APPLICATIONS, TELL US YOUR VIEWS AT www.alburyparishneighbourhoodplan.org

We had a 25% response rate to the Housing Needs Survey (HNS) 2024 which identified a need for 1, 2 and 3 bed bungalows, flats and houses:

- **Affordable rent** (8 units).
- **Shared ownership** (4 units) (average 30% ownership).
- **5 market rate homes** 54% of respondents (not 96%!) wanted “market rate homes”. Green Belt and AONB planning policy tightly restricts this but allows for a small number of market rate homes to be built to make new affordable homes sites viable.
- 19 families are on the Guildford Housing Register with a link to Albury but don't live here so didn't get the survey. We must consider them.
- The recommendation from the HNS, (as verified by our Planning Consultant) is for 17 homes.
- The Planning Inspector who signs off our NP will want us to justify these figures.
- The HNS should be repeated every 5 years to ensure need and demand are met.
- There are no plans to build on the Recreation Ground in Westonfields. It's recommended for protection as Local Green Space.
- Any new affordable homes must be “in perpetuity” for those with a connection to Albury.

A map of affordable housing site options is on page 4.

Read the AECOM sites report for details at www.alburyparishneighbourhoodplan.org

Site A - Malcolm's Field

- View from The Street to church retained.
- Top right - new parking for Westonfields.
- Field landscaped to provide a village green.
- Vehicle access from The Street.
- New footpaths between The Street, Church Lane and Westonfields.
- Funding for a new pedestrian crossing for The Street (subject to the number of homes built and approval from SCC).

Site B - Land to the Rear of Rose Cottage

- Needs access for 2 cars to pass.
- Poor pedestrian access.

Site C - Birmingham Farm

- Vehicle access from Blackheath Lane.

Site D - Land behind Albury Mill

- Access via new bridge over river for 2-way traffic.
- Must be built 10m from river and 25m away from wood.

Site E - Land at Albury House

- Site ruled out by AECOM because:
- Site is in the curtilage of Albury House which is Listed.
- 2 previous planning appeals for development here failed.
- Development requires loss of significant trees in the Conservation Area.
- Also ruled out as a car park.

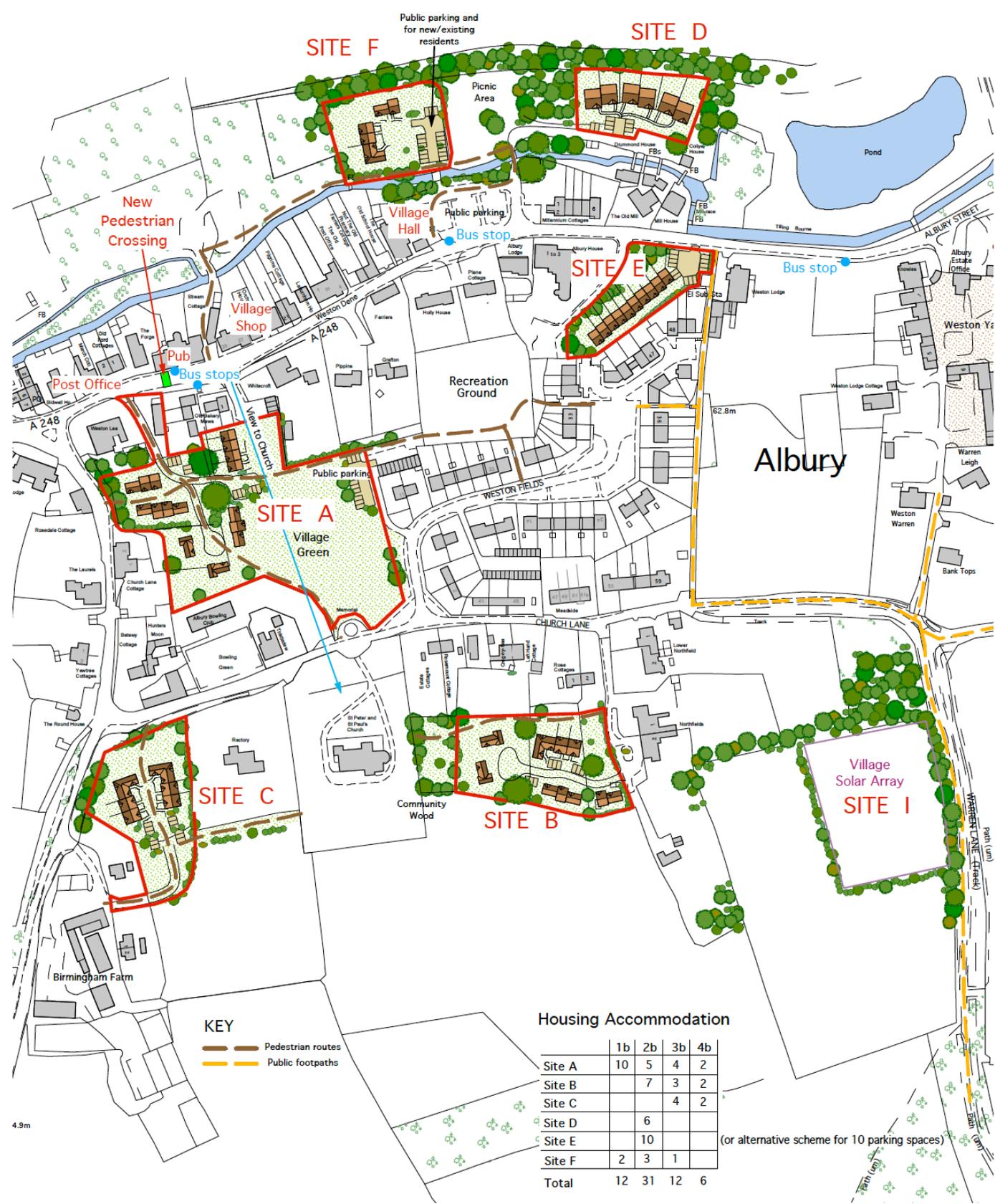
Site F - Land behind the Village Hall

- Picnic Area retained with new access road in front.
- Vehicle access via new bridge over the river allowing 2-way traffic.
- Parking for new residents and existing residents who have dangerous front door access on The Street where there are no pavements.
- New path north of the river links Village Hall, providing safe access for residents to the village shops and pub.
- Frees up parking at the Village Hall. Improves viability.
- Must be built 10m from river and 25m away from wood.

Site I - Solar Array site

- This is not an affordable homes site option.
- Albury Estate wants to generate “green energy” using solar panels positioned to avoid glare.
- The field is private, sloping towards Albury village, is screened by mature trees with new planting planned to the south and west.
- Site is not visible from Newlands Corner, and barely from the village.

THERE ARE 61 OPTIONS SHOWN, WE ONLY NEED 17 - YOU CHOOSE



Rural Enterprise sites

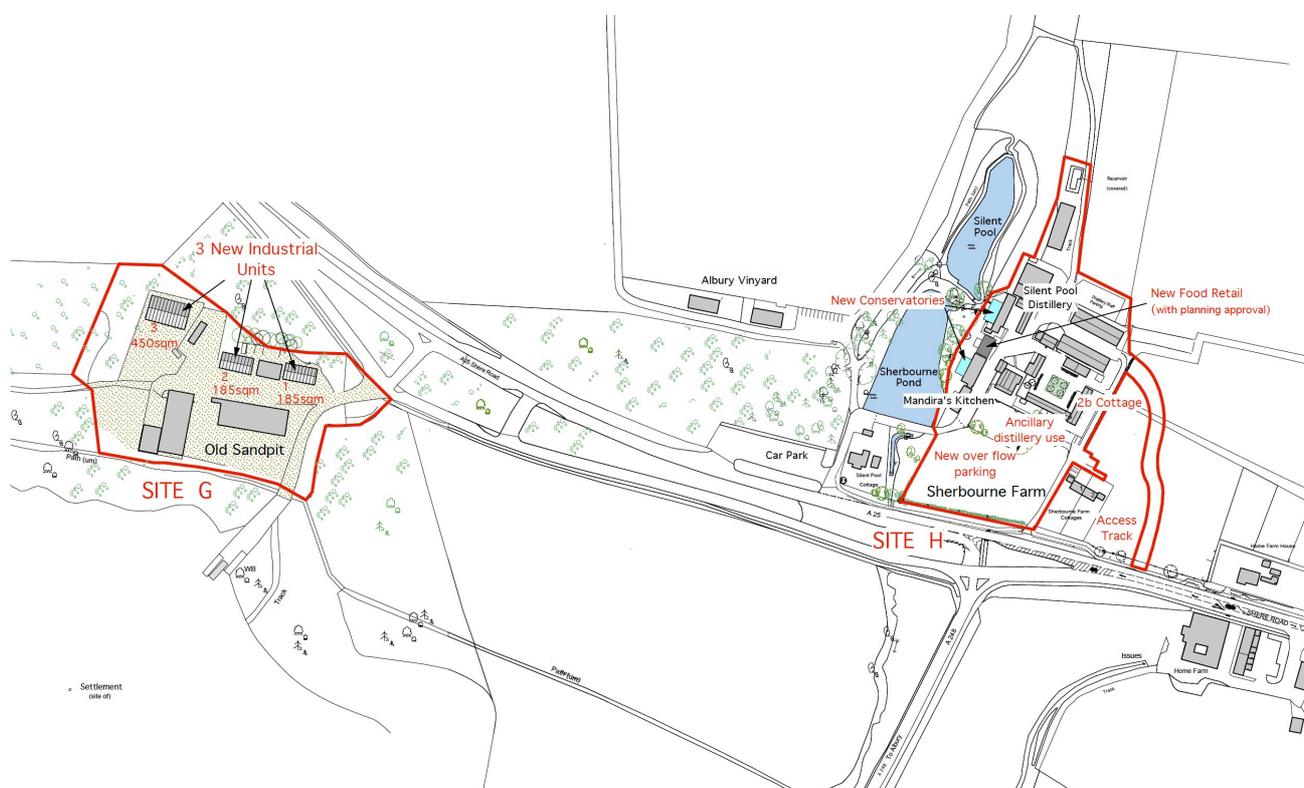
We undertook a survey of Rural Enterprise in the parish and asked 50 businesses about the opportunities and threats they faced going forward. Several issues were raised including lack of accommodation for staff, traffic, lack of parking, lack of premises, constraints on expanding and lack of public transport. Where possible these issues have been addressed in policies in the NP but 2 sites were put forward for development and we need your views on these. Both sites were independently assessed by AECOM in their Affordable Housing Site Report.

Site G - The Old Sandpit/Sawmill Yard

- This is the former SUEZ landfill site entrance on the A25.
- Albury Estate want to build 3 new industrial units for rural enterprises on the concrete based yard.
- The site is not visible from Newlands Corner or the A25, or other parts of the parish, except the public footpath nearby.
- The site is in the Green Belt and AONB but is a previously developed brownfield site, which has been in industrial use with brickworks dating from the 1700's.
- GBC Planning have declined previous attempts for new buildings for rural enterprise claiming the site has not been previously developed!

Site H - Sherbourne Farm

- New conservatories for Silent Pool and Mandira's for all year-round hospitality.
- New food retail outlet (planning permission already granted).
- This site suffers from lack of customer parking, with cars parking dangerously on A25 when busy.
- New over flow customer parking on field in front of site.
- New access road in field east of site for deliveries only for safer access.

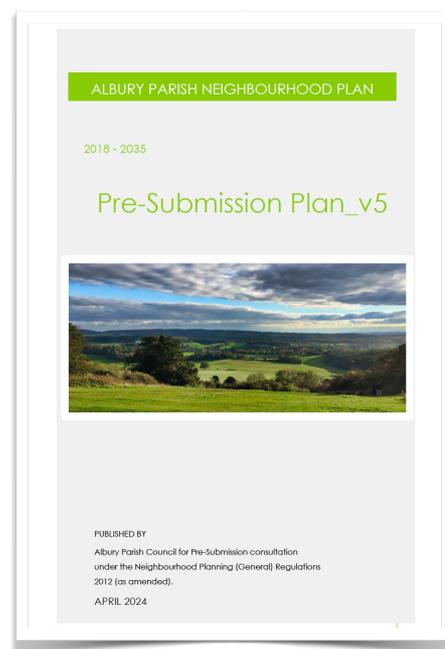


Questions and Answers - How can we have our say?

All the reports including Affordable Housing, Design and the Neighbourhood Plan are on the NP website www.alburyparishneighbourhoodplan.org where you can comment and ask questions.

The NP is not just about affordable housing there are policies proposed on Heritage and Design, Travel, Green Infrastructure, Community Infrastructure, Rural Enterprise, Tourism, and Land Use. And please look out for “Protected Views” and “Local Green Space” options in the AECOM Design Guidance and Codes. The NP covers the whole parish.

What is important about Neighbourhood Planning is the community decides, so please join in the discussion on all areas at www.alburyparishneighbourhoodplan.org



Can I ask a question?

Yes, email us at comments@alburyparishneighbourhoodplan.org

Must we have all the affordable homes proposed?

No, we can choose 17 from 61 options, suggest more or less and amend the layouts.

Can we disagree with the AECOM assessment report for affordable housing?

We can disagree but it's an independent report by a Planning Consultancy with each site assessed against national and local planning policy so it carries significant weight.

What is “affordable rent” and “shared ownership”?

Affordable rent is set below market rate rent for a property of an equivalent size in the local area. Shared ownership is where the landowner owns a greater percentage of the property and the shared owner a lower amount e.g. 70/30. When the property is sold the uplift in value is split between the 2 parties according to percentage ownership which can change after initial purchase allowing the lesser party to increase their share.

What are “Key Views” and “Local Green Space”?

Key views are those which parishioners value highly e.g. from Newlands Corner or across Farley Green. There are 14 suggestions. “Local Green Spaces” are areas of exceptional community value e.g., the Recreation Ground in Westonfields. Both categories offer greater protection.

Do I have to be a homeowner to contribute?

Absolutely not. If you live in the parish as a homeowner or in rented accommodation you can contribute and we will keep your details confidential.

Why do you need my name and address when I comment?

Some of the sites under consideration are owned by landowners who live outside the parish and we want to make sure only parishioners contribute. We will check you are a parishioner. Comments will then remain anonymous. We are governed by GDPR.

Can you keep me updated?

Yes, email us on comments@alburyparishneighbourhoodplan.org and we will add you to our email list.