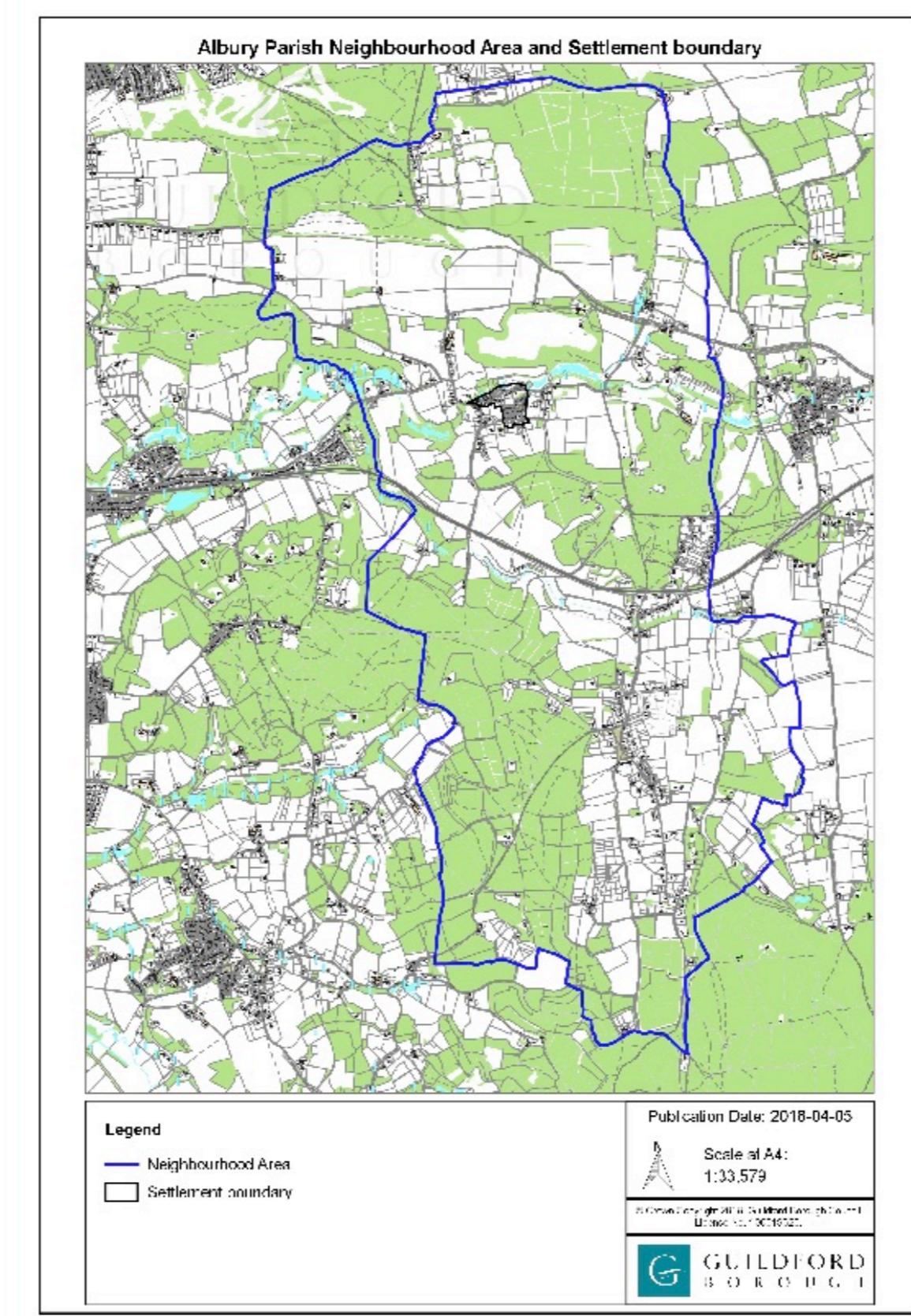


# Albury Parish Neighbourhood Plan

A Vision for Albury  
Wednesday 27<sup>th</sup> November 2019

Jon Dowty  
Planning Project Manager, O'Neill Homer

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# RECAP... The Benefits of Neighbourhood Plans

- part of the 'development plan' for the area
- policies therefore carry full weight in deciding planning applications
- policies aim to either encourage or discourage proposals by managing planning risk
- burden is on the applicant to comply with the policies or to show that other factors carry greater weight to justify non-compliance

# Key Features of Neighbourhood Plans

- related to the development and use of land and buildings
- contain policies, justifications and plans showing where policies apply
- must meet four ‘basic conditions’ - local and national policy, sustainable development and EU Directives
- must follow a regulated process (2012 Regulations)

# Planning Context

- Guildford Borough Local Plan Strategy and Sites adopted. JR heard 5 – 7 November 2019.
- 2019 National Planning Policy Framework (NPPF) – harder housing supply and delivery tests to sustain
- Green Belt parish
- Surrey Hills AONB
- The Albury Parish Neighbourhood Plan is operating in the most complex planning policy environment

# SG aspirations as expressed at Vision workshop

- Improved traffic management particularly on the A248 through Albury Village
- Recognition of the heritage and landscape value of the area and the need to preserve the openness of the Green Belt
- Design and characteristics of each area
- Retaining Community Facilities
- Retaining, managing and developing local businesses
- Expanding Broadband Services
- Renewable energy (electric car charging points)
- Retaining Dark Skies status
- Prevent further expansion of Edgeley Park

# Housing Needs Survey

## Surrey Community Action

### Sept 2018

Survey findings:

- Within the next 5 years 40 households would be seeking new accommodation made up of:
  - 25 open market homes
  - 12 rental properties (of which 10 are affordable rent)
  - 3 shared ownership
  - Greatest call is for 2 and 3-bedroom homes

# Housing Needs Survey

# Surrey Community Action

## Sept 2018

### Recommendations:

- Consideration be given to identifying a suitable area(s) for the development of a small number of affordable homes. (of up to 10 units, either in one development or two)
- That the tenure of these homes reflects the broader needs of the community and allow for affordable rent, shared ownership and discount market sale. This is to meet the existing need for affordable rent and also an emerging need for home ownership whilst recognizing that affordability will be a barrier.
- That the affordability be ‘locked’ in in perpetuity so that future generations may also benefit.

# “AN AFFORDABLE HOUSING CRISIS IN THE SURREY HILLS”



Building only **8**  
affordable homes in  
each parish will tackle  
the immediate housing  
need in the Surrey  
Hills.

#CommunityIsWhy



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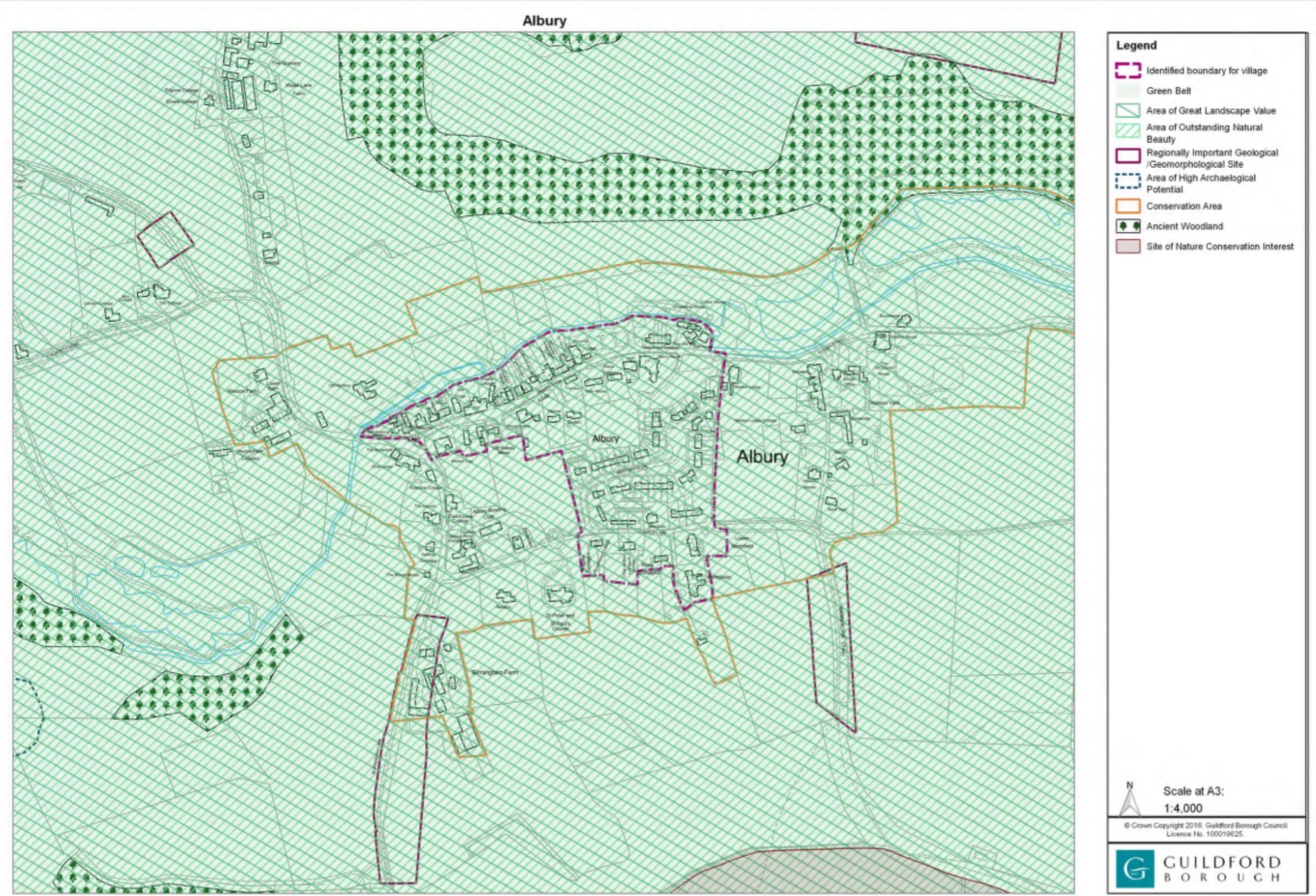
# Exceptions to GB policy

NPPF 2019 establishes the following exceptions to Green Belt policy:

- §145e – limited infilling in villages
- §145f – limited affordable housing for local community needs under GBC policies H2 and H3 – (Either allocation (Effingham NP?) or criteria based policy i.e. locational criteria)
- §145g – limited infilling or the partial or complete redevelopment of previously developed land but must not undermine openness. This excludes buildings that were last used for agriculture/forestry
- §146d – re-use of buildings provided that the buildings are of permanent and substantial construction
- §146f – development brought forward under a CRTBO or NDO

All apart from §146f could come forward as planning applications now. The latter is a mechanism to deliver housing need that may be governed by a Land Trust, Registered Provider or through Legal Agreement

# Guildford Local Plan – Albury Settlement Boundary



# Community Led Housing ...

<https://www.communityledhomes.org.uk/how-do-it>

“Housing that has been built or brought back into use by local people”

Funding and support available:

- GBC / Surrey Community Housing Partnership
- Community Led Homes Start-Up Support Programme (£10K seed corn funding plus phase 2 capital funding)

# Options for delivery?

On suitable Parish Council land or in partnership with a willing and supportive land owner in line with NPPF paragraph 145 (f) “limited affordable housing for local community needs under GBC policies H2 and H3” using a S106 agreement to lock in affordability in perpetuity (rural exception site type approach)

AND/OR

On suitable Parish Council land or in partnership with a willing and supportive landowner using NPPF paragraph 146 (f) and bringing the proposal forward under a Community Right to Build Order or Neighbourhood Development Order using the ‘Community Led Housing’ initiative to access funding, support and to lock in affordability in perpetuity .

# Delivering Local Needs Housing

Is this a matter that the PC/SG would wish to address through the neighbourhood planning or CRTBO/NDO process?

If yes...

Does the PC/SG have the time and resources necessary to pursue this approach?

Will planning policy be an obstacle?

Housing schemes in the Green Belt can only be consented if they meet the exceptions set out in paragraphs §145 and §146 in the National Planning Policy Framework (NPPF)

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