



ALFOLD NEIGHBOURHOOD PLAN 2017-2032

APPENDICES

Submission Version

January 2023



Alfold Neighbourhood Plan

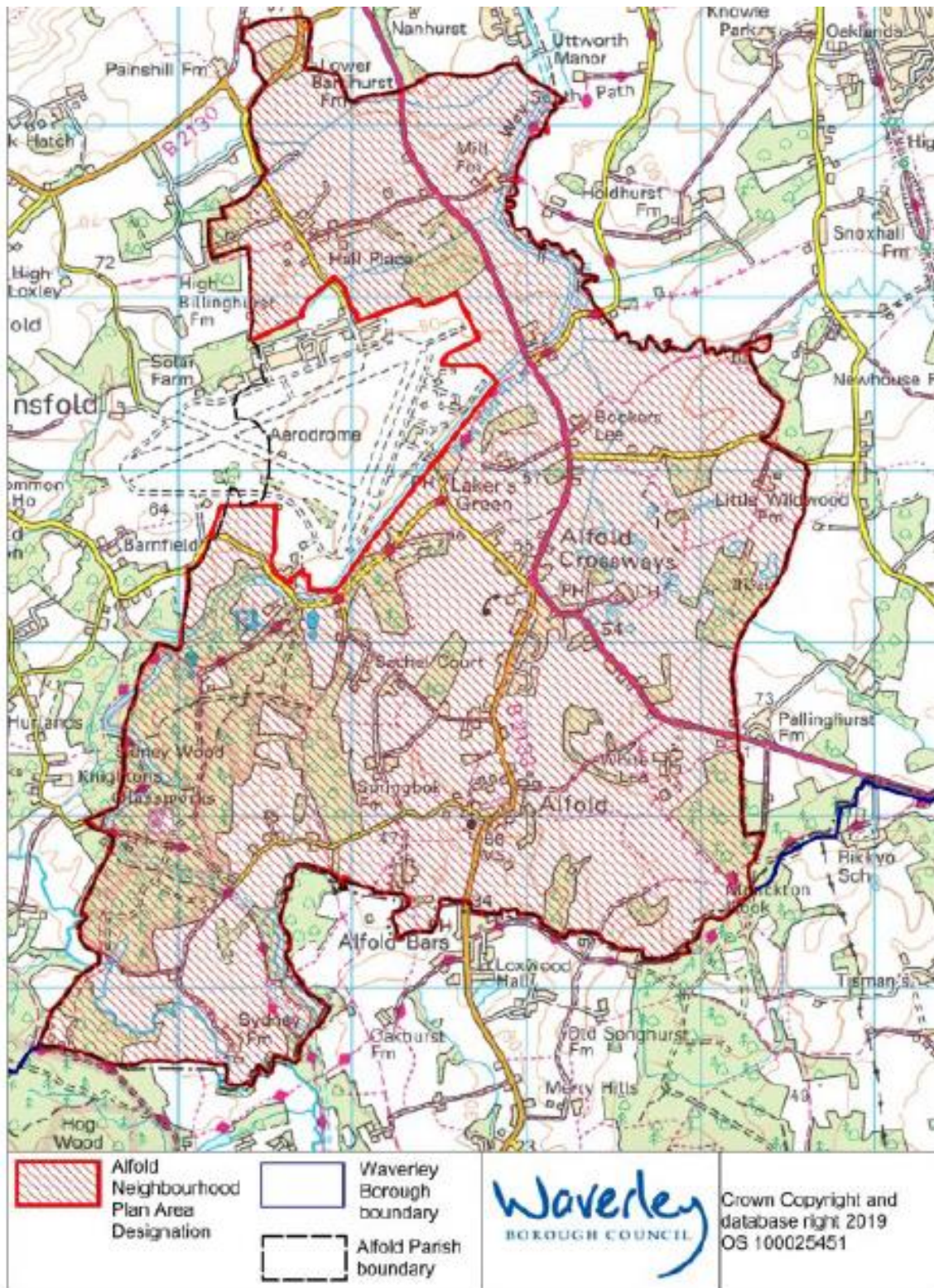
APPENDICES

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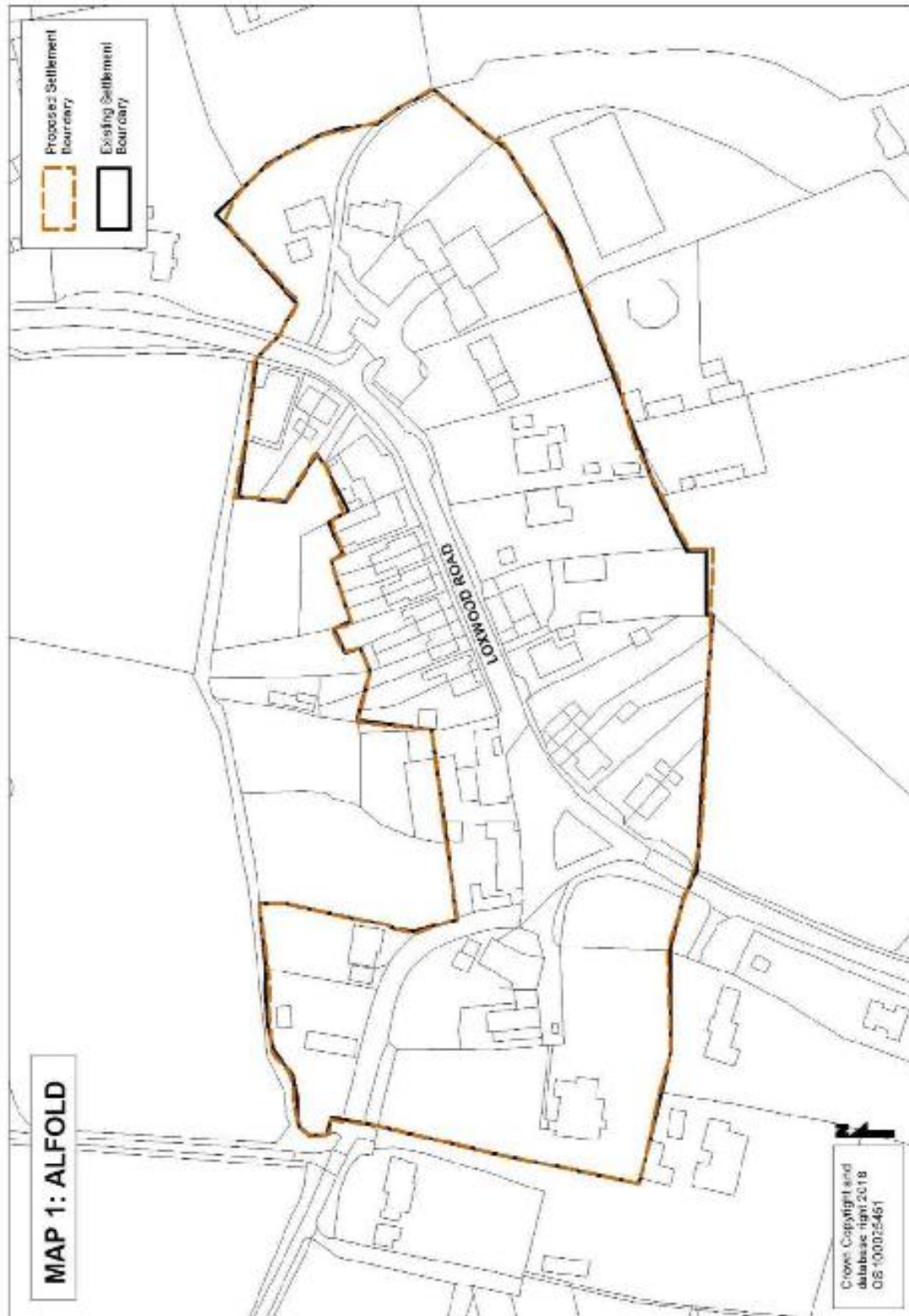
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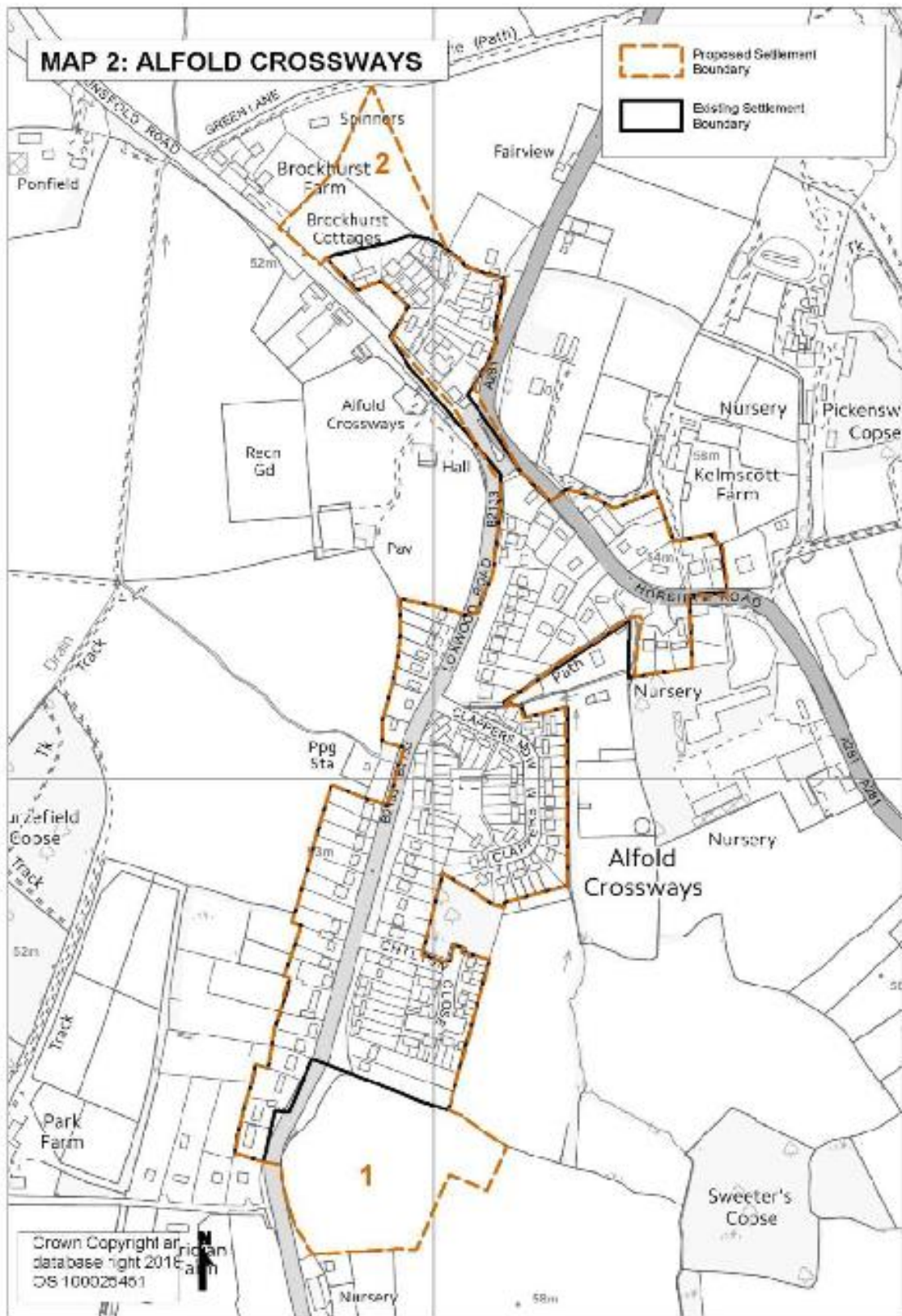


A. Neighbourhood Plan and Settlement Boundaries



Settlement Boundaries for the two designated Settlements within the Parish of Alfold (reproduced from draft LPP2, 2022);





B. Local Green Spaces Evaluation

In the exercise undertaken to shortlist green infrastructure sites that meet the NPPF criteria for designation as Local Green Spaces, 8 sites selected from the longer list of Green Infrastructure were considered. These are shown in the table below, with a summary of their assessment in relation to the LGS criteria. Four of these sites fulfilled the criteria, and as such are being proposed for designation in the Neighbourhood Plan (Policy ANP GS1). Locations of these sites are mapped in Fig 3 in the Neighbourhood Plan document.



Site Name	Criteria				Description	Conclusion- Local Green Space?
	Planning permission?	Allocated/ proposed for development?	In close proximity to the community?	Extensive tract of land?		
1. Grass verges through village	no	no	yes	no	Wide verges in front of houses on left as travelling South. Help to give a rural character, planted with trees, important wildlife asset.	No
2. Village green outside church	No	No	Yes	No	Very small area with lime tree, bench and litter bin. Important for wildlife and setting of church and conservation area. Used by residents to sit in shade / shelter under the tree	Yes
3. Jubilee Pond	No	No	Yes	No	Seating / picnic area with trees and pond, Parish has planned to upgrade seating and litter provision. Very important wildlife area. Donated to the Parish for the Silver Jubilee. On the edge of the Conservation area.	Yes
4. Area of grass within Clappers Meadow	No	No	Yes	No	Established use as recreation area for children living in Clappers Meadow and surrounding houses. Important as safe playing area, for health and wellbeing. Parish has a project to add new recreational equipment to this area.	Yes



Site Name	Criteria				Description	Conclusion- Local Green Space?
	Planning permission?	Allocated/ proposed for development?	In close proximity to the community?	Extensive tract of land?		
5. Area of scrubland in Chilton Close	no	Yes	Yes	No	Originally part of Chilton Close expansion, now abandoned by WBC and leased to the Parish. Close to residential area. Very important wildlife area. Parish aims to improve access for residents and maintain as a wildlife area.	Yes
6. Cemetery	No	No	Yes	No	Already protected. Cemetery	No
7. Playing fields/ recreation ground	No	No	Yes	Yes	Already protected. Sports ground, recreation area.	No
8. Sydney woods	No	No	Yes	Yes	Already protected. Woodland, including ancient woodland	No

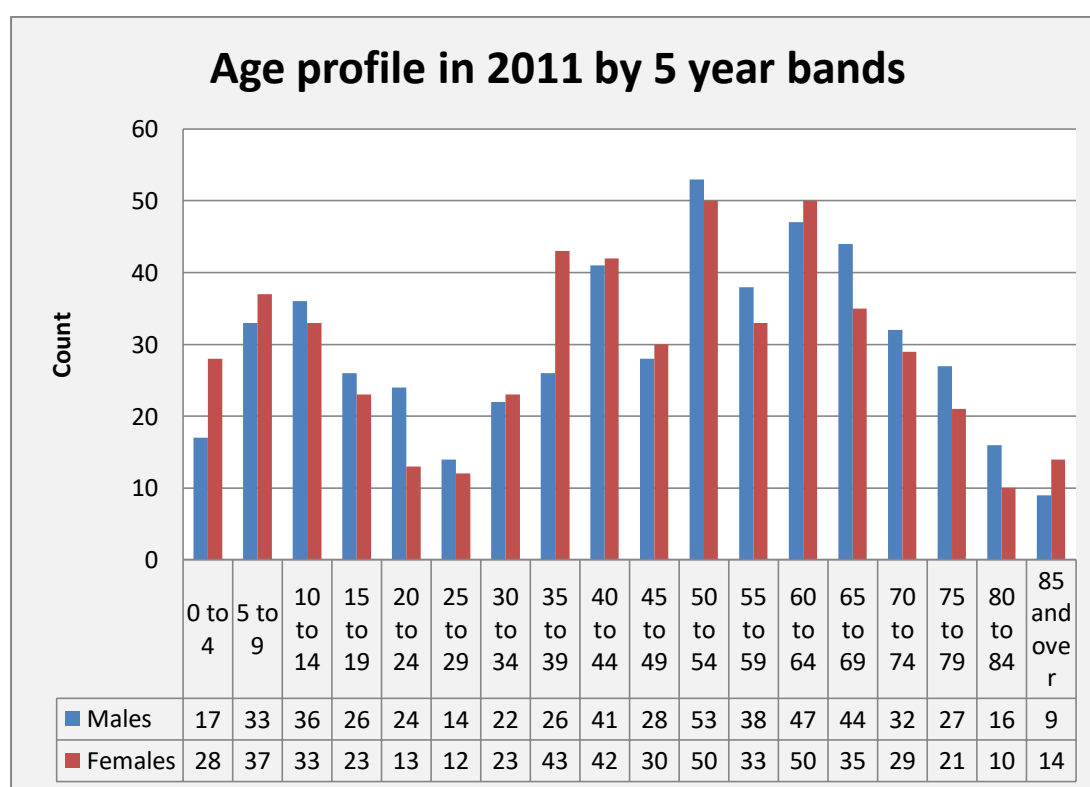


C. People – Census Data

Who lives in Alfold Parish?

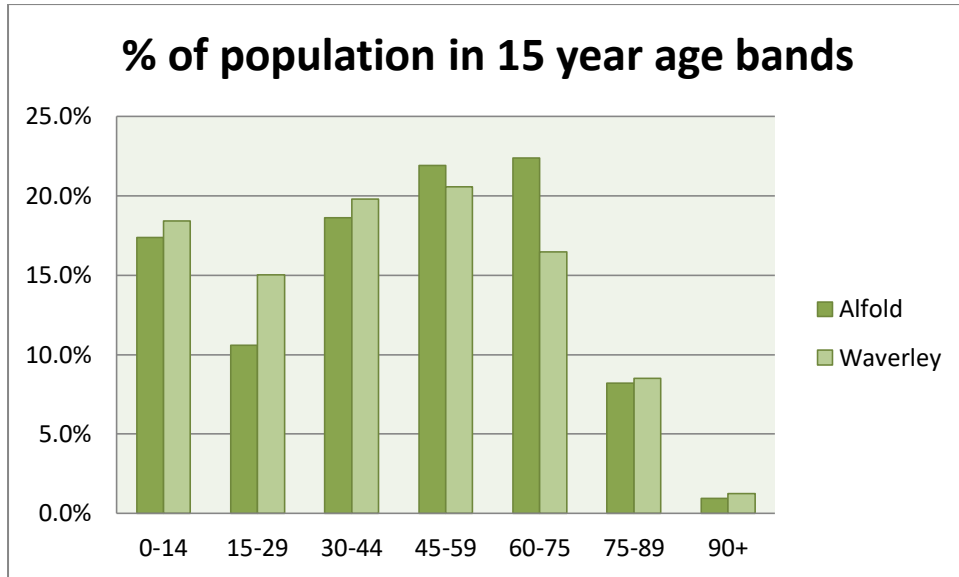
The last published census results are from April 2011ⁱ, and the analysis presented here was undertaken in April 2019. In 2011, there were 1059 residents in the civil parish of Alfold, of which 526 (49.7%) were female and 533 were male (50.3%). In the 2001 census the population was 1046, so between 2001 and 2011 the population grew by 1.24%.

The mean age of residents in 2011 was 44.4 years with the median being 47 years. The break down by age and gender is shown below.ⁱⁱ



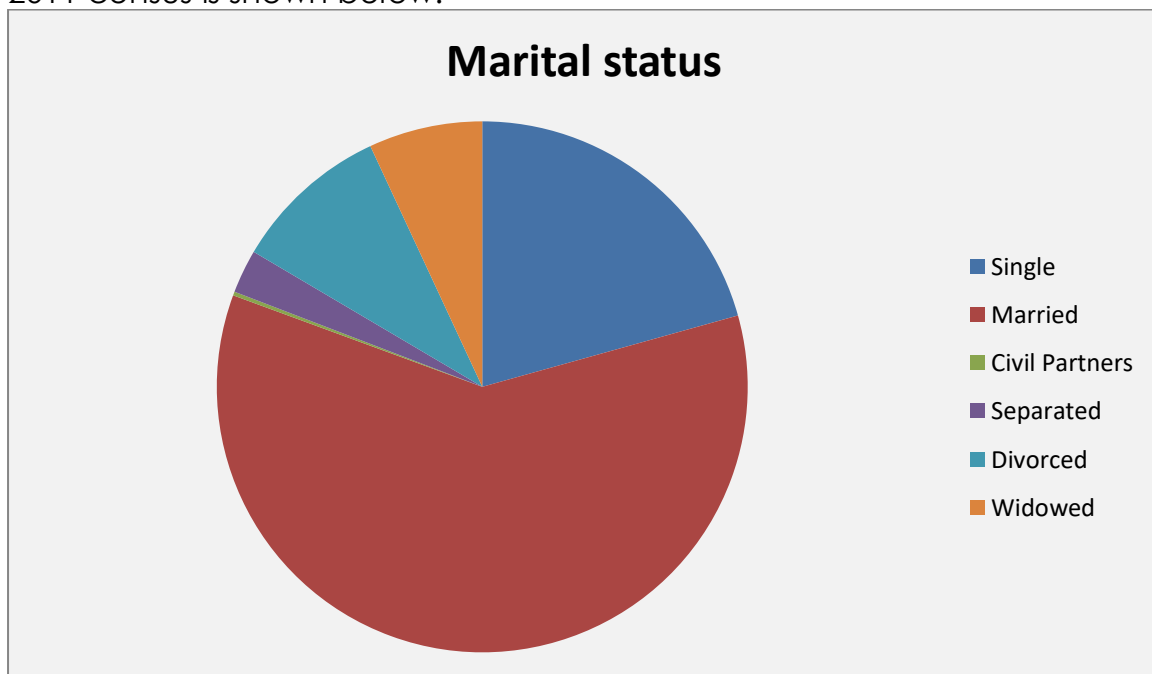
A comparison in percentage terms with the age structure of the whole of Waverley Borough in 2011 is shown below. This uses age blocks of 15 years. Looking at the 2 charts, it can be seen that Alfold Parish has a relative lack of residents aged 15 to 29, but has more people aged 60 to 75 than would be expected if it were to follow the pattern of the rest of Waverley. This is reflected in the fact that the mean age in Waverley was 41.5 years (2.9 years lower than Alfold parish) with the median being 42 years (7 years lower than Alfold parish).





Marital status

The marital status for the 866 people aged 16 and over at the time of the 2011 census is shown below:



A total of 588 people (67.9%) were living as a couple. Of those not living as a couple, the largest group were single (15.9%) with 6.5% being divorced and 6% widowed, the remainder being separated.



Household types

Results from the 2011 census are shown below:

Type	Composition	Children	Number	%	
One person household	Total		120	26.7	
	Aged 65 and over		58	12.9	
	Other		62	13.8	
One family household	Total		306	68.2	
	Aged 65 and over		58	12.9	
	Married or civil partnership couple	Total		186	41.4
		No children		73	16.3
		Dependent children		84	18.7
		All children non dependent		29	6.5
	Cohabiting couple	Total		32	7.1
		No children		17	3.8
		Dependent children		12	2.7
		All children non dependent		3	0.7
	Lone parent	Total		30	6.7
		Dependent children		13	2.9
All children non dependent			17	3.8	
Other household types	Total		23	5.1	
		With dependent children	9	2.0	
		All full time students	1	0.2	
		Other	13	2.9	

The results are complex, so have been shaded to make it easier to see the various categories. Households with dependent children are highlighted. In total 118 of the 449 households have dependent children (26.3%); this compares with a figure of 29.2% for the whole of Waverley. In Alford, 116 households have all occupants over the age of 65 (25.8%); this is very similar to Waverley as a whole at 25.3%.

Whilst Alford had 449 households at the time of the 2011 census, there were actually 515 household spaces – but 66 of these (12.8%) had no usual residents. This may be because they are in the process of renovation, sale or rental or could be second homes. This appears to be a high proportion of empty homes as Waverley had 4.5% of household spaces unoccupied.

Ethnicity

98.0% of the 2011 census population recorded themselves as being white, 1.2% were of mixed ethnic groups and 0.8% were Asian. 94.5% had been born in the UK, with 0.5% being born in Ireland, 2.1% in other EU countries and 2.9% in other non EU countries. English was the main language spoken in 98% of



households, but in the remaining 9 households, at least one adult did not speak English.

Alfold parish includes 2 traveller sites on Stovolds Hill (the third site on Stovolds Hill is in Bramley Parish). At the census in 2011, 6 people gave their ethnicity as gypsy or Irish traveller.

What is the quality of life in Alfold Parish?

Deprivation

Whilst it is assumed that the whole of Surrey and in particular Waverley is wealthy and well resourced, this overlooks variations between areas. The English Index of Multiple Deprivation (2015)ⁱⁱⁱ was developed to compare relative deprivation in small areas (Lower layer Super Output Areas, LSOA) with an average of 1500 residents each. In the case of Alfold, the borough council ward area of Alfold, Cranleigh Rural and Ellens Green (ACREG) is used. This has a population of 1878, compared with Alfold parish at 1059. A discussion on the use of data from this wider geographical area is in the Annex.

The figures give a rank for each area compared to the total of 32844 LSOA's in England. The lower a number, the more deprived an area is. The LSOA's are also placed in decile groups by their rankings, with 1st decile being the most deprived and 10th decile the least. The Index of Multiple Deprivation is made up of a weighted mix of the areas highlighted in grey

	Weighting in IMD %	Rank in England N=32844	Decile	Rank in Waverley N=81	Decile
Index of Multiple Deprivation		16453	6	4	1
Income deprivation	22.5	19149	6	16	2
Employment deprivation	22.5	19121	6	13	2
Education, skills and training	13.5	15982	5	12	2
Health deprivation and disability	13.5	20948	7	13	2
Crime	9.3	19967	7	16	2
Barriers to housing and services	9.3	2943	1	4	1
Living Environment	9.3	10678	4	2	1
Income deprivation affecting children		19227	6	14	2
Income deprivation affecting older people		23476	8	30	4

It can be seen that the local area, overall, shows features of deprivation compared with the rest of Waverley Borough. It is the most deprived rural area of Waverley as the 3 areas which show greater deprivation are in towns, being parts of Farnham Upper Hale, Godalming Central & Ockford and



Binscombe; these are ranked on the 3rd, 4th and 5th deciles (respectively) on the IMD.

There are 3 sub domains that stand out:

Geographical barriers component of Barriers to Housing and Services: this looks at road distances to GP, supermarket / convenience store, primary school and post office - here ACREG is in the 1st decile for England with a rank of 1004 out of 32844 (i.e. 1003 LSOA areas in England have worse geographical barriers, the other 31840 have better)

Indoors Living Environment sub domain of Living Environment Deprivation: this covers housing in poor condition, houses without central heating and homelessness. ACREG is in the 3rd decile for this due to houses in poor condition and those without central heating

Children and Young people Sub-domain of Education Skills and Training Deprivation:

this covers attainment at Key Stage 2 and Key Stage 4, secondary school absence, staying on in education post 16 and entry into higher education. ACREG is in the 3rd decile for this

Unemployment

Figures for unemployment are available for ACREG^{iv}. In February 2019, 1.1% of the working age population were claiming out of work benefits. This was the joint highest in Waverley Borough where the rate was 0.7% overall (range 0.2 – 1.1%). This figure is produced monthly and is therefore variable, but ACREG is consistently one of the higher areas in Waverley for out of work benefit claims.

Children in low income households

This is measured by combining data on children in households in receipt of Child Tax Credits, Income Support or JSA^v. The latest figure available for ACREG is that 10.6% of children living in the area were living in low income households in 2016. The figure for Waverley as a whole is 7.0% (range 2.3% to 13.8%), with ACREG being the 5th highest of 29 areas in Waverley coming after 2 areas in Farnham and 2 in Godalming.

Fuel Poverty

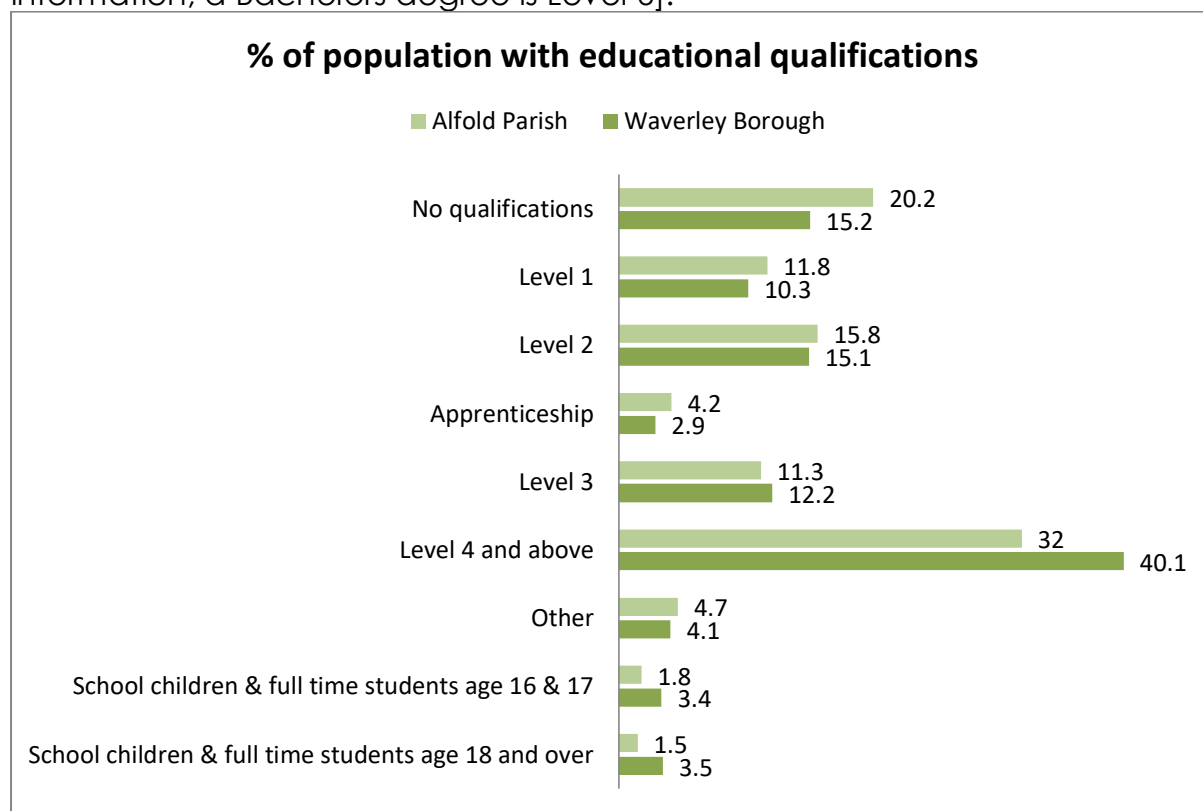
An analysis of Surrey Housing stock carried out by the Buildings Research Establishment in 2014 showed that 24% of all households in ACREG were in fuel poverty [a measure of expenditure on fuel compared to income], compared with 8.8% for Waverley as a whole^{vi}. This was the 4th highest in Surrey and 2nd highest in Waverley after Chiddingfold & Dunsfold. The study also found that 66% of households did not use gas as a main fuel type.

Education

The 2011 census^{vii} looked at the qualifications of residents aged 16 and over, the results are shown below and compared with the population of Waverley BC. Note, that level 1 contains lower grades of GCSE's, Level 2 is GCSE grades A* to C (or equivalent), Level 3 is A levels or equivalent. All post 18



qualifications are grouped together in the level 4 and above category. [For information, a Bachelors degree is Level 6].



This shows that a greater proportion of the population of Alfold parish have no qualifications than in Waverley as a whole. This is balanced by a lower proportion with Level 4 qualifications and above.

How healthy is Alfold Parish?

There are various ways of collecting data on health, such as residents perceptions in the census, statistics obtained from General Practice records and proxy methods such as benefits claims. The data that is available for Alfold is presented below, but note that only the census data is at a Parish level – the rest covers larger areas. For a comprehensive overview of the whole of Guildford & Waverley CCG area, see the report Guildford and Waverley CCG Health profile 2015.^{viii}

Mortality in the area

Mortality is compared between areas by use of Standardised Mortality Ratios (SMR); these compare the actual number of deaths to those that would be expected in the population as a whole in England. This calculation allows for an adjustment by age bands so that the effect of an area hosting an older population is removed. The SMR for the overall population of England is 100; scores above this show an excess of deaths, whilst those below show that less deaths have occurred than expected (so, for example, an SMR of 70 means that 70 deaths have occurred whilst 100 would have been expected).

The SMRs for ACREG and also the Guildford and Waverley CCG, based on



the mortality data from 2010-2014 are shown below^x. Please also note the comments on using ACREG data in Appendix A.

Cause of death	Age	Alfold, Cranleigh Rural, Ellens Green	Guildford & Waverley CCG
All causes	All ages	102.5	41.7
	under 75	109.8	73.2
	under 65	129.8	72.8
Cancer	All ages	97.2	83.9
	under 75	87.6	81.4
Coronary Heart Disease	All ages	98.6	78.6
	under 75	144.2	60.5
Circulatory disease	All ages	93.4	82.5
	under 75	92.1	64.2
Respiratory disease	All ages	103.0	83.1
Stroke	All ages	117.9	83.7

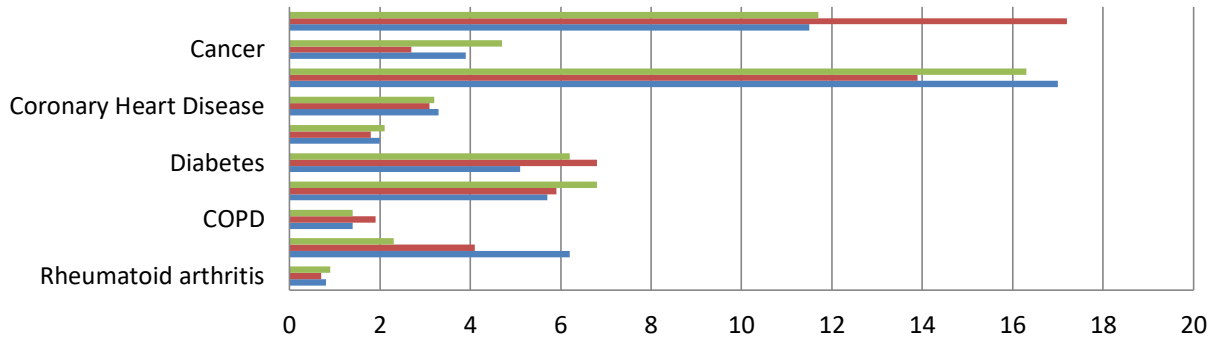
These figures show that more deaths are occurring locally than would be expected if compared with the Guildford & Waverley CCG area, there being a large difference in SMR on virtually all causes and ages (with the exception of cancer deaths under 75 years old). The 2 stand out figures are those for deaths in the under 65 age group and also deaths from coronary heart disease in under 75's. The figure for deaths from stroke is also of concern.

Risk factors & long term health conditions

Residents of Alfold Parish mainly attend GPs in Cranleigh and Loxwood. We are therefore reliant on the data from these 2 practices for an overview of long term health problems in the parish, but it should be remembered that both practices serve a much larger population, so these figures just give an impression of local health. The figures are percentages of each Practice population and are compared with norms for England^x.



Long Term Health Conditions

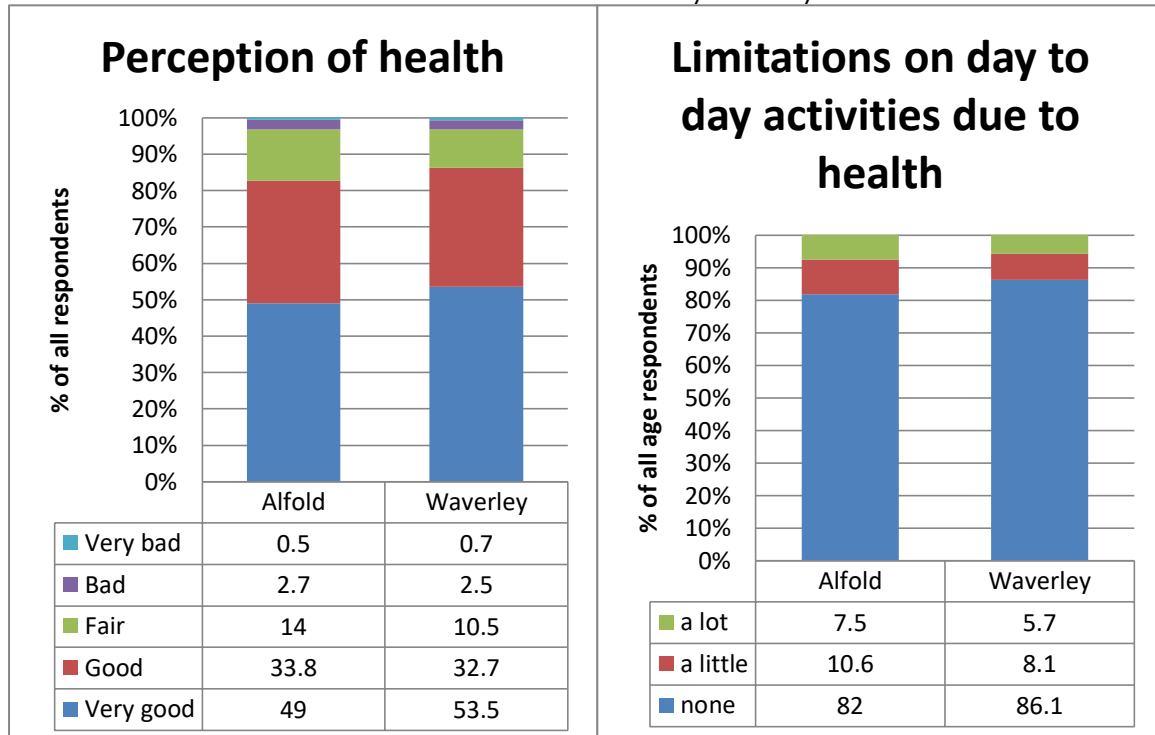


	Rheumatoid arthritis	Kidney disease	COPD	Asthma	Diabetes	Stroke & TIA	Coronary Heart Disease	Hypertension	Cancer	Smoking
Loxwood	0.9	2.3	1.4	6.8	6.2	2.1	3.2	16.3	4.7	11.7
England	0.7	4.1	1.9	5.9	6.8	1.8	3.1	13.9	2.7	17.2
Cranleigh	0.8	6.2	1.4	5.7	5.1	2	3.3	17	3.9	11.5

Overall, the 2 General Practice populations have a similar profile of long term illnesses to England. However, cancer is more prevalent and there is also a higher level of hypertension. It is possible that this is due to a greater take up of screening and hence identification of early stage disease. Far less people smoke in this area than in England as a whole.

Census data

This gives a picture of residents perceptions of their health at the time of the census in 2011 and also how health limits day to day activities.



Included in this section was a question about the provision of unpaid care. In total, 11.3% of Alfold residents were providing unpaid care on a weekly basis,



compared to 9.9% of the Waverley population. There is no data to indicate where the recipients of that care live.

ESA claims

Employment Support Allowance is paid to unemployed people who are long term sick and unable to work as a result. In ACREG, 3.9% of people of working age in August 2018 received this benefit, compared with 3.1% in Waverley overall. The figure for ACREG is lower than some parts of the main towns in Waverley (Farnham, Godalming, Haslemere), but it is high compared with the other villages (the range for the villages in Waverley is 1.5% to 3.9%).^{xi}

Disability Living Allowance and Personal Independence Payment

These benefits are paid to support people with health related care needs, whether or not they are in work. DLA is currently being replaced by PIP. Unfortunately, this means that the figures obtainable for DLA claims are not helpful as there is no access to local figures for PIP claims

Attendance Allowance claims

This benefit is paid when a person over 65 needs a significant level of care from other people in order to remain living at home. 3.6% of the eligible (over 65) population of ACREG are claiming Attendance Allowance in February 2017. This compares with a figure of 10.5% for the whole of Waverley and is the lowest rate in the Borough (where the range goes from 3.6% to 17.6%). It may be that the over 65 population in the ward is healthy and independent, but it could also be a lack of awareness of this benefit.^{xii}

ⁱ See NOMIS website <https://www.nomisweb.co.uk/reports/localarea?compare=E04009605> for full report on Alfold parish in the 2011 census

ⁱⁱ 2011 Census with age bands supplied by Surrey ⁱ

ⁱⁱⁱ <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

^{iv} <https://www.ons.gov.uk/employmentandlabourmarket/peoplenotinwork/unemployment> also Surrey ⁱ

^v <https://www.surreyi.gov.uk/dataset/children-in-low-income-households>

^{vi} <https://www.surreyi.gov.uk/dataset/top-10-fuel-poverty-wards>

^{vii} See NOMIS website <https://www.nomisweb.co.uk/reports/localarea?compare=E04009605> for full report on Alfold parish in the 2011 census

^{viii} <https://www.surreyi.gov.uk/dataset/guildford-and-waverley-ccg-health-profile-2015>

^{ix}

https://public.tableau.com/profile/alessandra1710#!/vizhome/MortalityGuildfordandWaverleyCCG/Definition_S

^x Figures extracted from <https://fingertips.phe.org.uk>

^{xi} <https://www.surreyi.gov.uk/dataset/employment-and-support-allowance-claimants>

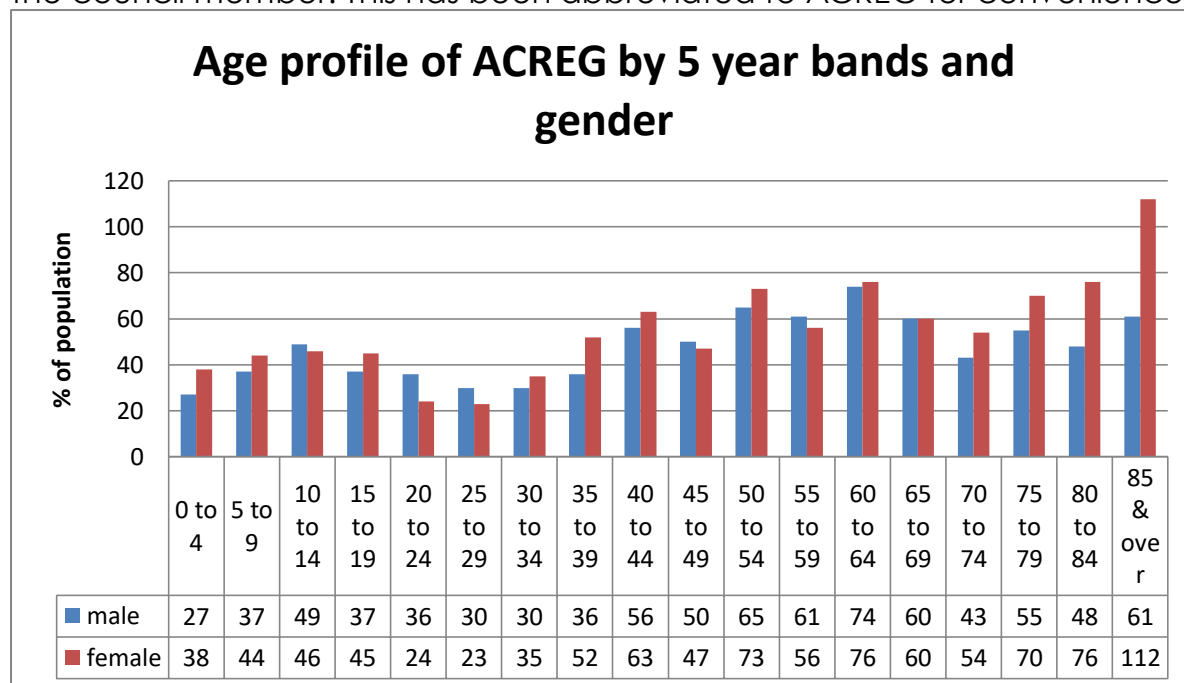
^{xii} <https://www.surreyi.gov.uk/dataset/attendance-allowance-all-entitled-cases-ward>



Annex to Appendix C

Use of data from the Alfold, Cranleigh Rural and Ellens Green ward in the Alfold Neighbourhood Plan

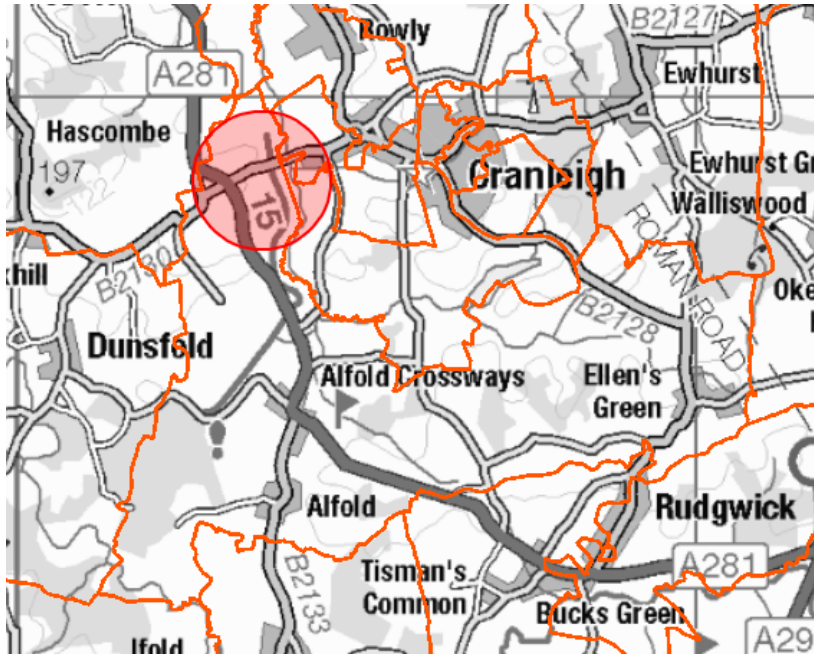
In compiling statistics for the plan, data relating purely to Alfold (civil) Parish has been used wherever possible. This is principally from the 2011 census. However, some data is only available at what is known as the Lower Layer Super Output Area (LSOA) level. In the case of Alfold, this is the Alfold, Cranleigh Rural and Ellens Green area, i.e. the same as the ward covered by the council member. This has been abbreviated to ACREG for convenience.



Census data from 2011 is available for ACREG, so this can be compared with the data from Alfold to consider whether it is legitimate to generalise from ACREG to Alfold. The population of ACREG in 2011 was 1849 compared with 1059 in Alfold parish, so there were 790 people living in the part of ACREG outside of Alfold parish. Looking at the age profile, it can be seen that ACREG has a greater proportion of residents aged over 75 with a preponderance of females in this age bracket.

This is because the ward extends northwards at Elmbridge Crossroads and includes the retirement village at Elmbridge and also Cedar Court care home (see map). The retirement village, established in 1981, contains around 230 purpose built owner occupied homes for those aged over 60 years. Cedar Court is a care and nursing home and probably had 55 residents at the time of the 2011 census. Further analysis of the 2011 census shows that 350 people aged over 65 lived in the area around Elmbridge Village.





Map showing the Alfold, Cranleigh Rural and Ellens Green LSOA / ward. The red circle shows the location of the Elmbridge Retirement Village, Cedar Court and some residential properties.

Deprivation statistics

The various components of the Index of Multiple Deprivations 2015 (IMD) are based on data relating to ACREG, rather than just Alfold parish. It is important to note that most of the figures that go to make up the IMD relate to children and the working age population – the 'extra' older age people locally do not affect this index. As the buildings at Elmbridge have been constructed in the last 40 years to modern standards, they are unlikely to form part of the housing stock in ACREG which is poorly maintained or has no central heating. This will decrease the relative deprivation in ACREG (i.e. by adding in a large number of 'good' homes, the percentage of poor homes is reduced). It can be concluded that the relative deprivation in Alfold is not due to the presence of the older age population at Elmbridge.

Health statistics

Clearly, having a large number of older age people in the ward could affect the health statistics. The mortality data is standardised for age, so is reliable. Data from the General Practices at Cranleigh and Loxwood cover a much wider population so any effect of the retirement village is likely to be lost in the larger numbers. The residents of the retirement village have to declare that they are healthy when moving in, and as they are likely to be financially stable (judging by owner occupied status and the ability to pay ground rent) they could experience less health problems. It is interesting to see that so few people claim Attendance Allowance - 26 of an estimated 722 people aged over 65 in ACREG in August 2018. This enforces the perception that residents



of the retirement village are managing without this support. Cedar Court, as a care and nursing home will, by definition, have residents needing a high level of care.

Statistics are available for Social Isolation. The formula for this uses factors such as age, living alone and being widowed. This figure would therefore be impacted by Elmbridge retirement village, so has not been included in the report.

D. Housing

The following schedule shows Housing units in the Parish of Alfold either built, under construction or with confirmed planning consent, as at April 2022;

Completions to 2019	Units	Application Reference
White Barn	7	WA/2016/0683
Dolphin Court	4	WA/2014/2307
Hay Barn Cottages	4	WA/2014/0913
Byways	2	WA/2014/0518
Crown Cottage	2	
Brockhurst Farm	1	WA/2015/0565
Old Stovolds Farm	1	WA/2015/0483/0482
High Stovolds Farm	1	WA/2016/0019
Completions 2020-21		
Sweeters Copse	55	WA/2017/1250
Chapel Field	8	WA/2018/0977
Sub Total	85	
Permissions granted including at Appeal		
Land next to Byways	2	WA/2018/1220
Hook Street Barn Conversion	1	
Alfold Farm Bungalow	2	WA/2021/02163
Old Stovolds Farm	2	WA/2017/1445/1446/1470/1471
High Stovolds Farm	2	PRA/2016/0018/0019
Land at Alfold Farm Bungalow	3	WA/2020/1794
Old Lock House	1	WA/2018/1754
Velhurst Farm	2	WA/2018/1558
Dolphin Cottage (flats)	3	WA/2017/0499
BP Garage	86	WA/2020/0260
Sweeter's Field	80	WA/2019/0745
Hollyoak and land to rear coords 503762 135006	99	WA/2020/1684
Brockhurst Farm	23	WA/2017/1947
Garden Centre (Rev 2)	56	WA/2018/2264



Sub Total **362**

Grant Total **447**

E. Biodiversity

Background Evidence for Policies BD1 and BD2

In 2017, the Surrey Nature Partnership's report¹ stated; 'It is no secret that Surrey is an impressively diverse county biologically. Indeed it is possibly the most blessed of all land-locked counties in terms of sheer numbers of recorded species.' However, the report goes on to analyse, by habitat types, the decline in many species, mirroring national trends in loss of biodiversity. If these declines are to be arrested, local action as well as Borough- and County-wide action will be necessary.

The natural environment of Alfold, on largely poor clay soils, comprises grazed open fields, other farmed land, woodland (both ancient and managed), orchards and coppices, and is complemented by small watercourses and ponds. Table zz gives a breakdown of landscape characterisation in Alfold taken from current mapping², which has a close correlation to habitats.

Table zz Landscape Characterisation of Alfold Parish, by area

Type	Subdivision	250m squares	Area (ha)	% of Alfold parish	% of Alfold NP area
Agricultural	Modern	55	343.75	25.46	28.79
Agricultural	Pre modern	24	150.00	11.11	12.56
Agricultural	ancient	61.5	384.37	28.47	32.19
Orchard		1	6.25	0.46	5.20
Woodland		23	143.75	10.64	12.04
Settlement		14	87.5	6.48	7.32
Recreational		12.5	78.12	5.78	6.54
Airfield		25	156.25	11.6	Excluded
TOTAL		216	1350	100	100

The man-made water feature of the former Wey & Arun Canal has now largely blended into the landscape and while characterised as 'recreational', in fact offers opportunity for protected habitats that support a

¹ The State of Surrey's Nature, by Mike Waite, Surrey Nature Partnership, pub. By Surrey Wildlife Trust Biodiversity Working Group, 2017

² UK Government DEFRA National Historic Landscape Characterisation dataset on Magic maps, accessed 9.3.2019



range of species. Local streams, comprise tributaries of the Wey and as such are part of the River Wey Biodiversity Opportunity Area RO4³.

Surrey County Council, in its Landscape Character Assessment (2015)⁴ sets Alfold Parish within Landscape Type WW: Wooded Low Weald. In addition, the specific assessment for River Floodplain (Landscape Type RF) applies in respect of the Wey & Arun Canal. In the same report, the best practice Guidance for land management in this character area includes the following;

Protection and management of ancient woodlands and wooded gills. This character area type coincides with Surrey's Low Weald biodiversity opportunity area.

Promote traditional woodland management techniques such as coppicing with local landowners and the farming community where appropriate to maintain the varied character of the woodlands.

Encourage sustainable and multi-purpose woodlands, sensitive management of plantations, and the use of locally appropriate species.

Management of plantations for wildlife.

Encourage consistent management and restocking of hedgerows.

Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other facilities such as manège that would affect the rural character of the area.

More specifically, the recent Biodiversity Report prepared for Alfold PC⁵ lists and maps the large number of designated sites, ancient woodland and, importantly two Biodiversity Opportunity Areas in our Neighbourhood Plan area. This information will inform biodiversity priorities when considering new developments.

Table xx Summary of Results, Alfold Parish Biodiversity Report, June 2021

Sites

Statutory Designated Sites 1 SSSI

Non-statutory Designated Sites 9 SNCIs / 1 Conservation Road Verge

Ancient Woodland 69 AWIs

Biodiversity Opportunity Areas 2 BOAs

Protected and designated species

Protected species records (1km or less) 36 species 585 records

Protected species records (Tetrad/10km) 1 species 1 records

Notable species records (1km or less) 88 species 414 records

Notable species records (Tetrad/10km) 1 species 1 records

Priority species records (1km or less) 27 species 535 records

³ See references reproduced in Alfold Neighbourhood Plan – Biodiversity Report 2021

⁴ Surrey Landscape Character Assessment – Waverley Borough, 2015, WW3-WW6 pp130-137

⁵ Background Ecological Data Search; Alfold Neighbourhood Plan – Biodiversity Report, produced by Surrey Biodiversity Information Centre for Alfold Parish Council, 14/06/2021, Reference SBIC/21/075



Priority species records (Tetrad/10km)	2 species	2 records
Invasive non-natives species (1km or less)	6 species	28 records
Invasive non-natives species (Tetrad/10km)	0 species	0 records

Every planning application must now be provided with a completed Biodiversity Checklist, accompanied by a professional ecology survey. One major survey in 2015 showed a wide range of protected species identified in the area, including those listed in Table yy below.

Table yy Examples of Protected Species recorded in Alfold⁶

<p>Plants Bluebell <i>Hyacinthoides non-scripta</i></p> <p>Invertebrates Brown hairstreak <i>Thecla betulae</i> Purple emperor <i>Apatura iris</i> Pearl-bordered fritillary <i>Boloria euphrosyne</i></p> <p>Birds Kingfisher <i>Alcedo atthis</i> Tawny owl <i>Strix aluco</i> Green woodpecker <i>Picus viridis</i> Greater spotted woodpecker <i>Dendrocops major</i> Nightingale <i>Luscinia megarhynchos</i> Marsh tit <i>Poecile palustris</i> House martin <i>Delichon urbicum</i></p>	<p>Reptiles and Amphibians Grass snake <i>Natrix natrix</i> Adder <i>Vipera berus</i> Great crested newt <i>Triturus cristatus</i> Grass snake</p> <p>Mammals Otter <i>Lutra lutra</i> Alcathoe bat <i>Myotis alcathoe</i> Barbastelle bat <i>barbastelle barbastellus</i> Bechstein's bat <i>Myotis bechsteinii</i> Brandt's bat <i>Myotis brandtii</i> Brown long-eared bat <i>Plecotus auritus</i></p>
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Reports associated with another planning application in Alfold Crossways⁷ in 2017 listed;

Botanicals: 12 types of tree, 6 shrubs, 37 herbs, 12 grasses, 1 fern,

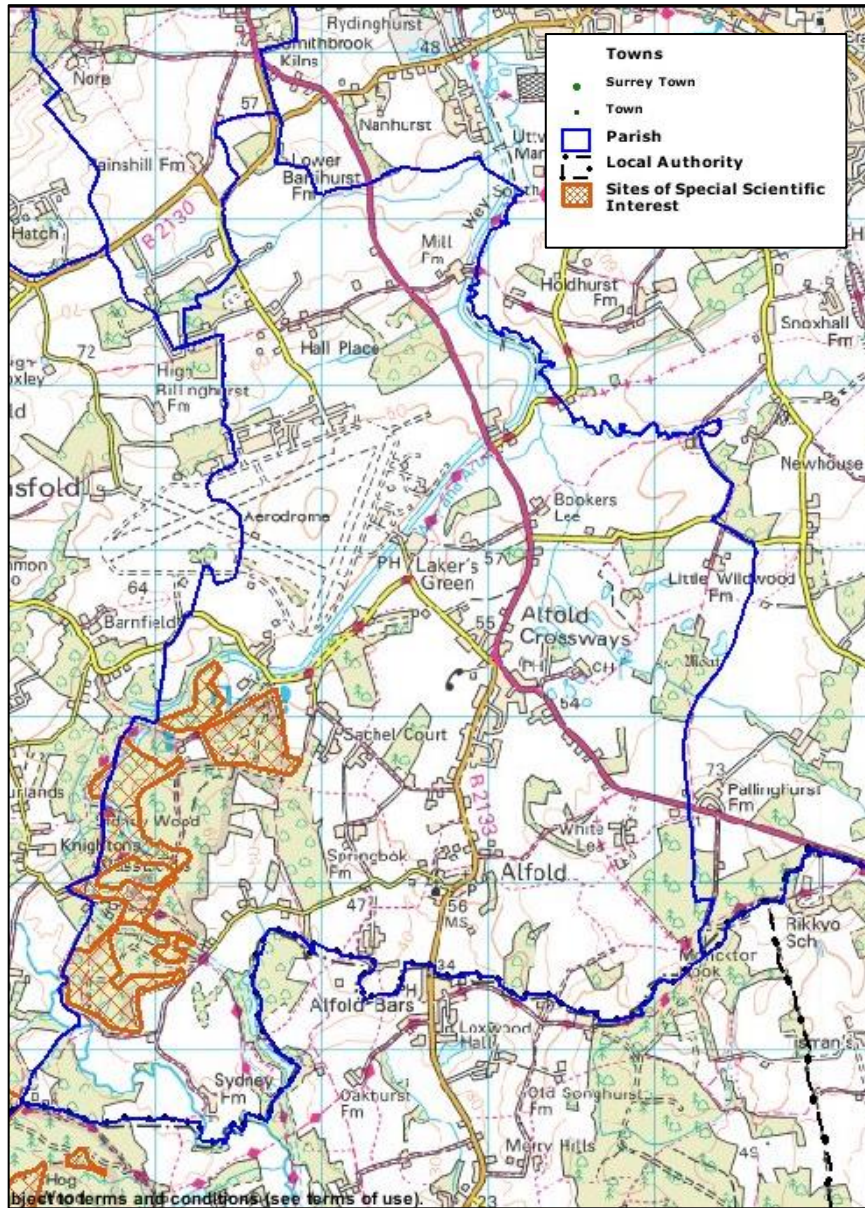
Protected/Notable plant types: 23 flowering plants.

Protected/Notable fauna types: 9 butterflies, 4 moths, 1 dragonfly, 20 wasps and bees, 2 ants, 5 beetles, 1 fly, 31 birds, 4 reptiles, 2 amphibians, 5 mammals

⁶ From 'Habitat and Vegetation Surveys (2015)' for Dunsfold Park application WA/2015/2395

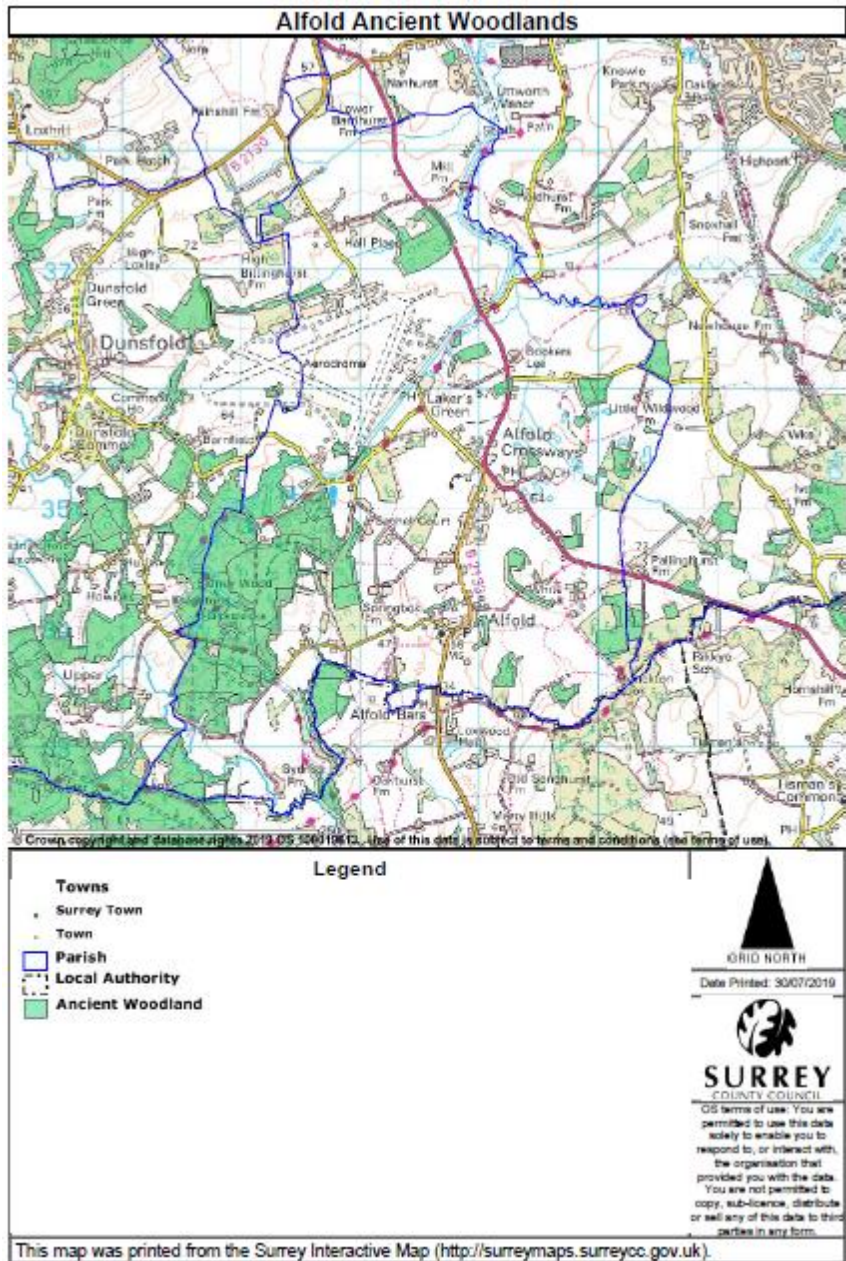
⁷ WA/2017/0360 LAND AT SPRINGBOK ESTATE, SACHEL COURT DRIVE, ALFOLD, Records of Legally Protected and Notable Species and Botanical Species List





SSI sites within Alfold Parish





Ancient Woodland in Alfold Parish



F. Alfold – History and Heritage

Summary

Alfold is a Village in the Surrey Weald where a slow pace of change has taken place over many centuries, with separate settlement areas having distinct historic character and antiquity. Conservation of both individual heritage assets (i.e. Listed buildings) as well as general characteristics of the locality formed over many generations, is essential to good planning for the future.

Historical Development

Being a Low Weald settlement, which includes several historic buildings built using methods traditional to Surrey, Alfold forms a particularly interesting Surrey village, in that little major change occurred over the previous two hundred years, thus giving a perspective of a traditional Surrey village.



St Nicholas Church

From pre-Roman times, the area which became the Settlement of Alfold has undergone various changes, from an extensive wooded area with the Wealden arboreal soil (largely clay as well as soil found to be suitable for both Agriculture as well as Grazing Cattle) to an area which is largely Rural in nature, with various building developments to create a Village. It is notable that the area was also part of the region where Flint stone was excavated and an area of Parkland (Alfold Park) was listed in the 1550s.

Apart from the Grazing of Cattle, there have been a number of Orchards and of more recent date, some cereal crops have been established. Because of the nature of the soil – clay based – farm workmen apparently used wooden boards (clapboards, giving rise to the names of 'Clappers Orchard' and 'Clappers Meadow' within the village) to avoid sinking into the ground on wet days. Glass working also formed part of the historical businesses.



At the centre of the Village, the Norman Church of St Nicholas, dated circa 1100 AD, forms one of the religious focal points for the Villagers. Being a Grade I Listed Property, this is considered to be of great historical importance. The graveyard/cemetery within the bounds of the church is maintained by the Parish Council of Alfold. By the pathway to the church, there is a set of Stocks, considered to form part of the ancient form of punishment for miscreants. Further North, a later addition of the Methodist Chapel has extended the religious coverage within the village.



Village Pond

Several houses were built to service the church offices, such as Alfold House and Cherry Tree Cottage, and the village is also provided with the services of a Post Office, a Convenience Store and also a (later addition of a) petrol/fuel filling station. The younger ages School no longer accepts pupils, who have travel to other Parishes. Approximately at the centre of the village is an ancient Pond, maintained by the Parish Council. Following the Jubilee to celebrate the Golden Jubilee (50 years) of Her Majesty, Queen Elizabeth II.

Several farms surround the village, which over the years has become somewhat extended. The village also has a Village Hall and also a Sports Ground with various facilities included inside the Sports Hall. Within the central region of the village there are barns within Alfold Business Centre, which are now converted to office and residential use and have, in the most part, been kept to their original form.

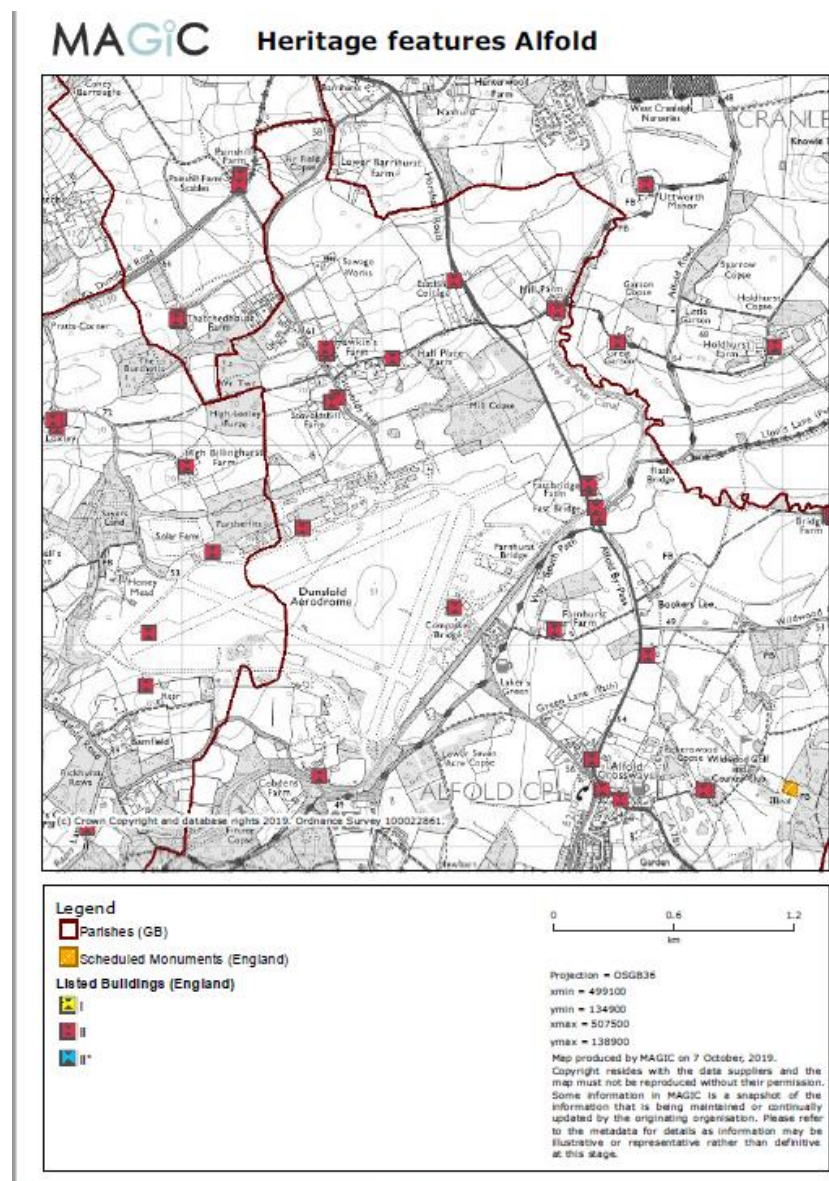
Two Public Houses provide both drinks and meals, and the various houses have access to both the B2133, (built in 1809) known as the Loxwood Road and also the A281 which connects the village to the larger towns of Guildford to the North and Horsham to the South. Various narrow roadways and lanes connect all the properties; the village is bounded to the West by Sydney Wood, the Wey and Arun Canal and also the Springbok Estate, which caters for Retired Seamen and includes a number of small businesses. The Dunsfold Aerodrome is located to the North-West of the Parish, whilst the village of Cranleigh lies over to the East of Alfold. As a consequence of linear development within the late 19th and early 20th centuries, Alfold is approximately one mile from North to South and approximately 0.5 miles across from East to West.

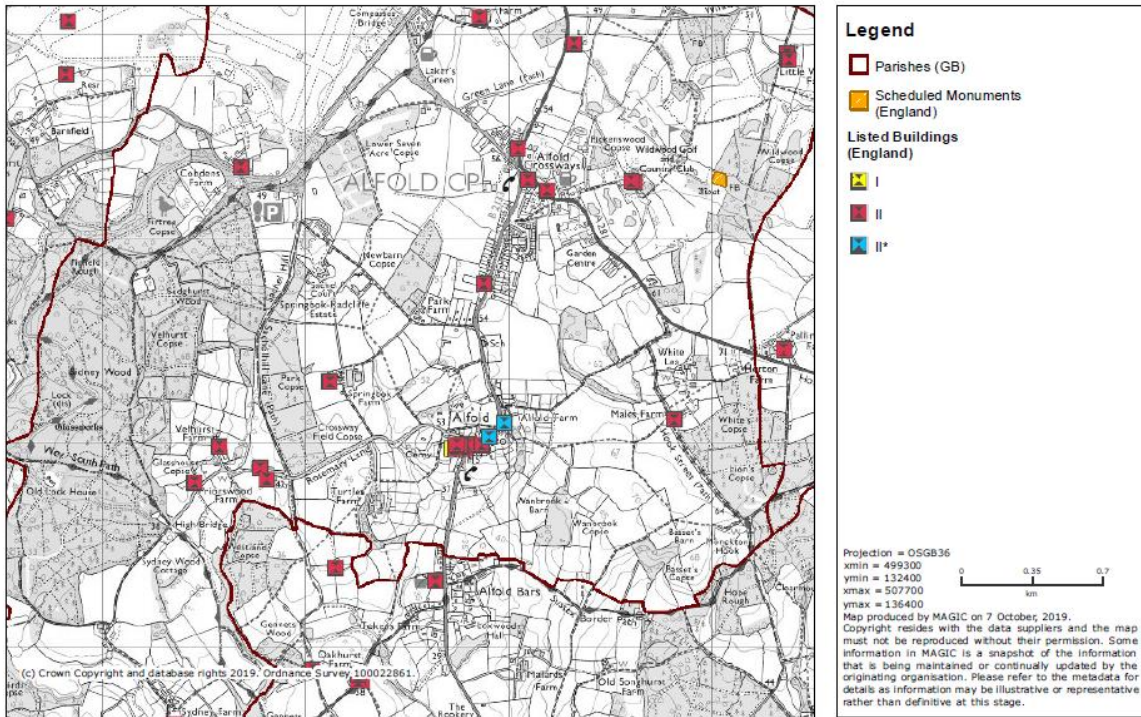


Apart from private transport, a bus service connects to some local schools outside the Parish – unfortunately, the closure of the Guildford to Horsham Railway Line (opened in 1865) in 1965 has adversely affected public transport, particularly for freight, such that the Village suffers from the activities of Heavy Goods Vehicles (HGVs) on roads which were originally built for foot traffic and horse and cart traffic.

Conservation Status and Regulations

The National Planning Policy Framework (NPPF), sets the basis for developments, paying particular attention to Conservation and Heritage aspects. Alfold Parish contains a significant number of Heritage Assets, i.e. Listed Buildings, which receive statutory protection. These are mapped below;

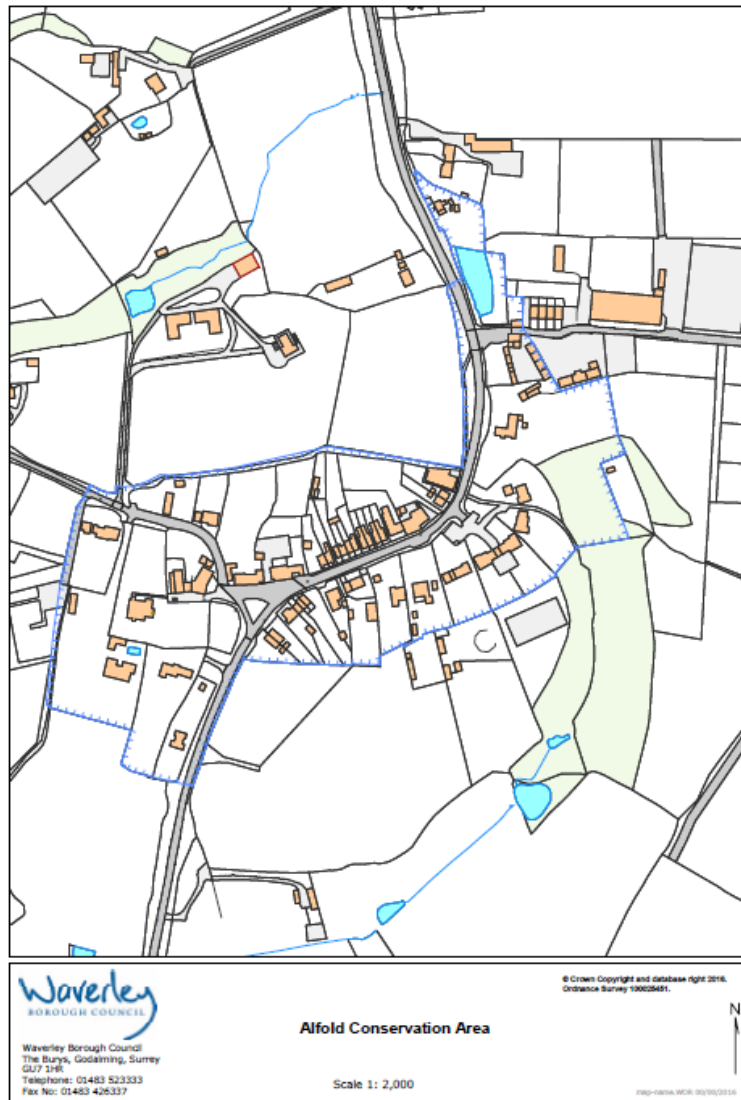




The central area of the historic village was designated a Conservation Area (see latest plan below, 2016⁸), which receives additional statutory protection. Where any proposed developments that might affect any of the Heritage Assets for the Village and Parish of Alfold, such developments shall be required to observe the NPPF Guidelines, the Conservation Regulations and the Heritage Aspects of the Alfold Design Code.

⁸ Alfold Conservation Area Appraisal, Waverley Borough Council, Adopted 16 February 2016





Summary

Whilst not forming a comprehensive listing regarding the Heritage of Alfold, it is clear from the foregoing that Alfold holds a noteworthy position in England's Heritage, with a clear representation over many centuries and requires treatment as such.

References/Bibliography

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- <https://www.alflox.org/ourhistory.htm>
- <https://www.mapskm.com/uk/map-of-Alfold,surrey>
- <https://modgov.waverley.gov.uk/documents/s8846/Annexe%201%20-%20Alfold%20CAA%20document.pdf>
- <https://www.waverley.gov.uk/LinkClick.aspx?fileticket=2uDbNcgR-ZA%3D&portalid=0>
- https://commons.wikimedia.org/wiki/File:Jubilee_Pond,_Alfold_-_geograph.org.uk_-_1104077.jpg



https://www.loxwood.org/Downloadable_Files/Loxwood%20Village%20Design%20Statement%20July%202003.pdf

<http://www.cranleighrailway.info/history.htm>

<https://www.gdrc.org/heritage/heritage-strategies.html>

<https://historicengland.org.uk/advice/hpg/has/conservation-areas/>

Rev F W Cobb, *Alfold; The Story of a Surrey Village*, 2nd edn (Rochester Kent: Stanhope, 1936)

P A L Vine, *London's Lost Route To The Sea* (Dawlish: David & Charles, 1965)



G. Health and Wellbeing

Background Evidence for Policies HWL1 to HWL4

In recent years there have been continuing messages from Public Health England and the National Health Service to improve the health of the Nation; promoting Health and Wellbeing of communities, through creating public awareness of the impact of the environment on their physical and mental health. Since the Coronavirus (COVID-19) Pandemic December 2019 there has been even more emphasis on promoting Health and Wellbeing of Communities as millions of people faced social isolation, It has altered all our life's and continues to do so we are still experiencing changes from the way we access Statutory and Non-Statutory Organisation, the National Health Services, Sports and Leisure. Since the introduction of the COVID vaccination programme in December 2020, life is gradually being restored back to some normality⁹.

There is a wealth of information the NHS has a really useful web site relating to Health and Wellbeing, physical and mental health for all age ranges are included. <https://www.nhs.uk/> For our local area Surrey has an excellent web site <https://www.healthysurrey.org.uk/about/strategy>.

Public Health England also has large on line libraries which can be accessed to keep the public up date.

<https://publichealthmatters.blog.gov.uk/category/hwb/>.

⁹ Note; at time of drafting, many of the activities described in Alfold ceased during lockdown and are gradually being restored under the Governments Guidance for COVID -19 recovery programme.



H. Existing Community Facilities and Activities

Background Evidence for Policies HWL1 to HWL4

Facilities, Organisations and Activities in Alfold Neighbourhood Plan area which support Health, Well Being and Leisure

The Alfold Sports and Social Club and the Village committees arrange group activities to encourage wider groups of parishioners to participate. Events include outdoor Village Fun Days, Sports Days, Beer and Skittles nights, Movie Nights with Fish and Chips the annual Fireworks Display and Village strolls.

The Mother and Toddler group named the “Munchkins” meet weekly at the Village Hall.

Alfold Women’s Institute meets at Springbok monthly and has an interesting programme of events.

The monthly luncheon club at the village hall is well attended. Social isolation can be a problem and the luncheon club is a good place to meet and talk with friends and neighbours.

Alfold Parish Church is an important part of the community and hosts events for all the family including “Messychurch” Some events are combined with Loxwood Parish Church to which Alfold residents are welcome to attend and vice versa. The Alfold Chapel in addition to services also hosts concerts and events to which everyone is welcome.

Care Ashore, at their Springbok Estate host outdoor events such as music festivals

The Village Hall is available for public meetings and private functions and the Church Room can also be booked for events.

There is one public house within the parish; this offers refreshments and meals, Wednesday to Sunday

Communication between villagers is aided by:

Alfold Parish has a useful website where information and telephone numbers can be assessed.

Alfold Village Network (a Facebook group) has been created to act as a friendly ‘virtual’ notice board for the residents of Alfold to broadcast messages widely and quickly to all our local friends/ neighbours /network



The Parish News is available to all homes in the Parish and quarterly additions are free and delivered to all.

Alfold Sports and Social Club (ASSC). ASSC offer some of the best village sport facilities in the Waverley borough. Leisure amenities include football, bar billiards, darts, stoolball and tennis clubs

The Village Hall provides the venues for hosting health and leisure activities. These include, Pilates and Footsteps, both twice a week along with Short Mat Bowls, yoga and ballroom dancing

Cranleigh Ruby Football Club is also located within the Alfold parish boundary and has teams playing mini, junior and senior games. These teams participate in various leagues and provide for most age groups.

Within the grounds of the Springbok Estate run by Care Ashore there is a lake where day permits can be purchased for coarse and carp fishing. Model boating enthusiasts also have access to the lake one day a week. There are also allotments available for both Care Ashore and the village residents.

Alfold Parish has many footpaths, canal towpaths on the Wey and Arun Canal and bridleways offering routes both circular and as part of longer distance pathways. These various multi-purpose routes provide recreation activities for all age groups along with the more specific health activities such as dog walking, jogging, cycling and horse riding. The Village is located on the Surrey Sussex border and benefits from being an area of great landscape value and close to Areas of Outstanding Natural Beauty and the Forestry Commission's Sydney Woods.

Due to the local road network, circular routes for cycling events are used by local and outlying groups over the weekend. The outlying groups often utilise the Village Hall as the start and finish point as well as providing changing and refreshment stations.

Alfold due to its rural location and having no street lighting is an area that is relatively free of interference from artificial lighting, so offering 'Dark Skies'. This provides the opportunity for observing the night sky when cloud conditions allow (see Dark Skies Policy).



I. Access to Services

Background Evidence for Policies ANP ED1, ANP ED2, ANP HWL1, ANP HWL2, ANP HWL3, ANP DC1 and ANP DC2

Education

Alfold infant school closed in 1994, so the village does not have any mainstream educational facilities apart from a day care nursery on Dunsfold Park. The 2011 census¹⁰ showed that there were 213 residents aged 17 or under at that time, with 45 being preschool age. At that time, there was an average of 14 residents in each school year. However, this may have increased as recent figures show that the number of live births in the ward has increased year on year since then¹¹. In addition, there are consented permissions for a further 447 homes to be built in the Neighbourhood Plan area. Using the formula for yield of school places¹², this equates to the need for a further 112 primary school places and 80 secondary school places. When added to the children already in the Parish it shows that Alfold will be able to support a single form entry primary school.

There is historical evidence of a relative under attainment in the area with the Index of Multiple Deprivation 2015 placing the area in the 3rd decile¹³. Also, the 2011 census data, which looks at the adult population, shows that 20.2% have no qualifications, compared with 15.2% in Waverley as a whole. There is a corresponding reduction in the number of adults with degree level qualifications. The recent 2019 Index of Multiple Deprivation shows some improvement in children and young people's attainment when ranked against other areas as Alfold is now in the 5th decile.

In order to maintain and consolidate this progress, it is important that all young people can access education easily and in a way that encourages them to continue to appropriate post 16 provision. The lack of local schools may also contribute to families not wanting to move into the area. Some, however, such as the formerly homeless from across the Borough, do not have this level of choice as to where they live.

There were no questions about educational settings used by residents in the 2017 survey. At the public consultation in May 2019, informal discussions about schools took place. Children were generally attending Loxwood Primary School in West Sussex; they received no help towards transport if they chose Cranleigh as it is not their nearest school. The preference was for children to then follow their peers and move on to The Weald in Billingshurst West Sussex, but this is oversubscribed, so they were given places at Glebelands in Cranleigh.

¹⁰ <https://www.nomisweb.co.uk/reports/localarea?compare=E04009605>

¹¹ <https://www.surreyi.gov.uk/dataset/births-by-area-of-residence-of>

¹² <https://mycouncil.surreycc.gov.uk/documents/s52689/Annex%201-%20Draft%20Developer%20Contribution%20Guide.pdf> see page 17

¹³ <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>



The distances in miles to various preschools, primary schools, secondary schools and 6th forms from the 3 main residential areas are shown in the tables below:

Type	Education setting	Old village	Crossways	Stovolds Hill
Day Care	Little Harriers	1.6	1.1	2.7
	Christopher Robin, Cranleigh	4.5	4.1	3.2
Preschools	Loxwood Preschool	1.9	2.5	4.7
	Cranleigh Nursery School, Rowly	4.8	4.3	3.4
	Acorn nursery, Cranleigh	4.6	4.1	3.3
	Little Hearts, Cranleigh	4.3	3.9	3.4
	<i>Dunsfold Park – not yet built</i>	~2.0	~1.5	~0.7
Primary Schools	Loxwood Primary School	1.9	2.5	4.7
	Park Mead School Cranleigh	5.5	4.6	3.8
	Cranleigh C of E Primary	4.6	4.1	3.3
	<i>Dunsfold Park – not yet built</i>	~2.0	~1.5	~0.7
Secondary School	Glebelands, Cranleigh	4.8	4.3	3.4
	The Weald, Billingshurst	7.7	8.3	10.6
6 th form	Godalming College	10.0	9.5	6.8
	The Weald, Billingshurst	7.7	8.3	10.6

Distances are the by the shortest route taken from Google maps on 2.1.2020. Figures in green show the nearest setting. Schools in West Sussex are shaded.

A new primary school with early years provision is planned for Dunsfold Park: distances to the Education Hub on the latest masterplan have been estimated as they depend on available routes in and out of the site. For the Stovolds Hill community, this distance will only be achieved if the family walk to school - but see text below. As work on the site has not yet commenced, and given the phasing of s106 contributions, the school is unlikely to be available before 2029.

Surrey County Council's policy on transport to school expects children aged under 8 to walk up to 2 miles to school and those over 8 to walk 3 miles – this is dependent on a safe walking route being available¹⁴. At present, none of the settings listed above can be reached by a safe walking route as footpaths are not available for the whole journey. A footpath into Dunsfold Park from the south (Compasses gate) is planned, but there is currently no plan for a footpath from the Stovolds Hill entrance.

A preschool within an acceptable walking distance of the majority of the parish would be a valuable contribution. This would need to be sited in the vicinity of the old school as this is the only location within walking distance (0.6 miles)¹⁵ of the whole of the Old Village and Crossways. [map to be added]

National policy states: 'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen

¹⁴ https://www.surreycc.gov.uk/_data/assets/pdf_file/0008/218357/Home-to-school-or-college-travel-and-transport-policy-2020-21-V4-April-2021.pdf last accessed 30.8.2021

¹⁵ <http://www.hwa.uk.com/site/wp-content/uploads/2017/09/NR.4.3F-CIHT-Guidelines-for-Providing-Journeys-on-Foot-Chapter-3.pdf> see table 3.2 on page 49; last accessed 30.8.2021



choice in education.’¹⁶ The relevant planning authority for education is Surrey County Council – although note that a large number of children receive their education from the neighbouring West Sussex County Council. Waverley Borough Council in its Local Plan part 1 adopted in 2018 supports new infrastructure for development provided by planning obligations or funded through CIL. They are keen to see dual use of community facilities, so the combination of (say) education and healthcare facilities would be supported.¹⁷ In addition, retained policies from 2002, CF2 and CF3 support the development of new community facilities, with CF2 part b noting support for facilities where ‘the location of the development is readily accessible to the population served’.¹⁸ The provision of the new primary and early years school at Dunsfold Park is marked as ‘critical’ in Waverley Borough Council’s Infrastructure Development Plan¹⁹.

Health

Alfold does not have any health care facilities. The 2011 census showed that Alfold Parish has an older population than Waverley as a whole [median age 49, versus 42 in Waverley], with an excess of residents aged 60 – 75. This cohort will now be older and, assuming they have not moved away, will be in need of increasing health care.

The Index of Multiple Deprivation 2019 shows that the area has relatively poor health compared with the rest of Waverley [4th worse out of 81 areas].

Recent data²⁰ shows that 3.9% of working age adults are claiming Employment Support Allowance, meaning that they are out of work for health related reasons; this compares to an average of 2.9% in Waverley as a whole and is the highest proportion for any rural area in the Borough.

At the public consultation in May 2019, informal discussions were held about which General Practice local residents used. Most people used Loxwood (in the adjacent Coastal West Sussex Clinical Commissioning Group) with a few using Chiddingfold – which has a branch surgery in Dunsfold, although this has been closed since March 2020. The distances in miles to the local GPs from the 3 main residential areas are shown below:

General Practice	Old Village	Crossways	Stovolds Hill
Cranleigh Medical Practice	4.5	4.0	3.2
Loxwood Surgery	1.9	2.5	4.8
Dunsfold Branch Surgery	4.5	4.0	2.0

¹⁶ <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-and-safe-communities> accessed 30.8.2021

¹⁷ https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/LPP1_July_2019_web.pdf see policies ICS 1 and ICS4 on page 62; last accessed 30.8.2021

¹⁸ https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/Local_Plan_2002_Updated.pdf see policies CF2 and CF3 on pages 68 and 69; last accessed 30.8.2021

¹⁹ <https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/Infrastructure%20Delivery%20Schedule%20Update%202021.pdf> see page 17; last accessed 30.8.2021

²⁰ <https://www.surreyi.gov.uk/dataset/employment-and-support-allowance-claimants>



Chiddingfold Surgery	8.4	7.9	7.5
Dunsfold Park – not yet built	~2.0	~1.5	~0.7/ 3.0

Distances taken from Google maps on 2.1.2020. Figures in green show the nearest surgery.

A new general practice, or branch of an existing practice, is planned for Dunsfold Park. It is not known where this will be situated, so distances have been estimated. For the Stovolds Hill community, the lower distance will only be achieved if the resident walks to the surgery; the higher distance is an estimate if they drive. Work on developing the site has not yet begun and due to the phasing of s106 contributions, the surgery will not be available within the plan period.

A medical facility within an acceptable walking distance of the majority of the parish would be a valuable contribution. This would need to be sited in the vicinity of the old school as this is the only location within walking distance (0.6 miles)²¹ of the whole of the Old Village and Crossways. [map to be added]

Waverley Borough Council in its Local Plan part 1 adopted in 2018 supports new infrastructure for development provided by planning obligations or funded through CIL. They are keen to see dual use of community facilities, so the combination of (say) education and healthcare facilities would be supported.²² In addition, policy CF2 retained from the 2002 plan supports the development of new community facilities, with part b noting support for facilities where 'the location of the development is readily accessible to the population served'.²³ The provision of the new medical facility at Dunsfold Park is marked as 'critical' in Waverley Borough Council's Infrastructure Development Plan²⁴.

Shops

At present, the community has a petrol station with attached food store (in Crossways) and a combined Post Office and shop (in the Old Village). The garden centre closed in 2020. A further building with planning permission as a combined shop and café has been built at the new Chapel Fields development.

The 2017 survey (Q3) showed that the majority of respondents used the existing facilities either 'sometimes' or 'often' with a higher usage of the petrol station plus food store than the Post office and shop. This could reflect opening hours and ease of parking. Whilst residents of the Old Village and Crossways are able to access a shop on foot, for those at Stovolds Hill the nearest shop is One Stop in Cranleigh (2.3 miles) with the combined shop and Post Office in Dunsfold being 2.6 miles away. The nearest supermarkets are in Cranleigh, with Sainsburys being 3.6 miles from Crossways.

²¹ <http://www.hwa.uk.com/site/wp-content/uploads/2017/09/NR.4.3F-CIHT-Guidelines-for-Providing-Journeys-on-Foot-Chapter-3.pdf> see table 3.2 on page 49; last accessed 30.8.2021

²² https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/LPP1_July_2019_web.pdf see policies ICS 1, ICS4 and ICS5 on page 62; last accessed 30.8.2021

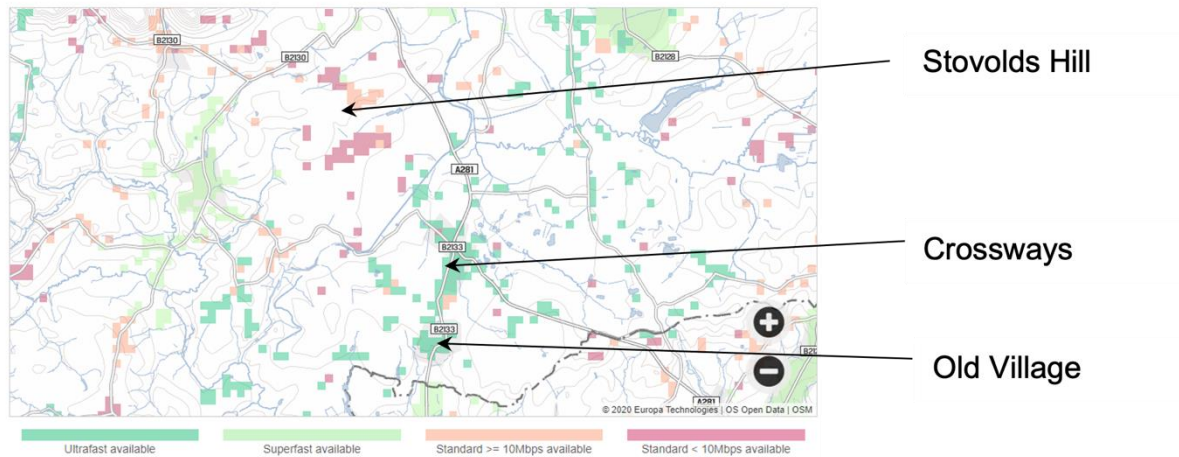
²³ https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/Local_Plan_2002_Updated.pdf see policies CF2 and CF3 on pages 68 and 69; last accessed 30.8.2021

²⁴ <https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/Infrastructure%20Delivery%20Schedule%20Update%202021.pdf> see page 17; last accessed 30.8.2021



Broadband and mobile phone coverage.

The 2017 survey asked about mobile phone reception and broadband speed (Q 20 & 25). 75% of respondents wanted improved mobile reception, with 58% wanting faster broadband. Since then, ultrafast broadband (330Mbps) has become available to most residents of Crossways and the Old Village, with superfast (40Mbps) being available in addition to those in the Old Village. However, the northern part of the Parish (including Dunsfold Park) continues to have access to standard broadband (max 13Mbps) – see map below.



Source Ofcom accessed 2.1.2020²⁵

Mobile phone coverage depends on the provider and whether voice or data is being considered. Indoor reception with no 4G is summarised below:

Area	Old Village GU6 8ER		Crossways GU6 8JB		Stovolds Hill GU6 8LD	
	Voice	data	Voice	data	Voice	data
Three	No service	No service	No service	No service	problems	problems
O2	problems	problems	OK	OK	OK	OK
EE	No service	No service	No service	No service	OK	OK
Vodafone	OK	OK	OK	OK	OK	OK

Source Ofcom accessed 30.8.2021²⁶

²⁵ <https://checker.ofcom.org.uk/broadband-coverage>

²⁶ <https://checker.ofcom.org.uk/mobile-coverage>



J. Evidence Catalogue

The following is a list of evidence in documentary form referred to at various points in the Plan, and available in the Neighbourhood Plan cloud database:

Alfold Neighbourhood Plan Design Code, AECOM for Alfold Parish Council, Final Report August 2020

Alfold Neighbourhood Plan Site Options and Assessment, AECOM for Alfold Parish Council, November 2018

Alfold Housing Needs Assessment, AECOM for Alfold Parish Council, June 2022

