

GODALMING TOWN COUNCIL

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Municipal Buildings
Bridge Street
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Surrey GU7 1HT

25 August 2016

I HEREBY SUMMON YOU to attend the **PLANNING & ENVIRONMENT COMMITTEE** Meeting to be held in the Council Chamber, Municipal Buildings, Bridge Street, Godalming on THURSDAY, 1 SEPTEMBER 2016 at 7.00 pm.

A Jeffery
Deputy Town Clerk

Committee Members: Councillor Bolton – Chairman
Councillor Poulter – Vice Chairman

Councillor P Martin
Councillor Cosser
Councillor T Martin
Councillor Reynolds
Councillor Noyce
Councillor Welland
Councillor Pinches
Councillor Walden
Councillor Purkiss

Councillor Gordon-Smith
Councillor Wheatley
Councillor A Bott
Councillor S Bott
Councillor Thornton
Councillor Williams
Councillor Gray
Councillor Young

AGENDA

1. MINUTES

To approve as a correct record the minutes of the meeting of the Committee held on the 11 August 2016, a copy of which has been circulated previously.

2. APOLOGIES FOR ABSENCE

3. PETITIONS/STATEMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC

The Chairman to allow members of the public to ask the Council questions, make a statement or present a petition. This forum to be conducted in accordance with Standing Order 4.

4. DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

To receive from Members any declarations of interests in relation to any items included on the Agenda for this meeting required to be disclosed by the Localism Act 2011 and the Godalming Members' Code of Conduct.

The Comments and observations from the following Waverley Borough Councillors are preliminary ones prior to consideration at Borough Council level and are based on the evidence and representations to the Town Council.

Members of the Public have the right to attend all meetings of the Town Council and its Committees and are welcome.

Cllr P Martin
Cllr T Martin
Cllr Welland
Cllr Thornton
Cllr Bolton

Cllr RA Gordon-Smith
Cllr Reynolds
Cllr Wheatley
Cllr Williams
Cllr Hunter

5. PLANNING APPLICATIONS - CONSULTATION

To consider a schedule of planning application attached at Appendix A.

6. WAVERLEY BOROUGH COUNCIL – PLANNING DECISIONS

A list of Godalming applications considered by Waverley Borough Council (either by delegated authority or by the Area Planning Committee (Central)) where decisions were significantly different to the observations submitted by the Town Council is attached for the information of members.

7. UPDATE ON THE NEIGHBOURHOOD PLAN

Members to receive an update from the Chairman of the Neighbourhood Plan Ad Hoc Advisory Committee and to receive notes of the Neighbourhood Plan Ad Hoc Advisory Committee's discussions relating to the Waverley Draft Local Plan which they wish Members to consider prior to formulating their response (discussion paper to be tabled at the meeting).

8. WAVERLEY LOCAL PLAN

Members to consider Godalming Town Council's first draft response to Waverley Borough Council's draft Local Plan. Members are invited to consider the draft response attached and to indicate their agreement or otherwise; focussing specifically on what they wish to say about Chapters 13 – Rural Environment (encompassing proposed changes to the Green Belt boundary) and 18 – Strategic Sites.

Members to note that the matter will return to the Committee on 22 September 2016 for Members to consider the final draft of their response. At that point the draft will be, as far as possible, in the format that Waverley Borough Council has requested.

9. ITEMS FOR THE INFORMATION OF MEMBERS

Members are asked to note the items which are tabled for their information.

10. DATE OF NEXT MEETING

The next meeting of the Planning & Environment Committee is scheduled to take place on Thursday, 22 September 2016 at 7.00 pm in the Council Chamber.

11. ANNOUNCEMENTS

Brought forward by permission of the Chairman. Requests to be submitted prior to commencement of the meeting.

SCHEDULE OF PLANS SUBMITTED FOR
COMMENTS OF GODALMING TOWN COUNCIL'S PLANNING & ENVIRONMENT COMMITTEE

<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
1. WA/2016/1457	Change of use of outbuilding to music teaching studio and alterations. 61 Meadow, Godalming L Newman	
2. WA/2016/1468	Erection of single storey rear and side extension. 18 Ormonde Road, Godalming S Yeo	
3. WA/2016/1484	Erection of extensions and alterations following demolition of existing garage. 17 Duncombe Road, Godalming Mr & Ms Warlow	
4. WA/2016/1486	Installation of extractor flues to Science Block and C Block. Charterhouse School, Charterhouse Road, Godalming Charterhouse School	
5. WA/2016/1487	Listed Building Consent for the installation of extractor flues to Science Block and C Block. Charterhouse School, Charterhouse Road, Godalming Charterhouse School	
6. WA/2016/1489	Erection of extensions. 21 Long Gore, Farncombe S Snelling	
7. WA/2016/1497	Erection of 3 dwellings following demolition of existing building and associated works and parking. 110 Ockford Road, Godalming A Hussain – Godalming Tandoori	
8. WA/2016/1502	Installation of ventilation ducting and flue (revision of WA/2015/2099) follows invalid application WA/2016/0734). 139 High Street, Godalming M Cabbaroglu	

GODALMING TOWN COUNCIL

<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
9. WA/2016/1504	Erection of extensions and alterations, including dormer windows following demolition of existing garage. Clifford House, Charterhouse Road, Godalming R Harpham	
10.WA/2016/1510	Erection of a timber carport with a pitched roof. Oaks, Crownpits Lane, Godalming Mr & Mrs Warren	
11.WA/2016/1512	Change of use of first floor from Use Class B1 (office) to flexible Use Classes B1 and D2 (office together with assembly and leisure). 79-81 High Street, Godalming M Coughlan	
12.WA/2016/1513	Application under Regulation 3 for change of use of community room into a dwelling. Community Centre, Stonepit Close, Godalming Housing Development – Waverley Borough Council	
13.WA/2016/1521	Certificate of Lawfulness under Section 191 for alterations to roof to create habitable accommodation. 45 Admiral Way, Godalming M Ferris	
14.WA/2016/1527	Application under Section 73A to vary Condition 16 of WA/2012/1843 (plan numbers) to allow changes to the roof form. Land to rear of 66 & 66A High Street, Godalming C Walker	
15. WA/2016/1532	Construction of roof with 2 roof lights and alterations to elevations to existing single storey rear extension. 61 Silo Drive, Godalming Mr & Mrs Gray	
16. WA/2016/1540	Erection of two storey extension and alterations following demolition of single storey extensions. 19 Molyneux Road, Farncombe Mr & Mrs Lewis	

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<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
17. WA/2016/1542	Erection of extensions, including a linked extension and alterations. Whipley, Tuesley Lane, Godalming Mr & Mrs Vere-Nicholl	
18. WA/2016/1543	Erection of single storey side extension and alterations. 49 Peperharow Road, Godalming Mr & Mrs Allner	
19. WA/2016/1547	Installation of replacement 80,000 litre petrol tank, temporary removal of forecourt canopy during installation works, remediation of existing underground tanks, installation of new drain channels and interceptor, replacement pumps and associated works following demolition of an unlisted building in a Conservation Area. Ockford Road Filling Station, 32 Ockford Road, Godalming V Yogan – JP & S Services Ltd	
20. WA/2016/1550	Alterations to elevations and roof together with demolition of external staircase. Dairy Cottage, Broadwater Park, Summers Road, Godalming E Sergeant	
21. WA/2016/1551	Listed Building Consent for internal alterations and alterations to elevations and roof together with demolition of external staircase. Dairy Cottage, Broadwater Park, Summers Road, Godalming E Sergeant	
22. WA/2016/1570	Display of illuminated and non-illuminated signs. Inn on the Lake, Ockford Road, Godalming S Tucker – Mitchells & Butlers	
23. WA/2016/1571	Listed Building Consent for the display of illuminated and non-illuminated signs. Inn on the Lake, Ockford Road, Godalming S Tucker – Mitchells & Butlers	

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<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
24. WA/2016/1572	Erection of extensions together with internal and external alterations. Inn on the Lake, Ockford Road, Godalming Mitchells & Butlers	
25. WA/2016/1573	Listed Building Consent for the erection of extension together with internal and external alterations. Inn on the Lake, Ockford Road, Godalming Mitchells & Butlers	
26. WA/2016/1596	Erection of single storey extensions and alterations following demolition of existing lean-to. 19 Farncombe Hill, Godalming F Chant	
27. WA/2016/1598	Alterations to existing two flats to provide one dwelling. 46 Latimer Road, Godalming Mr & Mrs Kempley	
28. WA/2016/1600	Construction of a driveway. Spring Cottage, Spring Copse, Brighton Road, Godalming Mr & Mrs Crunkhorn	
29. WA/2016/1605	Erection of two storey rear extension and alterations following demolition of existing garage, porch and conservatory. Alterations to roof space to provide habitable accommodation. 15 Hawthorn Road, Godalming A Gordon	
30. WA/2016/1607	Display of non-illuminated signs. The Warehouse, Owen Road, Farncombe D Marashi – Whiz Kidz Softplay	
31. WA/2016/1626	Erection of 5m high cantilever racking. Jewson (Builders Merchant), 2 Chalk Road, Godalming Saint Gobain Building Distribution	
32. WA/2016/1645	Listed Building Consent for installation of french doors to rear elevation. Fords, 134 Ockford Road, Godalming Mr Hunt – Fords	

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<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
33. TM/2016/0129	Application for works to a tree subject of Tree Preservation Order 02/04. 15 The Brambles, Godalming Mrs Irene McCabe	
34. TM/2016/0131	Application for removal of a tree subject of Tree Preservation Order 26/02. 16 The Laurels, Streeters Close, Godalming Mr Adrian Sadler	
35. TM2016/0135	Application for work to trees subject of Tree Preservation Order 33/06. T1-T5 Exempt of TPO application. T6 Hazel, Buckthorn, F. Maple – Coppice to a height of 1.5m from ground level. The Water Tower, Knoll road, Godalming Mr Alex Skelton	
CA/2016/0102	Crownpits Godalming Conservation Area. Works to/removal of trees. 99 Brighton Road, Godalming Dr Anita Law	
CR/2016/0012	Prior Notification Application – Change of use from Class B1a (office) to Class C3 (residential) use to provide 11 dwellings. Units C, D & E, Catteshall Mill, 5 Catteshall Road, Godalming D Moore – Hurtmore Properties	
CR/2016/0013	Prior Notification Application – Change of use from Class B1a (office) to Class C3 (residential) use to provide 35 dwellings. Thornbrook House, Weyside Park, Catteshall Lane, Godalming Thornbrook House Ltd	
CR/2016/0014	Prior Notification Application – Change of use from Class B1a (office) to Class C3 (residential) use to provide 64 dwellings. Westbrook Mills, Borough Road, Godalming Agent	

WAVERLEY BOROUGH COUNCIL – PLANNING DECISIONS

Godalming applications considered by Waverley Borough Council where decisions were significantly different to the observations submitted by the Town Council.

<u>Plan Ref.</u>	<u>Description</u>	<u>Town Council Observations</u>	<u>Waverley Decisions</u>
WA/2016/1297	Erection of a single-storey rear extension. 49 Alderbank Drive, Godalming. E C Stephens Dr C R Seebold & Mr T M Seebold	Object on the grounds of loss of amenity to the residents and future residents of the property.	Full permission

8. WAVERLEY BOROUGH COUNCIL – DRAFT LOCAL PLAN

Introduction

Waverley Borough Council has opened consultation on its Draft Local Plan (DLP).

What follows is a first draft of a response from Godalming Town Council to that document. As agreed on 11 August this response covers those areas where debate to date has indicated consensus amongst Councillors and identifies the areas where further debate is needed before the Town Council can arrive at a view (Minute 188-16 refers).

To assist Members where the Town Clerk has indicated consensus the active word (such as “agrees” or “supports” is underlined so that Members can review the matter and indicate whether they do indeed concur. Areas for further debate are highlighted as such in the text and consist of Chapter 13 – Rural Environment (including changes to the Green Belt Boundary) and Chapter 18 – Strategic Sites (primarily Dunsfold).

The following documents are appended to this report:

- Waverley Borough Council’s letter about the Consultation
- The form that respondents are invited to complete
- Draft Report of the GOFARNP Housing Group
- List of Housing Development already agreed/planned - prepared by GOFARNP Housing Group

Members are invited to consider the draft response below and to indicate their agreement or otherwise; focussing specifically on what they wish to say about Chapters 13 and 18.

The matter will return to the Committee on 22 September for Members to consider the final draft of their response. At that point the draft will be, as far as possible, in the format that Waverley Borough Council has requested.

DRAFT RESPONSE

Chapter 4 - Local Plan Objectives

Godalming Town Council has identified the following from the DLP objectives at Chapter 4 as being of particular importance to Godalming and Farncombe:

- (4) To support the development of suitable brownfield land, including a new settlement at the Dunsfold Aerodrome site subject to appropriate infrastructure and mitigation.
- (6) To support measures that promote sustainable transport including improvements to public transport and improved facilities for pedestrians and cyclists.
- (7) To maintain and protect all those areas of the Green Belt that fulfil the purposes of the designation.
- (10) To ensure that adequate provision is made for new or improved social, physical and green infrastructure to meet the needs of the increased population and additional demands arising from employment related development.

(11) To deliver an increase in the overall stock of affordable housing and to ensure that as far as possible the type and tenure of affordable housing meets local needs identified in the Strategic Housing Market where it is viable to do so.

(12) To support the delivery of a range of sizes and types of new homes and accommodation, including homes and accommodation to meet the needs of specific groups of the population, including older people and first-time buyers.

(13) To safeguard existing employment accommodation and support the delivery of new and improved commercial premises, both within the main settlements and in rural areas, in order to meet flexibly the needs of a range of businesses in Waverley; in particular to accommodate the project growth in B1a/b (Offices/Research and Development) uses and the specific needs of small and medium-sized enterprises (SMEs).

The Town Council is in broad agreement with the objectives above but has some concerns, detailed in the following pages about how they can be achieved in Godalming and Farncombe. All other objectives are agreed without comment.

Chapter 5 - Spatial Strategy

Godalming Town Council supports the principle stated in Policy SP2 that 'non-strategic sites will be identified and allocated through Local Plan Part 2 and Neighbourhood Development Plans'. However, the Town Council would like clarity about how Waverley Borough Council (WBC) is defining a strategic site. Is the criterion simply housing numbers?

Chapter 6 – The Amount and Location of Housing

Godalming Town Council notes the minimum number of 1,240 new homes allocated to this parish to accommodate and raises no objection.

Chapter 7 - Sustainable Transport

Paragraph 7.9 of the DLP makes reference to the Waverley Cycling Plan Supplementary Planning Document (SPD) 2005 which identified a number of preferred cycle routes. Whilst Godalming Town Council welcomes the proposed update to this list, it feels that the DLP should provide clearer policy support for these routes and signpost the fact that Neighbourhood Plans could identify additional routes. The SPD dates from 2005 and in the intervening eleven years there has been little progress made in developing quality cycle routes in Godalming and Farncombe demonstrating that there needs to be a stronger commitment to achieving this. In the emerging Neighbourhood Plan for Godalming and Farncombe the focus for transport is on cycling and walking and, with the inevitable increase in traffic from Dunsfold as well as growth in Godalming and Farncombe, credible alternatives to the private car need to be provided.

Paragraph 7.10 of the DLP notes that measures to tackle traffic growth and address congestion hotspots and improve travel options and accessibility will be addressed through the Surrey Local Transport Plan and '...where appropriate, will be reflected in the Local Plan Part 2: Non-Strategic Policies and Sites.' Godalming Town Council considers it vital that Neighbourhood Plans are also added to this because, as Policy SP2 (Spatial Strategy) notes, Neighbourhood Plans are one of the main ways that new development will be allocated. A coherent approach to such allocations should ensure that sustainable movement is addressed as well as part of the same plan. Similarly, in paragraph 7.25, commitment is made by WBC to work with Surrey County Council on improving the existing network of pedestrian and cycle routes; this should also include town and parish councils and Neighbourhood Plan groups.

Generally, therefore, Policy ST1 (Sustainable Transport) needs to make more explicit reference to the role that Neighbourhood Plans and town and parish councils should play in improving non-vehicular movement in particular. This should include particular reference in the first sentence as to who 'key stakeholders' include, i.e. town and parish councils and Neighbourhood Plan groups.

Chapter 8 – Infrastructure and Community Services

Godalming Town Council is concerned, looking at the infrastructure evidence base, that the assertion in paragraph 6.13 of the DLP that, 'The Infrastructure Delivery Plan supports the development strategy and identifies the infrastructure improvements required to support additional housing', cannot be justified. The 2014 WBC Infrastructure Update has large gaps where it states that responses are still awaited to the April 2014 consultation. Given that it is now September 2016 this is unacceptable and is particularly concerning when there are gaps in respect of fundamental matters such as education and rail capacity. This is a matter of particular concern to Godalming Town Council because it is so intrinsically linked to the delivery of the Dunsfold strategic site; and to the delivery of services to a growing Godalming community.

Godalming Town Council supports Policy ICS1 with the caveat that the words "...or Neighbourhood Plans..." should be inserted at the end of the first sentence of paragraph 4, i.e. it should read, "The Council will support the development of new services and facilities where required and may safeguard land for infrastructure if identified through the Infrastructure Delivery Plan *or Neighbourhood Plans.*"

Chapter 9 - Affordable Housing and other Housing Needs

Godalming Town Council observes that, in planning terms, the planning definition of the term 'affordable housing' has been obscured by the recent Housing and Planning Act which has brought Starter Homes under definition. Given that the overall affordable housing requirement sought by WBC in the DLP is 40%, then, implicitly, at least half of this could be in the form of Starter Homes. We are concerned that the absence of any reference to Starter Homes in the DLP suggests that little thought has been given to the impact of these new provisions in the Housing and Planning Act; while we understand that this probably arises because of the recent enactment of the provisions, it may result in challenges to the affordable housing policies in the DLP from the development industry and such challenges would in our view be very unwelcome.

Godalming Town Council wishes to see commuted sums for affordable housing focused on Godalming and Farncombe as one of the main settlements in Waverley. Policy AHN1 states that on small sites on 10 dwellings or fewer, affordable housing will be sought as commuted sums which will be used to deliver affordable housing off-site. Godalming Town Council believes it likely that much of the development in Godalming and Farncombe will be on small sites and therefore possible that our community will not see the provision of affordable housing that is needed if the commuted sums are used by Waverley Borough Council on sites it has elsewhere in the Borough that can deliver affordable housing.

Godalming Town Council finds the summary in Policy AHN3 (Housing Types and Size) overly general. The Town Council agrees with the policy as far as it goes - reflecting the findings of the West Surrey Strategic Housing Market Assessment (SHMA) and requiring the specific needs of older people, families with children and people with disabilities to be addressed. More specific requirements linked to the size of dwellings (by number of bedrooms) would be more helpful for example, 'families with children' could be seeking dwellings from anywhere between 2 and 5-beds; although the evidence in the emerging Neighbourhood Plan Godalming suggests that 3-bed homes are required for this group.

In the same way that Policy AHN1 (Affordable Housing) identifies a role for Neighbourhood Plans, Policy AHN3 would benefit from stating that Neighbourhood Plans should be able to identify alternative mixes in local areas where there is the appropriate evidence.

Chapter 10 - Employment and the Economy

Godalming Town Council observes that at paragraph 10.20 the DLP notes that the Borough has lost a significant number of employment premises since the amendment to permitted development rights to allow conversion of such premises to residential use. We acknowledge that this arises from national policy and is not something that the DLP can necessarily counter but this issue is particularly pertinent to Godalming and Farncombe where 243 new dwellings are already expected as a result of this permitted development and the trend is expected to continue. It will erode the employment base and result in further windfall housing development.

Despite this problem, paragraph 10.28 states that employment development will be focused in the main settlements including Godalming. It is currently unclear where this development would be located in the town, therefore Godalming Town Council finds it rather disingenuous for the DLP to make this statement. However, the Council supports Policy EE2 (Protecting Existing Employment Sites) for its intention to protect, as far as it can, the existing employment base in the borough.

Chapter 11 - Town Centres and Shopping

Godalming Town Council supports Policies TCS1 (Town Centres) and TCS2 (Local Centres).

Chapter 12 - Leisure, Recreation and Sport

Godalming Town Council is concerned by the statement in Paragraph 12.13 that 'Detailed criteria for designating Local Green Spaces through local and neighbourhood plans will be provided as part of the Local Plan Part 2.' A Local Green Space designation affords the same level of protection as green belt. Whilst guidance on the criteria for being able to designate Local Green Spaces is generally helpful, this is already provided in the National Planning Policy Framework and Planning Practice Guidance. To suggest that any criteria as interpreted by Waverley Borough Council should be enshrined in policy is of concern.

The Town Council notes the observation in Paragraph 12.18 that Godalming is one of the places in Waverley borough that has a below-average level of equipped play provision and informal play space. This has been noted and will be picked up through the emerging Neighbourhood Plan.

Policy LRC1 (Leisure, Recreation and Cultural Facilities) states that the loss of existing facilities is acceptable subject to a series of criteria. One of these relates to alternative provision and ensuring this is of a suitable scale and type. Godalming Town Council recommends that added to this is the requirement for any re-provision 'to be in a location that is accessible to the community it serves'.

Chapter 13 – Rural Environment

This chapter deals with Green Belt Boundaries and this is identified as an area where Godalming Town Council will need discussion before arriving at its response. However, it will be non-controversial for the Town Council to support Policy RE3 (Landscape Character) with the caveat that the Council seeks early warning if the boundary of the Godalming Hillside is likely to change.

Waverley's Draft Local Plan recommends the removal of two pieces of land from the green belt around Godalming

- at land south-east of Binscombe (Paragraph 13.12); and
- land between Aaron's Hill and Halfway Lane (Paragraphs 13.13 to 13.15).

Chris Bowden from Navigus Planning advises:

"In order to justify the removal of green belt land, it must be demonstrated that it no longer fulfils all the five objectives of the green belt:

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land*

This is the sole way that any contrary view can be argued. It is observed that there is a strong technical evidence base behind the WBC position.

What must be balanced is the issue of green belt release versus the need to meet the housing requirements in the DLP and the significant need for affordable housing. With regard to the latter point, there is a need for larger sites to ensure that affordable housing is delivered on site (there is a more detailed discussion of this issue in Section 8.0). Godalming and Farncombe is very constrained in terms of potential sites for housing but it is proposed that the NP undertakes a Call for Sites to understand that latest position. If the commitment is to deliver housing in Godalming and Farncombe, then difficult choices need to be made.

At this point it is worth noting that the NP cannot actually remove sites it allocates from the green belt. Rather, it recommends they are deleted from green belt and it is the Local Plan that actually does this. Therefore, in terms of options for removing sites from the green belt, this is largely dictated by the DLP.

In respect of the areas of land that are proposed for removal from the green belt (and therefore, de facto, available as housing sites), there is an issue for the Aaron's Hill/Halfway Lane land in respect of the lack of a defensible boundary, e.g. a road, river or other physical boundary. It is recommended that GTC pushes for more certainty, particularly given the need for the NP to bring this site, if allocated for development, together as part of coherent strategy for Godalming and Farncombe."

Members are also urged to read the draft report of the Neighbourhood Plan's Housing Group and in particular the observations about Green Belt land.

Chapter 14 – Townscape and Design

Godalming Town Council supports Policy TD1 (Townscape and Design) and the role of Neighbourhood Plans in helping deliver it.

Chapter 15 – Heritage Assets

Godalming Town Council supports Policy HA1 (Protection of Heritage Assets) and the role of Neighbourhood Plans in helping deliver it.

Chapter 17 – Climate Change and Flood Risk Management

Godalming Town Council wholeheartedly supports Policy CC4 (Flood Risk Management).

Chapter 18 – Strategic Sites

This is another area where Godalming Town Council will need to consider its response carefully and Members are urged to read the draft report of the Neighbourhood Plan Housing Group.

Policy SS7 – New settlement at Dunsfold Aerodrome

Godalming Town Council supports the principle of significant development at Dunsfold. However, the principal concern with the Dunsfold policy is the lack of certainty that a proper and full evidence base has been assembled which demonstrates that this scale of development can be delivered along with the supporting infrastructure and in a way that does not have significant adverse impacts on neighbouring areas including Godalming and Farncombe.

Chris Bowden advises:

“Reference is made in paragraph 5.22 of the DLP to ‘more needing to be done’ in respect of appropriate mitigation on the highway network’. This is a concern and one of the reasons is that, if additional mitigation is required, this increases the cost which will inevitably decrease the resources that will be focused on more sustainable modes of transport such as cycling and on public transport. Paragraph 5.22 goes on to state that, ‘Development of the site is subject to these matters being resolved satisfactorily through the relevant planning applications.’ This is of considerable concern; such matters for a site of this scale and complexity should be dealt with through a comprehensive development brief and/or masterplan.

The NP Group concurs with this view and has stated that, through the work it has done on issues as they relate to Godalming and Farncombe, the Dunsfold site needs to be bigger. Their view is that 2,600 dwellings is possibly the worst size because it is not big enough to deliver better transport links but is big enough to have an adverse impact on Godalming and Farncombe. Whilst the NP can become a significant bidding document in seeking to secure developer contributions from the Dunsfold site for infrastructure improvements such as expanded car parking at Godalming Station, it is likely that available funds will be limited. This would be less likely to be the case with a larger site. It is recommended that GTC pushes WBC and the DLP to provide more clarity on the viability of development and how this relates to (i) what infrastructure is needed to ensure a sustainable development; and (ii) what infrastructure can be delivered by the development. In particular, where Policy SS7 (New settlement at Dunsfold Aerodrome) requires ‘a package of sustainable transport measures’, GTC should press for more certainty as to what package is needed, with the supporting evidence provided to justify this position.

On a similar theme, the requirement in Policy SS7 for a 26,000m² business park means that linkages to Godalming and Farncombe will be key. This is particularly the case given the declining employment base in the town. Again, the particular concern is that there will be no available funding to provide improvements to public transport and cycling.”

Policy SS8 – Strategic Mixed Use Site at Woodside Park

Given the lack of previous dialogue about this site Godalming Town Council is surprised by the inclusion of Woodside Park as a strategic site.

We would understand the definition of a strategic site, as being a site that is ‘important to delivering the strategic objectives of the plan’. We find the justification for the strategic role of this site to be unclear and would wish for clarification.



Waverley Borough Council
 Council Offices, The Burys,
 Godalming, Surrey,
 GU7 1HR
www.waverley.gov.uk

Godalming Healthcheck (Jane Thomson)
 C/o Godalming Town Council
 Bridge Street
 Godalming
 GU8 5LF

RECEIVED
 18 AUG 2016

Dear Sir/Madam,

WAVERLEY BOROUGH COUNCIL CONSULTATION ON THE PRE-SUBMISSION LOCAL PLAN PART 1: STRATEGIC POLICIES AND SITES

In the Local Plan Newsletter that we recently sent you, we referred to the next stage of the process which is the publication of the pre-submission plan for consultation. We are now at that stage, and we would welcome your views.

The Pre-Submission Local Plan Part 1: Strategic Policies and Sites sets out the planning strategy for Waverley up to 2032 and includes specific policies to address the key issues and challenges facing the Borough. The plan has taken account of the comments made during the various consultations that have already taken place.

Waverley Borough Council plans to submit the Local Plan Part 1: Strategic Policies and Sites and associated documents to the Secretary of State for Communities and Local Government later this year, for examination. Documents are being published for a period of 6 weeks to give you the opportunity to formally comment. You can make general comments about the Plan at this stage, but the Council is asking for specific comments in relation to whether the Plan is legally compliant, sound and whether it has complied with the duty to co-operate. Guidance is available on what is meant by these terms on the consultation website at <http://consult.waverley.gov.uk>.

Representations can be made during the publication period which begins on Friday 19 August and ends at 5.00pm on Monday 3 October 2016.

The following documents are available as part of the consultation:

- The Pre-Submission Local Plan Part 1: Strategic Policies and Sites
- A Sustainability Appraisal report
- Habitats Regulations Assessment

In addition, there are a number of other supporting evidence documents which are available to view and download at: <http://www.waverley.gov.uk/evidencedocuments>

If you would like to respond you can do so in a number of ways:-



INVESTOR IN PEOPLE

1. Online Consultation Website:

You can view the document, and comment online, via our consultation website at <http://consult.waverley.gov.uk>. Please note that to submit your comments online you will need to register with the website, if you have not already done so. If you have, then you can use your existing username and password. Please do not register again; there are reminder prompts for usernames and passwords. You can then comment on different sections of the document.

- Download a Representation Form:

You can also download the document and representation form by visiting <http://www.waverley.gov.uk/newlocalplan> and following the link to the Local Plan consultation. This can be filled in electronically and emailed back to us at planningpolicy@waverley.gov.uk.

- Print the representation form and post it back to us:

Although we would encourage all those intending to respond to use either of the online facilities as described above, you can also print the form to complete by hand and post it back to us at: Planning Policy Team, Planning Services, Waverley Borough Council, The Burys, Godalming. GU7 1HR.

4. View the documents and collect a paper copy of the representation form

The Waverley Borough Pre-Submission Local Plan Part 1, the Sustainability Appraisal Report and other associated submission documents are available for inspection at the following locations, where you can also collect paper copies of the representation form:

- Planning Reception, Council Offices, The Burys, Godalming, Surrey, GU7 1HR. Monday-Thursday 9.00 am -5.00 pm, Friday 9.00 am - 4.00 pm. (Excluding Bank Holidays)
- Farnham Locality Office, South Street, Farnham, Surrey, GU9 7RN. Monday-Thursday 9am-5pm, Friday 9am-4.30pm (closed each day 12.30pm to 1.30pm) (Excluding Bank Holidays)
- Godalming, Farnham, Haslemere, Cranleigh and Bramley libraries. Please see www.surreycc.gov.uk/libraries for their opening times.

5. Write or email. We would prefer you to use the representation form, but if you prefer to write or email, please reference your correspondence with the relevant paragraph or policy number.

All comments, however they are submitted, will be publicly available and cannot be treated as confidential (identifiable by name and organisation only). Please note that any other personal information provided will be used by Waverley Borough Council to monitor responses, and will not be used for any other purposes.

We note that you have indicated in the past that you prefer to be contacted by letter. Our preference is to consult by email whenever possible. If you would prefer to change your preference to email, please send your email address as soon as possible to us at localplan@waverley.gov.uk , so that we can amend our records.

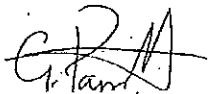
For more information or assistance on this consultation please contact the Planning Policy Team on 01483 523291 or email planningpolicy@waverley.gov.uk.

Thank you in advance for your views on this important consultation.

Farnham Neighbourhood Plan

Please note that the Council is also consulting on the Farnham Neighbourhood Plan during this same consultation period. To find out more about this and how to make representations, please visit <http://www.waverley.gov.uk/FarnhamNP>

Yours faithfully

A handwritten signature in black ink, appearing to read 'G. Parrott', with a stylized flourish at the end.

Graham Parrott

Planning Policy Manager

(attach separate sheets as necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Planning Inspector, based on the matters and issues he/she identifies for examination.

4. Do you have any other comments that you wish to make on this section?

(attach separate sheets as necessary)

5. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination?

- a. **Yes** I wish to participate at the oral examination
- b. **No** I do not wish to participate at the oral examination

6. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

(attach separate sheets as necessary)

Please note the Planning Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the examination.

**Please ensure you have printed your name at the top of this form
and on any additional sheets that you use**

GOFAR Housing Options

1. Preamble

The contents of this Housing Plan produced by the GoFar Housing Group are ahead of other parts of the Godalming Neighbourhood Plan. We present the Housing Options and its supporting evidence to inform the Borough's Local Plan preparations. The Housing Group recognizes that the Local Plan is now in draft in readiness for scrutiny by the Borough Council's members and is unlikely to change significantly at this stage. Arising from this, therefore, we recognize that the Housing Plan (Evidence and Options papers) will form part of the Borough's consideration of Local Plan updates. We anticipate that the remaining elements of the Neighbourhood Plan will have been incorporated by that time.

2. Housing Evidence led the Neighbourhood Planning Housing Group to identifying the following four housing priorities:

- Lack of suitable accommodation for the over 55s, who represent the town's fastest growing resident group and who will increasingly be needing to cope with mobility disabilities and illness, especially dementia
- Lack of reasonably priced accommodation for young and growing families
- Difficulties experienced by many young persons in securing their first independent accommodation
- General lack of social housing

whose needs were not being met by the current housing supply.

The challenge now is to determine how best to proceed to address the above shortages

3. Land Supply

Waverley as part of their Local Plan development invited land owners to table prospective development sites and these are scheduled in Appendix One.

Within GoFar itself there are a number of brownfield sites that enjoy some form of permitted development rights, as well as four green belt sites off Binscombe Lane, alongside Broadwater Park and south of Pullman Lane that one might determine as being appropriate for residential development. Additionally amongst the neighbouring parishes and Guildford Borough, in

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further green belt sites have been identified, all of which would look to Godalming as their primary major settlement.

However, there are two serious consequences that arise once land has been zoned for development or benefits from permitted development rights:

First, maximizing site value leads the landowner / developer to emphasise 4+ bedroom houses. Closer to the town centres, 2-bed properties have been favoured, as a substantial proportion are readily bought by Buy-to-Let Investors. However, such developments do not correspond to the housing preferences expressed by local residents responding to the GoFar Neighbourhood Plan Questionnaire (see Appendix Two). The following chart shows that a much greater number of local residents think that the priority with new build in the local area should be given to 3-bed houses.

Second, the record of recent years has largely been a total failure by Waverley, either to meet its own *affordable* (see *Glossary of Terms for definitions of affordable housing*) housing targets, or even for that quantity of *affordable* housing secured at planning to actually be built – see attached Surrey Advertiser article of 5th June 2015 (Appendix Three). By way of contrast, land lacking permitted development rights for which residential consent has been sought, has been offered with much greater proportions of both *affordable* housing and of three or fewer bed properties. Good recent examples being:

- Franklyn Road Site in Witley (Appendix Four)
- Dunsfold Park Site (Appendix Five)

The conclusion has to be that the only way for the Community to secure its housing priorities will be by avoiding designating any of the offered green belt sites. The council must put itself into a position where interested landowners have to tender their sites.

4. Adjacent Parishes

It is important to this land acquisition strategy that GoFar (see map in Appendix Six) is not considered in isolation. Most of the adjacent parishes, Busbridge – Witley – Shackleford – Compton – Artington – and parts of Shalford, look to Godalming as their main shopping and leisure focus, so the whole group of parishes should be considered together.

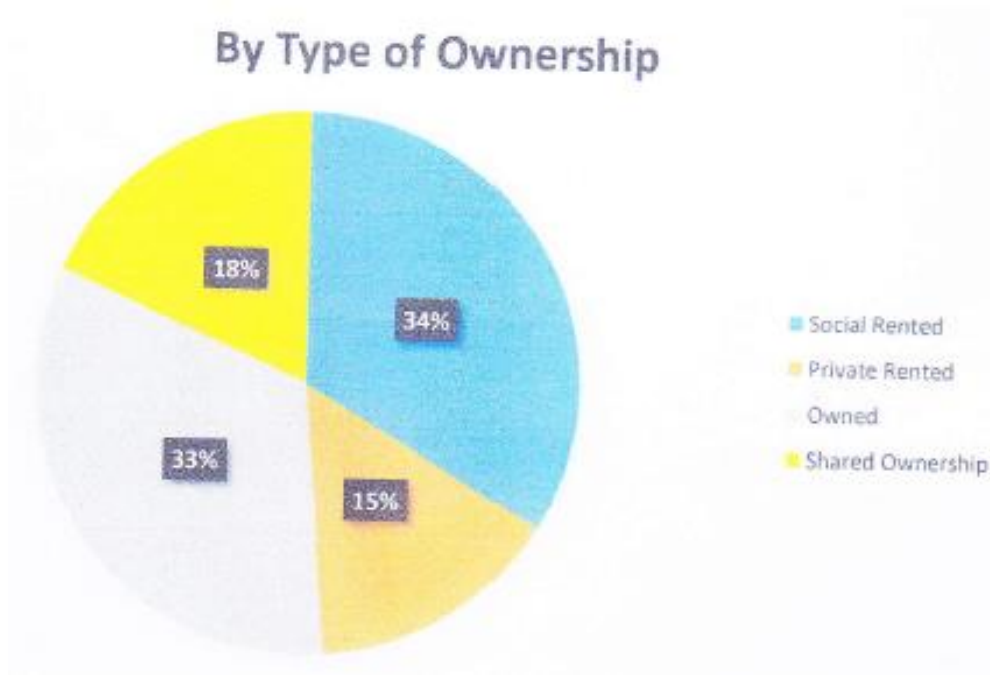
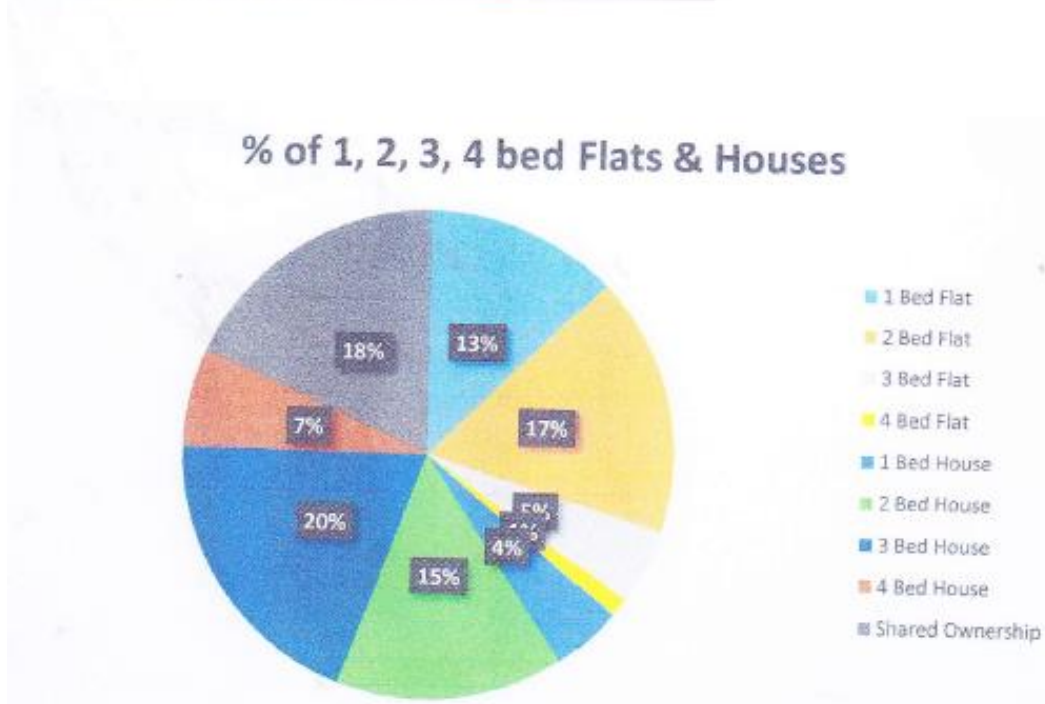
Indeed, most of the potentially suitable sites lie not in GoFar itself, but around GoFar's periphery in one or other of those parishes. It is therefore important that they join with GoFar to similarly control any release of green belt land, otherwise the scope to be offered land on acceptable terms would be limited.

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The more detailed analysis by age group (Appendix Fifteen of the Housing Evidence documentation) is to be found in Appendix Two.

All Groups based on ONS Population Proportions



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5. Infrastructure Considerations

Any Housing Plan is of course predicated on additional infrastructure having been provided to cope with the increased population. This particularly affects the road network, including there being sufficient parking at transport interchanges, such as Farncombe and Godalming railway stations, and at destination points such as Godalming High Street. Equally there needs to be sufficient capacity within the utilities supply, schools, and medical services.

We focus on the road network as it potentially impacts where corridors or space needs to be set aside to meet future needs.

5.1 GOFAR Bottlenecks

It is anticipated that the Infrastructure Group will be addressing issues including:

- access to Godalming from Cranleigh and Dunsfold, as this traffic currently spills through the Busbridge residential area, which is already highly congested at the start and finish of the school day as a result of there being five schools within its square mile, including a greatly expanded Godalming College. A route for a Brighton Road (B2130) relief road needs to be identified and protected. Alternatively the on-street parking along Brighton Road needs to be reviewed.
- the roundabout at the junction of Tuesley Lane and Shackstead Lane, outside the Godalming College is already at capacity at key times of the day;
- flow along Flambard Way needs to be examined;
- improved egress out of Catteshall Lane at the Leathern Bottle needs to be examined, this has been exacerbated by the large amount of housing either recently developed or in the pipeline along Catteshall Lane.

5.2 Wider Transport Considerations

At the present time wherever development takes place across Waverley, it is going to be to one of the four main settlements – Godalming, Cranleigh, Farnham & Haslemere – to which the incoming residents will look to for their transport connections, fuller range of shopping, major supermarket(s), petrol, banking, leisure, cultural, range of schools and many health related facilities. Hence all development anywhere within Waverley adds to the number of journeys and therefore pressure on Waverley's roads and country lanes, as well as leading to the mounting congestion at these four nodal settlements.

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This circle needs to be broken.

If Dunsfold Park were to become a fifth main settlement, which we define as large enough to support a secondary school – ie. some 7,000 to 8,000 homes – it would also attract the other major services that residents require, thereby drastically reducing the need for its residents to have to travel around Waverley.

But the prospective gain is in fact much greater than this, because the existing residents of Dunsfold, Alfold and Chiddingfold and intervening parishes such as Hambledon and Hascombe would then have an alternative main settlement focus with shorter journeys than at present, when currently a trip into Godalming or Cranleigh is necessary. This would offer the prospect of actually reducing journeys on key roads such as the B2130, as well as alleviating some of the town centre congestion in Godalming and Cranleigh.

All of this has been considered in more detail in the paper that six of the GoFar Housing Group members have submitted to Waverley, objecting to the present Dunsfold Park Outline Planning Application in its current form, on the grounds that it is too small to be self-sufficient– see Appendix Seven.

6. Contribution of Dunsfold Park

Adopting a strategic housing target of 7,000 to 8,000 homes in Dunsfold would remove the need to allocate any green belt sites in Godalming and its neighbouring parishes of Busbridge, Hambledon, Hascombe, Peperharow and Witley; and if Surrey C C co-ordinated planning then also in Shackleford, Compton, Artington and Peasmarsh (part of Shalford).

This approach is fundamental to ensuring that land for residential development has to be tendered, and so enable more of the local housing priorities to be satisfied in terms of:

- type of new housing being built; and the
- proportions of different types of *affordable* housing that are to be provided

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7. Future Site Allocation / Policy

7.1 Housing Numbers & Sites.

In the latest Waverley Draft Local Plan 2016, Godalming (GoFar) is required to identify sites for 1240 new dwellings between 1st April 2016 and 2032

GoFar has already experienced a greater than average boost to housing applications and completions, mainly due key brownfield industrial sites being developed for residential. These include:

- Wurth House and Anvil Park, Catteshall - 147 dwellings
- Flambard Way Key Site, Catteshall - 137 dwellings
- Panda House, Catteshall - 36 dwellings
- Thornbrook House, Catteshall - 38 dwellings

Whilst through the 'Office to Residential Prior Notification' Policy, planning consents have been granted for 169 flats. Additionally, taking into account sites with planning permission for completions in the plan period, together with two forthcoming brownfield applications (Woodside Park and Batemans, both in Catteshall Lane); this brings the total up to **953** dwellings. A full listing is to be found in Appendix Eight.

Excluded from the above figures, because they have not yet been the subject of any planning application are an additional six brownfield sites that Waverley has identified that are likely to deliver housing over the plan period; these are:

Properties & Gardens at 1 – 22 Catteshall Lane	8 - 30
Land at Charterhouse School, Peperharow LRoad	10
Land at Keys Cottage & Wedgewood, Holloway Hill	10
The Wharf car park, Woolsack Way	22
Land at the rear of 46 – 48 Peperharow Road	5
Thames Water, Borough Road	30
Total Waverley Allocated Housing Sites	85 - 107

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The Housing Group would hope that the Council owned Wharf Car Park would be reserved 100% for affordable housing, similarly to the Station Road development.

Waverley – in line with recent experience is predicting ‘Windfall’ planning applications on individual sites of 1 - 4 dwellings amounting to 450 dwellings between 2019 and 2032. Presuming that a fifth of these (GoFar being one out of the 4 main settlements + the villages) GoFar could reasonably suggest a windfall figure of **90** new dwellings up to 2032. The plots involved are older properties standing in large gardens.

Waverley is also predicting a borough wide windfall of 550 on sites of 5 or more dwellings. Again it is presumed that a fifth of these will arise within GoFar, yielding **110** new dwellings over the plan.

Thus, GoFar is set to meet the housing target of the plan period:

Housing Permissions to 2016	953
Waverley Identified Sites	85 / 107
Windfall Sites of 1-4 until 2031	90
Windfall Sites of 5+ until 2031	110
Total Housing:	1,238 / 1,260

There may be further Brownfield sites that come forward through the Call for Sites Process. It is therefore thought that the Greenbelt sites do not have to be allocated as part of the current plan, but reserved as opportunities should the community gain offered, under our proposed Land Auction policy, make them worthwhile in terms of overall community gain.

Waverley Greenbelt amendments: Waverley have identified two sites in Godalming for Greenbelt amendments:

- Site C20 in Binscombe that may deliver up to 35 houses
- Site C18 off Eashing Lane that may deliver over 100 houses.

These should only be considered if they substantially contribute to securing GoFar’s Housing Priorities as set out in Section Nine.

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7.2 Widening the potential Land Supply

To widen the supply of potential land, given

- the high proportion of land already built upon within the Godalming Town boundary; &
- the large potential supply of possible sites around its periphery requires joined up thinking between Godalming and those adjoining parishes whose residents primarily look to Godalming for their major settlement facilities.

The combined effect that this would have on landowners' aspirations regarding how much value they would need to surrender as a community gain, in order to secure their residential consent, would be substantial. Thus it is important that those neighbouring parishes, who look primarily toward Godalming as their main settlement, adopt a housing policy that combines with Godalming's.

It is suggested that instead of identifying sites within green belt sufficient for 100 homes, that GoFar together with these parishes adopt a tightly managed rolling 5 year policy to release sufficient green belt to produce the same 100 homes plus an extracare village (see below), where:

- the site, although a part of the green belt, is relatively separate and would be non-intrusive when viewed from outside its perimeters. Fortunately the area around us is hilly and well wooded, so there are numerous such potential sites;
- is sustainable in terms of access to local infrastructure;
- offers both the type of housing with the proportion of *affordable* housing to meet the identified housing priorities.

This should have the effect of bringing forward not just the sites already offered, but also other land not previously offered because the landowners felt that there was little possibility of gaining a consent. By widening the net, then a much greater proportion of the benefit from the uplift in land value, that arises upon a planning consent being granted, should accrue to the community.

The Housing Group recommends that the approach taken by Hertsmere (a district authority surrounding St Albans; so an outer London commuter area in attractive countryside facing very similar issues to those in Waverley) should – suitably adjusted – be adopted. Their approach also specifically addresses the issue of ensuring that the *affordable* housing benefits gained by the first occupant, on subsequent disposal, stay with the community for the benefit of successive occupants – see Appendix Nine.

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8. Traditional “Staircasing” has broken down

In the past, before the house price surges of 1985-88, 1997-98, 2002-04, 2010-11 and 2014-15 , people would have moved out of their parents’ home /renting / house share into a first home purchase, be that a flat, terraced house or involving a longer distance commute, requiring a modest deposit that was affordable for most during their twenties. Thence to a small family home; then to a larger, possibly better located family home; each time with the next deposit being largely taken from the equity built up in their current home. And finally they would retire (downsize) to a smaller house, bungalow, or flat that was more manageable. That last downsizing step released family homes back on to the market, for the process to repeat itself (Appendix Ten contains charts of a number of housing trends from over the last 50 years).

This process over the years has broken down at a number of points:

1. the revolution in financial markets since the days of Building Societies lending three times the main income and once times the second income, has vastly increased house prices as a multiple of income; and possibly even more significantly has resulted in the deposits that are now needed being huge relative to income. The result is that the first time buyer finds it very difficult to get started on the housing ladder.
2. Within current financial markets two groups have emerged with better access to funds than is the case with other buyers; these are:
 - the prospective purchasers of 4+ bedroom houses who have possibly come into an inheritance (significantly stemming from their own parents’ housing wealth), are moving out from a higher priced housing market (your London bound commuters), or themselves fall into high earning income groups, and
 - the small army of Buy-to-Let Investors putting their cash into property as their “pension”, responding to the trend away from widespread, dependable earnings-related occupational pensions; particularly responding to the financially repressed level of interest rates.

There is a consequent hollowing out of new house building of 3 bedroom houses. This creates the next market failure point, being at the moment when a first family home is being sought.

- ‘3. Meanwhile the post war baby boomers both represent a demographic surge in numbers, as well as enjoying life - and especially active life - expectancies that have extended greatly. The current generation of empty nesters is both relatively more numerous than before, and a greater proportion of them enjoy adequate occupational pensions. As a consequence they stay in their family homes for far longer. This stay-put

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inclination is reinforced by the majority of 2-bed properties (60-70 sq m) being way too small to meet their needs in terms of entertaining, hobbies and sheer volume of accumulated treasured possessions and external ambiance. The effect is that the empty-nesters become stuck and no longer recycle their homes to the marketplace.

These trends are particularly acute in Waverley, which has virtually the U K's highest proportion of under occupied houses (Appendix Eleven).

<u>2011 Census</u>	<u>Overcrowded (Nos)</u>	<u>Overcrowded (%)</u>	<u>Under occupied (%)</u>
Waverley	1,211	2.5%	76.6%
Guildford	1,980	3.7%	71.5%
West Surrey HMA	5,080	3.6%	72.5%
South East	133,570	3.8%	70.7%
England	1,060,967	4.8%	68.7%

Each of these three barriers is reflected in the identified Housing Priorities. The situation is true of both private ownership and the socially rented sectors, hence the concerns across all age groups about the lack of social housing.

The housing policy being advocated not only addresses specific priority needs, but also seeks to do so in a way that would re-start the staircasing process. What is needed is:

1. Accommodation that empty nesters would find it attractive to relocate to.
2. Much greater use of shared ownership to break through the barriers at each stage:
 - first purchase
 - move to first family home
 - move out of the historic family home*

*This latter one may seem strange. But accommodation designed to meet the needs of those with mobility issues and in developments where care can be delivered in-situ will typically involve apartment sizes, community space and outside grounds that result in build costs some 30+% above standard two persons' accommodation. So if there is not some form of enabling shared ownership available at this stage, then only those living in the more affluent homes / parts of GoFar would be able to afford to acquire such properties. And yet it is the properties at the opposite end of the price spectrum that young growing families need to see being released.

An important point to be taken from this discussion, is that whilst focusing on one housing priority – say, a 3-bed semi for a young growing family – meets that household's needs, by building properties for the empty nesters (let's say restricted to existing GoFar and adjacent parishes' residents) then what these people vacate can mean that both theirs and another's needs can be simultaneously met.

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9. So what types of Housing are required?

As green belt sites of varying sizes and locations are tendered, then, depending upon the characteristics of the site, the need for one of the different housing priorities can be satisfied. It is recommended that a pot-pourri approach be taken and that the Council should not be fixated on securing a proportion of all housing types and ownership mixes on each and every site tendered; providing that equivalent funding for *affordable* housing is always being secured in lieu.

The recent Government Office for Science Foresight Report into the “Future of an Ageing Population” – see Appendix Twelve for Chapter Four – underscores the need to ensure that both the existing, as well as new and especially the specialist housing stock needs to address the requirements of the ageing population.

9.1 Larger Retirement Housing

This is one for remembering when the staircasing principle matters.

Attractive locations for developments of sizeable (say, circa 120-150 sq m – twice the average 2-bed flat) apartments in pleasant grounds to appeal to affluent downsizers, whilst perhaps not directly releasing a family house within the price range of young growing families; but at another family move or two later in the chain then it could (always assuming that the purchaser is not an incomer).

This is an occasion where the community gain should be taken as sizeable contributions towards:

- the construction of the bedsit type properties (as described in section 4 below), which addresses the needs of those seeking their first independent place; or to
- boost the funds that can be set aside to be available for social renting; or to
- fund more support for shared ownership generally.

As in this instance mixed housing type or tenure probably serves to diminish such a development’s attractiveness, and thereby would act to reduce the *affordable* housing contribution that might otherwise have been obtained.

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9.2 Extra Care Housing

An extra care village development of a size (200 – 300 units) sufficient to create a lifestyle neighbourhood^c should be provided. If a full range of activities, support services and community provision is to be achieved, then to be economic and sustainable to operate determines that it is a relatively large development. This type of development, appropriately designed, specifically addresses the related non-housing needs to keep people active and engaged, as the way to advancing people’s health expectancies relative to their life expectancies (see Future of an Ageing Population’s Report’s page 23)

Extra care housing involves creating apartments and other accommodation with level access, so all parts are accessible to disabled users. Each apartment has its own front door and rooms of sufficient size for a disabled person to be able to move around, cook and bathe, as well as to be nursed in-situ within their own home should that become necessary. The apartments need to be equipped with emergency alarms complying with care home standards.

Laing & Buisson Extra care Housing 2013	Housing* with		Support (Over 75s)		Housing* with		Care (over 75s)	
	Rented	Owned	Rented	Owned	Rented	Owned	Rented	Owned
Surrey	72.2	59.8	9.7	2.2				
Bucks	110.4	40.1	21.6	10.2				
England	95.0	30.0	11.7	3.2				

- **Units per 1,000 people in broadly defined extra care type housing**

Surrey lags well behind comparable counties such as Buckinghamshire, especially with the provision of in situ care services.

The endeavour is to design a neighbourhood and surroundings that enable people to socialize and thereby stay active and engaged in their community, requiring:

<ul style="list-style-type: none"> • Village hall • Village square • Restaurant • Activities rooms & areas • Gym and physio • Wellbeing centre • Chapel • Communal Gardens 	<ul style="list-style-type: none"> • Local shop • Café / Bar • Hairdresser • Chiropodist • Library & computer centre • Potting shed & greenhouse • ATM
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Consequently proximity to facilities and means of transport to get there, is no longer such an issue for the residents. Indeed the development can become a focus for the wider community.

An extra care development, because of both its communal spaces and need to over-size the living accommodation, involves additional construction costs over and above standard accommodation such that across any host community, it will be unlikely to be affordable as an outright purchase to some 40% of existing home owning local residents. To address this will require a large proportion of shared ownership, flexibly managed to be consistent with the benefit rules. And achieving this will be important if the types of family homes to be released on to the market are to be ones affordable to the local young growing families.

The other aspect is that the over 65s occupy a disproportionate amount of council housing, and it is important to release these to enable current issues of a lack of social housing to be addressed. Indeed Surrey C C guidance (Appendix Thirteen) is orientated towards social housing tenants, however the GoFar need is to release affordable first family homes and to achieve this will require a significant proportion of flexible shared ownership. Additionally, a proportion of residents need to be drawn from those who have been active community members, in order to bring the vibrancy to the development that keeps residents as a whole active and engaged.

Hence it is important that such a development is of mixed tenure, and the way in which the development is funded will determine the proportions of Rented – Shared Ownership – Outright Owned units and hence the extent to which people would be releasing council rented and lower priced family homes. The proportions of Socially Rented and Shared Ownership apartments achieved will determine the extent to which housing priorities regarding the lack of affordable homes for young growing families and for social rent can also be simultaneously met by such a development.

Access to it should be permanently restricted to local residents, as this will mean that family houses within GoFar itself will be freed up by all those who relocate to the development, both at the outset and continuing thereafter.

Given the now severely restricted amounts of housing grants available to Local Authorities, a high proportion of rented and shared ownership will only be achievable if the extra care development can secure the required land (circa 5+ acres) for a peppercorn. It is this requirement to meeting what is seen as the fundamental enabler to satisfying GoFar's housing priorities that drives the approach with regard to land supply, the need to combine with adjacent parishes, and the approach toward Dunsfold Park.

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9.3 Family Houses for Young Growing Families

A local Estate Agent, who does not market new build developments and so their enquiries are not distorted by what these developers are marketing, analysed their office's purchaser demand as revealed by prospective purchasers' first property-search logons to their website. The profile of the properties being sought is to be found in Appendix Fourteen. There is a clear demand amongst young growing families for at least three bedrooms, at below or around the £½ million mark. Families are looking for off-street parking and dedicated outside play space. Your traditional inter - & post- war semis.

This demand exists across the whole range of ownership types.

9.4 First Purchase Properties

The Housing Group identified a particular difficulty with securing a first perch away from the family home, as even a 1-bed flat can be unaffordable.

The Group has visited a particular development of independent but shared bedsits, which might point a way forward. Imagine:

- a property having a floor area circa 150% of a traditional semi-detached house;
- divided longitudinally into two on the ground floor and on the first floor to create four independent bedsits; with
- individual water tanks, boilers etc in shared roof space;
- a central hall and staircase is shared space, off which the separate bedsits are accessed;
- within each bedsit, at one end there is a kitchen and bathroom; the other is a combined living & bed room

The space taken is a fraction of that required by a one bed flat, creating a much lower price point for an individual's first independent living.

It should be recognised that such properties will require much more intensive management than normally let property. So whether socially rented, privately rented or being sold, thought will need to be given in all cases to retaining the freehold and some landlord (perhaps a Housing Association) being there in the event of disputes arising amongst the occupants.

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9.5 Affordable Housing

Within the Housing Evidence, we dealt extensively with the general lack of affordable housing and in particular the need for both more socially rented and more shared ownership; especially highlighting the needs of young growing families for modest family homes and of assisting older residents to move to more appropriate accommodation, thereby releasing their under occupied family homes.

Within GoFar out of the 953 sites that have planning permission, just seven larger sites yielded all the 169 affordable houses secured by Waverley within GoFar. Given that there may only be a handful of larger sites coming forward in the future, the importance of very selective release from Green Belt in exchange for high levels of affordable homes becomes paramount.

Currently Waverley lacks a Local Plan in place and therefore cannot collect the Community Infrastructure Levy (CIL) off developers. Waverley does receive the Government's 'New Homes Bonus' that can be spent on whatever they like and which is currently earmarked for 'Invest to Save' schemes. In 2015 -2016 the Bonus was £1,662,358 for an average of 232 homes – a mere £7,165 per home. With perhaps less than 335 houses to be built during the CIL charging period, there may not be funds generated for the Neighbourhood Plan, securing a worthwhile boost to affordable housing stock is going to depend upon affectively auctioning permissions on limited green belt land releases.

10. Greenfield Sites submitted which could re-start a Staircasing Cascade

As a first step in pursuing an auction approach, the owners of:

- Land at Aarons Hill, between Eashing Lane and Halfway Lane
- former Secretts farmland
- Land at Binscombe, south east of Binscombe Lane
- Land on the northern edge of Farncombe
- Ladywell farm land

could all be invited to submit bids to redevelop their land as an extracare village of say 250 units, modelled along the lines of the retirement villages operated north of the Thames by the ExtraCare Charitable Trust.

There should be mixed ownership with no more than half being owned outright, and the rest divided between shared ownership and socially rented. Access, whatever the tenure type, should be restricted to existing GoFar residents or connected family members. And all properties would be sold / handed back to the village operator; with their access being permanently restricted to existing GoFar residents, so that the benefits of staircasing keeps being repeated.

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By restricting access, this would not just address the lack of suitable housing available to the over 55s and those with mobility or other disabilities, but by re-starting the staircasing process within the local property market, due to the residents releasing homes across the local community, would enable young growing families to move into the released family accommodation; in turn eventually releasing flats for others. Providing a good mixed tenure is achieved, then this type of development should benefit all GoFar residents, across all income groups.

It should be made clear to these landowners that only one bid will succeed, and none of the other sites would for an extended period be considered for release from Green Belt.

11. Future Policy on Green Belt Land Releases

A policy should be adopted that over, say, a rolling ten year period enough green belt land would be released to ensure that the agreed housing targets can be achieved.

Where sites of varying sizes are submitted, and would:

- provide accommodation satisfying one of GoFar's Housing Priorities; with
- a minimum of [30%] permanently for social rent; and
- a minimum of [20%] permanently available as shared ownership

then periodically the Council will group similar proposals together and invite best offers for successive releases of Green Belt.

Clearly any consideration will have to balance not just each housing offer itself which will involve various facets within it, but also the significance of the green belt being lost will differ as between the different offers.

Given recent changes embodied in the recent Housing and Planning Act 2016, it is clearly now even more important that we do not designate any green belt sites as development land, outside of an auction process that ensures that the community's housing priorities are being met, especially a replenishing of the now greatly diminished stock of socially rented housing.

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Glossary of Terms

A. **“Affordable”** is being used with its plain English meaning of the cost being within the financial means of people themselves to be able to purchase. It is not being used in its usurped sense as a proxy for socially provided or subsidised.

“Affordable” as used in the context of housing policy: housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. It includes

Social Rented Housing: being rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.

Affordable Rented Housing: being rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent no more than 80% of the local market rent.

Intermediate Housing: being housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent.

Affordability: is assessed by comparing household incomes against the cost of suitable market housing (to either buy or rent), summarized below:

- a household is considered able to afford to buy a home if it costs 3.5 times the gross household income
- a household is considered able to afford market rented housing where the rent payable would constitute no more than 30% of gross income

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B. **‘Retirement housing’** is used as a generic term for specialist housing for older people, which includes sheltered housing (also known as warden assisted), retirement villages and extracare schemes. Key features include individual dwellings with their own front door (whether for rent, sale or shared ownership), communal areas such as lounges and restaurants, scheme managers (or other types of support service) and varying levels of personal care and support.

Sheltered housing is the most widely known form of retirement housing; schemes include a house manager, shared lounge and laundry and other facilities. The term has generally now been superseded by ‘retirement housing’, although it is still used in planning circles.

The term **enhanced sheltered housing** is used to describe sheltered housing that provides more in facilities and services than traditional sheltered housing but does not offer the full range of support that is found in an extra care housing scheme.

Extra care housing is the term used for a complex of retirement housing that also provides care in a style that can respond flexibly to increasing need while helping individuals to retain their place within their community. There is usually a range of ‘lifestyle’ facilities for social, cultural, educational and recreational activities, including restaurants, gyms, libraries and other facilities. The term **very sheltered housing** has largely been superseded by extra care housing.

Retirement village is a term generally used to describe large-scale extra care or continuing care retirement community developments, generally in the range of 90 to 350 units, with developments of around 250 units being common. They provide a range of accommodation and tenure options, potentially with a care home on site.

C. **Lifestyle Neighbourhood** is one where local facilities, recreational space, first medical point of contact are all accessible to everyone; without involving trip hazards arising from poor paving, broken road surfaces and street clutter, with adequate resting places such as benches and nearby toilets.

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APPENDICES

1.	Godalming orientated Sites tendered to Waverley, as part of the Local Plan
2.	GoFar's Neighbourhood Planning's Housing Questionnaire Responses
3.	Surrey Advertiser 5 th June 2015 , Affordable Housing
4.	Franklyn Road Site – brochure
5.	Dunsfold Park – extracts from the Outline Planning Application
6.	Godalming Town Boundary
7.	GoFar Housing Group Members' Submission to Waverley Re – Dunsfold Park Outline Planning Application
8.	GoFar Planning Applications' Housing Numbers 2013 – 16
9.	Hertsmere Local Plan, Supplementary Planning Document – Affordable Housing
10.	Housing Trends (Charts)
11.	Under-occupied Houses
12.	Future of an Ageing Population – Govt Foresight Report
13.	Surrey C C Extra Care Housing, Market Position Statement, Sept 2014 – August 2015
14.	Local Housing Demand (Waverley April 2016)

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Godalming Housing Numbers: April 1st 2013 - 2016

Sites with Planning permissions as of 01/10/15							
		Net Dwellings	Timescale	Site Size	Density (dph)	Notes	Affordable Housing
WA/2012/1078	Wurth House and Anvil Park, Catteshall Lane, Godalming, GU7 1NP (Riverside)	147	Development commenced			(25 social rented)	37
WA/2012/0453	Land at Flambard Way, Catteshall Lane and Woolsack Way, Godalming. GU7 1JN	137	Development commenced				
CR/2016/0014	Westbrook Mills, Borough Road Godalming	63	Within 5 Years			Office to residential	
WA/2014/1330	Land Between Birch Road And Pond Farm, Furze Lane, Farncombe	50	Within 5 years	2.54	19.7	Planned Housing site	20
WA/2013/0676	Land at Godalming College, Tuesley Lane & Land to the South of Ashstead Lane, Godalming GU7 1RS	46	Development commenced				14
CR/2013/0019	Panda House, Weyside Park, Catteshall Lane, Godalming, GU7 1XR	36	Development commenced				
WA/2014/0932	Land at Ockford Ridge, Godalming GU7 2NG	34	Development commenced				34
CR/2015/0012	Thornbrook House, Weyside Park, Godalming GU7 1XE	34	Development commenced				
WA/2014/1047	First Church of Christ Scientist, Ockford Road, Godalming GU7 1QY	31	Development commenced				
WA/2016/0729	Site Of Wey Court House, Wey Court, Godalming GU7 3J	24	Within 5 years				24
CR/2016/0010	Southern House, Flambard Way, Godalming GU7 1HH	17	Within 5 years			Office to residential	
CR/2014/0014	Craven House, Station Road, Godalming GU7 1EX	14	Development commenced				
WA/2012/1998	24 Brighton Road, Godalming GU7 1NS	13	Development commenced				
WA/2011/1981	Priory Orchard & Car Park Land, Station Approach, Godalming, GU7 1EU	13	Waverley site. Commencement scheduled for Spring 2014				13
WA/2011/1981	Priory Orchard & Car Park Land, Station Approach, Godalming, GU7 1EU	13	Development commenced				
CR/2016/0012	Units C, D & E, Catteshall Mill 5 Catteshall Road Godalming	11	Within 5 years			Office to residential	
WA/2006/1672	Oakhurst, Frith Hill Road, Godalming, GU7 2ED	10	Development commenced				
CR/2014/0005	Ockford Mill, Ockford Road, Godalming, GU7 1	10	Development not started			Still Offices	
WA/2015/0929	Oakbraes, Frith Hill Road, Godalming GU7 2EA	9	Development commenced				
CR/2014/0021	Sandford House, Catteshall Lane, Godalming GU7 1LG	9	Development commenced				
CR/2013/0037	Network House, Lower South Street, Godalming, GU7 1BZ	9	Development not started			Still offices	
WA/2015/0468	Foxdene & Southwall, Charterhouse Road, Godalming GU7 2AW	7	Planning application WA/2015/0468 was refused for 9 dwellings but site considered appropriate for housing in principle by Waverley.	0.36	36	2 Houses to flats	
CR/2015/0011	Bridge House, Flambard Way, Godalming GU7 1JB	8	Development not started			Still Offices	
WA/2013/1904	Land At Garages, The Oval, Godalming GU7 3JW	8	Built			Garages to residential	
WA/2013/0660	Land At Barco And Nantmore, Charterhouse Road, Godalming, GU7 2AW	7	Development commenced				
WA/2011/0412	Former Charterhouse Service Station, Borough Road, Godalming, GU7 2AB	7	7 Dwellings completed Nov 2013				
WA/2013/1464	Land to rear of 49-55 Silo Road, Godalming, GU7 3PA	7	Development commenced				
WA/2010/0300	Former A R E Site, Hare Lane, Godalming, GU7 3EF	7	Development commenced				
WA/2013/0402	139-143 High Street, Godalming.	6	Development commenced				
CR/2014/0037	Roebuck House & Latimer House, Brighton Road, Godalming GU7 1NS	6	Development commenced				
WA/2015/2396	Old Fire Station, 12 Queen Street, Godalming GU7 1BD	5	Within 5 years	0.2	17	Office to residential	
WA/2006/0511	Land At Rear Of 49-51 High Street, Godalming, GU7 1AT	5	Commenced. 3 dwellings completed Sept 2013				
CR/2013/0035	1 The Mews, Wharf Street, Godalming, GU7 1NN	4	Development commenced				
WA/2014/2173	128 - 130 High Street, Godalming GU7 1AB	4	Development commenced			Office to residential	
WA/2012/1736	Primrose Place, Portsmouth Road, Godalming, GU7 2JN	4	Development commenced				

WA/2016/0550	Thornbrook House, Weyside Park, Catteshall Lane, Godalming GU7 1XE	4	Development commenced			
WA/2015/0083	139, George Road, Godalming GU7 3LX	3	Development commenced			
WA/2013/0952	61 Brighton Road, Godalming GU7 1NT	3	Development not started			
WA/2012/1843	LAND TO REAR OF 66 & 66A HIGH STREET, GODALMING, GU7 1DU	3	Development commenced			
CR/2016/0003	Unit A, Catteshall Mill, 5 Catteshall Road, Godalming GU7 1NJ	3	Within 5 Years			
WA/2014/1716	Car Park Site to the Rear of 72-76 High Street, Godalming GU7 1AY	3	Development not started			
WA/2008/1176	27 Marshall Road, Godalming GU7 3AS	3	Development commenced			
WA/2010/0512	16b High Street, Godalming GU7 1EB	3	Commencement outstanding 1/04/2013			
WA/2016/0280	51 High Street, Godalming GU7 1AW	2	Within 5 years			Shop to residential
WA/2014/1418	Craddocks Printing Works, Great George Street, Godalming GU7 1EE	3	Development not started			
WA/2016/1114	Craven House, Station Road, Godalming GU7 1EX	2	Pending Decision			Extension to office to resi
WA/2012/1335	2 Summers Road, Farncombe, GU7 3BB	2	Development commenced			
WA/2013/0689	LAND TO REAR OF 23 AND 25 FURZE LANE, GODALMING, GU7 3NP	2	Development not started			
WA/2013/0924	The Rotunda, The Burys, Godalming, GU7 1HY	2	Development commenced			
WA/2013/0935	Squirrels Leap, 20 Wolseley Road, Farncombe, GU7 3DX	2	Development commenced			
WA/2016/0790	Land To The Rear Of 60-64 Turner Court, Ockford Road, Godalming	2	Pending Decision			
WA/2016/0965	Land To The Rear Of 34-36, High Street, Godalming GU7 1DZ	2	Pending Decision			
WA/2016/0796	The Eyrie, 33 Grove Road Godalming GU7 1RE	2	Pending Decision			
WA/2016/0621	Car Park Adjoining Highfield (Brighton Road), Croft Road, Godalming	2	Development Commenced			
WA/2013/0743	147 High Street, Godalming, GU7 1AF	2	Development not started			
WA/2008/1977	34 Fern Road, Godalming GU7 3EW	1	Development Commenced			
CR/2014/0004	84A Lammas Gate, Meadrow, Godalming, GU7 3HT	2	Development not started			
CR/2014/0020	First and Second Floor Offices, 1 St Johns Court, Farncombe Street, Godalming GU7 3BA	2	Development not started			
CR/2014/0043	First Floor, 10 Queen Street, Godalming, GU7 1BD	2	Development not started			
WA/2015/2068	Land At 56 Birch Road, Farncombe GU7 3NU	2	Development not started			
WA/2011/0960	Land To Rear Of 41, Barnes Road, Godalming GU7 3RG	2	Commencement outstanding 1/04/2013	0.03	66	
WA/2011/0795	19 Meadow, Godalming, GU7 3HJ	2	Commencement outstanding 1/04/2013			
WA/2014/1699	Colbourne, 41 Barnes Road, Godalming, GU7 3RG	1	Development not started			
WA/2003/0833	22 Church Street, Godalming.	1	Development commenced			
WA/2011/1324	Land At 74 Pullman Lane, Godalming GU7 1YB	1	Development commenced			
WA/2011/0314	Land to Rear of Sandness, The Close, Godalming, GU7 1PQ	1	Development commenced			
WA/2012/1999	LAND AT 23 FURZE LANE, GODALMING, GU7 3NP	1	Development not started			
WA/2014/0603	27 High Street, Godalming GU7 1AU	1	Development not started			
WA/2014/1509	28 High Street, Godalming GU7 1DZ	1	Development not started			
WA/2016/1084	Land At Rear Of 33 High Street, Godalming GU7 1AU	1	Pending Decision			
WA/2014/0897	38A High Street, Godalming GU7 1DZ	1	Development not started			
WA/2013/0483	59 High Street, Godalming, GU7 1AW	1	Development not started			
WA/2016/0229	60 High Street, Godalming GU7 1DU	1	Development not started			
WA/2013/1648	62 High Street, Godalming, GU7 1DU	1	Development not started			
WA/2011/0523	64A High Street, Godalming GU7 1DU	1	Commencement outstanding 1/04/2013			
WA/2010/1773	78 High Street Godalming, GU7 1DU	1	Commencement outstanding 1/04/2013			
WA/2015/1853	Quintus, 134 Busbridge Lane, Godalming GU7 1QJ	1	Development commenced			
WA/2013/2127	Land at 142 Busbridge Lane, Godalming GU7 1QJ	1	Development commenced			
WA/2014/0676	1st Floor The Lodge House, Catteshall Mill, Catteshall Road, Godalming GU7 1NJ	1	Development not started			
CR/2014/0033	2 Ballfield Road, Godalming GU7 2EZ	1	Development not started			
WA/2014/1451	Land at 17 Warren Road, Godalming GU7 3SH	1	Development not started			
CR/2014/0045	4 Ballfield Road, Godalming, GU7 2EZ	1	Development commenced			
CR/2014/0046	78 Meadow, Godalming GU7 3HT	1	Development not started			
PRA/2014/0012	20A Farncombe Street, Godalming GU7 3LH	1	Development not started			
WA/2014/2027	32 Primrose Cottage, Station Road, Godalming GU7 3NG	1	Development not started			

WA/2014/1684	23 South Hill, Godalming, GU7 1JT	1	Development not started					
WA/2014/2263	2 Long Gore, Godalming GU7 3TD	1	Development not started					
WA/2015/1240	Lime House, 35 The Horseshoe, Godalming, GU7 2LN	1	Development not started					
WA/2009/0072	1 Nursery Road, Godalming GU7 3JU	1	Development commenced					
WA/2016/1098	Land At Former Oakbraes, Frith Hill Road, Godalming	1	Pending Decision					
WA/2016/0958	35A, Farncombe Street, Godalming GU7 3LH	1	Development commenced					
WA/2011/0620	4 Chestnut Way, Godalming GU7 1TN	1	Commencement outstanding 1/04/2013					
WA/2013/0016	Land adjacent to 30 Frith Hatch, Chalk Road, Godalming, GU7 2AD	1	Development commenced					
WA/2012/0635	41 Binscombe Lane, Farncombe, GU7 3PP	1	Commencement outstanding 1/04/2013					
WA/2010/1216	Crowts, Tuesley Lane, Godalming GU7 1UD	1	Commencement outstanding 1/04/2013					
CR/2014/0035	Highfield, Brighton Road, Godalming GU7 1NS	1	Development commenced					
WA/2010/0016	Carriers House, 8 Wharf Street, Godalming GU7 1NN	-6	Planning enforcement					
WA/2016/1418	Woodside Park, Catteshall Lane, Godalming GU7 1LG	100	Within 5 years	1.61	66	Industrial to residential		25
WA/2016/0160	Former Batemans Laboratories Building, Catteshall Lane,	14	Within 5 years	0.2	70	Industrial to residential		
243	Office to Residential Dwellings 24%							
	Total Planning Permissions:	1020					Total Affordable:	167
						Percentage of affordable:		16%
Waverley Identified New Brownfield Housing in Godalming 2016								
	Site	No. of Houses	When	Site Size	Density (dph)	Notes		
Waverley Allocated Sites:	Properties and Gardens 1- 22 Catteshall Lane	30	Within 10 years	1.1	47			
	Land at Charterhouse School, Peperharow Road	10	Within 5 years	0.24	42			
	Land at Keys Cottage & Wedgewood, Holloway Hill	10	Within 10 years	0.33	46			
	The Wharf car park, Woolsack Way,	22	Within 5 years	0.18	122			
	Land rear of 46-48 Peper Harow Road	5	Within 5 years	0.18	39			
	Borough Road Thames Water	30	5-10 years					
	Total Allocated Sites:	107						
	Housing Permissions to 2016	1020						
	Identified Sites	107						
	Windfall sites of 1-5 until 2031	90						
	Windfall sites of 5+ until 2031	110						
	Total Housing:	1327						
Greenbelt Changes:	Binscome Site C20	35						14
	Eashing Lane Site C18	100						40
	Greenbelt change sites:	135						

GODALMING TOWN COUNCIL

Disclosure by a Member¹ of a disclosable pecuniary interest or a non-pecuniary interest in a matter under consideration at a meeting (S.31 (4) Localism Act 2011 and the adopted Godalming Members' Code of Conduct).

As required by the Localism Act 2011 and the adopted Godalming Members' Code of Conduct, **I HEREBY DISCLOSE**, for the information of the authority that I have [a disclosable pecuniary interest]² [a non-pecuniary interest]³ in the following matter:-

COMMITTEE:

DATE:

NAME OF COUNCILLOR: _____

Please use the form below to state in which agenda items you have an interest.

Agenda No.	Subject	Disclosable Pecuniary Interest	Non-Pecuniary Interest	Reason

Signed _____

Dated _____

¹ "Member" includes co-opted member, member of a committee, joint committee or sub-committee

² A disclosable pecuniary interest is defined by the Relevant Authorities (Disclosable Pecuniary Interests) regulations 2012/1464 and relate to employment, office, trade, profession or vocation, sponsorship, contracts, beneficial interests in land, licences to occupy land, corporate tenancies and securities

³ A non-pecuniary interest is defined by Section 5 (4) of the Godalming Members' Code of Conduct.