

## GODALMING TOWN COUNCIL

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GU7 1AQ

28 March 2025

I HEREBY SUMMON YOU to attend the **ENVIRONMENT & PLANNING COMMITTEE** Meeting to be held in the Council Chamber, Waverley Borough Council, The Burys, Godalming on THURSDAY, 3 APRIL 2025 at 6.30pm.

*Andy Jeffery*

Andy Jeffery  
Town Clerk

If you wish to speak at this meeting please contact Godalming Town Council on 01483 523575 or email [office@godalming-tc.gov.uk](mailto:office@godalming-tc.gov.uk)

**Where possible proceedings will be live streamed via the Town Council's Facebook page.** If you wish to watch the council meeting's proceedings, please go to Godalming Town Council's [YouTube](#) page.

Committee Members:	Councillor Kiehl – Chair Councillor Crooks – Vice Chair
Councillor Adam	Councillor Holliday
Councillor Clayton	Councillor Martin
Councillor Crowe	Councillor PMA Rivers
Councillor C Downey	Councillor Steel
Councillor S Downey	Councillor Thomson
Councillor Duce	Councillor Weightman
Councillor Follows	Councillor Williams
Councillor Heagin	

### A G E N D A

1. MINUTES

To approve as a correct record the minutes of the meeting of the Committee held on the 13 March 2025, a copy of which has been circulated previously.

2. APOLOGIES FOR ABSENCE

3. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE 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.

Councillor PMA Rivers

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

The Chair to invite members of the public to make representations, ask or answer questions and give evidence in respect of the business on the agenda or other matters not on the agenda. This forum to be conducted in accordance with Standing Order 5:

- The period of time designated for public participation at a meeting for a maximum of three minutes per person or 15 minutes overall, unless otherwise directed by the chair of the meeting;
- A question shall not require a response at the meeting nor start a debate on the question. The chair of the meeting may direct that a written or oral response be given. If a matter raised is one for principal councils or other authorities, the person making representations will be informed of the appropriate contact details.

5. QUESTIONS BY MEMBERS

To consider any questions from Councillors in accordance with Standing Order 6.

6. PLANNING APPLICATIONS – CONSULTATION

Members to consider the following applications:

**WA/2025/00398** LAND AT REAR OF 27 PEPERHAROW ROAD GODALMING

Erection of 2 semi-detached dwellings with garden sheds/cycle store associated parking and landscaping following demolition of 2 existing outbuildings.

**WA/2025/00413** FRANCISCAN CENTRE, LADYWELL CONVENT, ASHTEAD LANE, GODALMING, GU7 1ST

Installation of 2 no. Tipis and associated toilet block on a permanent base.

**CA/2025/00534** MAGNA RIVERSIDE, FLAMBARD WAY, GODALMING

CA Notification Magna Riverside, Flambard Way, Godalming regarding the proposed tree works at Magna Riverside within the Godalming Conservation Area.

The full schedule of planning applications received from the Local Planning Authority since the last meeting is attached for the information of Members along with the Planning Application Summary Report.

7. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

Members to consider planning applications previously considered by this committee for which subsequent amendments have been submitted.

8. UPDATE ON GODALMING GATEWAY

Members to receive an update on the Godalming Gateway project from Mr Thomas Lankester Sustainable Transport Projects Officer, Waverley Borough Council.

9. CIL APPLICATION – FARNCOMBE CRICKET CLUB

**Recommendation: The Environment & Planning Committee is requested to consider an application submitted on behalf of Farncombe Cricket Club for a Neighbourhood Community Infrastructure Levy fund award of £12,000 in support of the refurbishment of the Cricket Nets and Surface located at Broadwater Park.**

Members will have noted the full Neighbourhood CIL application form submitted on behalf of Farncombe Cricket Club (FCC) (attached for the information of Members along with a cash

flow prediction and accounts provided with the application). A summary of the application is provided below:

Through the growth of the club the usage of the nets area has grown to the point that during the summer months they are used every day for extended periods. Consequently, the surface is wearing out and the nets are also breaking down through snagging and exposure to the weather elements.

The existing nets and playing surface are suffice for one more season. However, they will need replacing; the surface lifted to enable the foundations to be repaired, and a new surface laid by an England & Wales Cricket Board (ECB) approved supplier before the start of the 2026 season at a current cost of £19,917.

CIL funding in support of improving the practice facilities at the Broadwater Park would enable the club to continue to provide high quality sports facilities to the local community.

FCC is a forward-looking, ambitious community sports club. In addition to improvements to the practice facilities, over the next 24 months FCC is hoping to build upon the recent work to improve and expand the changing facilities by updating and improving the pavilion to make it a more welcoming environment. FCC is working with the ECB to secure a of grant £10K alongside £20K interest free loan (repayable over 5 years) towards the pavilion improvement project that is expected to be in the region of £43K.

10. **MUNSTEAD WOOD – ITEM FOR DECISION**

**Recommendation: Members are requested to nominate a councillor to accompany the Town Clerk to a meeting with representatives of the National Trust.**

Members will recall that on 5 September, Katherine Mills, General Manager of Munstead Wood, gave a presentation on the work and plans of the National Trust for Munstead Wood, former home of Gertrude Jekyll (1843-1932).

Following the presentation, in addition to expressing GTC's thanks that the National Trust (NT) has saved Munstead Wood for the nation, and that it will not only be a local and national, but also an internationally renowned tourist attraction, Members also noted the logistical challenges facing Munstead Wood due to its location and constraints of the site (Min No 210-24 refers).

On the latter point, Members expressed a hope that the NT would work with the local authorities to ensure travel and access is both sustainable and workable for the local community.

Subsequently, the Town Clerk has been contacted to ask whether the council would be willing to join exploratory discussions around the questions of access and transport from Godalming to Munstead Wood and Winkworth Arboretum with the aim of finding a workable outcome that could benefit the Godalming-wide Jekyll associations, encouraging footfall to the Town and support active travel options.

The NT has offered the following dates for a first meeting, morning 16 April, afternoon 24 April or the morning 30 April. It is requested that a Member is nominated to accompany the Town Clerk to this meeting.

11. **GREAT BIG GREEN WEEK 2025 – ITEM TO NOTE**

Members will be aware that the national 'Great Big Green Week 2025' is being held between 7-15 June 2025, which in Godalming covers the weekend of two significant town events, the Town Show (7 June) and ChoirBLAST (14 June). So whilst there may not be a single large

scale event in Godalming, it is understood that a host of smaller scale events will be held in the town, and the wider Waverley area during the Great Big Green Week.

Godalming Town Council has been invited to a meeting at Waverley Borough Council aimed at providing a co-ordinated focus on events and activities across the Borough. The Council's Community & Communications Officer will be attending this meeting and has been in contact with WhatNext? to identify their plans for the Great Big Green Week 2025, so that these can be included in any discussion.

A report from the WBC meeting will be brought to this committee for consideration as to how or to what level GTC might be able to promote and/or support Great Big Green Week Events in the Godalming area.

12. COMMUNICATIONS ARISING FROM THIS MEETING

Members to identify which matters (if any), discussed at this meeting, are to be publicised.

13. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 24 April 2025 at 6.30pm.

14. ANNOUNCEMENTS

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

## GODALMING TOWN COUNCIL

### ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 4 MARCH 2025-24 MARCH 2025

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 25/10</b>				
WA/2025/00402	Godalming Binscombe & Charterhouse	Erection of extensions and alterations including dormer extension to provide additional habitable accommodation in roof space.	57 Furze Lane Farncombe Godalming GU7 3NP	
WA/2025/00398	Godalming Binscombe & Charterhouse	Erection of 2 semi-detached dwellings with garden sheds/cycle store, associated parking and landscaping following demolition of 2 existing outbuildings.	Land at Rear of 27 Peperharow Road Godalming	
TM/2025/00438	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 33/06	Cariad Knoll Road Godalming GU7 2EL	
WA/2025/00434	Godalming Central & Ockford	Certificate of Lawfulness under Section 192 for dormer extension and installation of roof lights to provide habitable accommodation in roof space; installation of first floor window to south elevation.	27 Coopers Rise Godalming GU7 2NH	
WA/2025/00441	Godalming Central & Ockford	Erection of retaining wall and boundary fencing together with installation of vehicle and pedestrian entrance gates and associated works.	Langham Park Catteshall Lane Godalming	
WA/2025/00416	Godalming Central & Ockford	Erection of extensions and alterations.	18 Franklyn Road Godalming GU7 2LD	
WA/2025/00421	Godalming Farncombe & Catteshall	Erection of a side extension following demolition of conservatory.	14 Brocks Close Godalming GU7 1NA	
WA/2025/00445	Godalming Farncombe & Catteshall	Erection of two storey extensions and alterations and erection of a detached garage.	Fircot Catteshall Road Godalming GU7 1LR	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2025/00442	Godalming Farncombe & Catteshall	Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions with installation of roof lights to provide habitable accommodation in roof space	Ashleigh Villa 32 George Road Farncombe Godalming GU7 3LS	
WA/2025/00410	Godalming Holloway	Erection of extensions and alterations including alterations to attached garage to provide habitable accommodation.	29 Maplehatch Close Godalming GU7 1TQ	
WA/2025/00413	Godalming Holloway	Erection of toilet block and 2 linked tipis on decked area.	Ladywell Convent Ashstead Lane Godalming GU7 1ST	
<b>WBC Weekly List 25/11</b>				
WA/2025/00471	Godalming Binscombe & Charterhouse	Erection of extension and alterations including reconfiguration of cycle and parking spaces and provision of an external play area in association with consented use as a nursery.	Guardian House Borough Road Godalming GU7 2AE	
WA/2025/00488	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for erection of dormer roof extension.	Dibon Lodge Knoll Road Godalming GU7 2EP	
WA/2025/00487	Godalming Binscombe & Charterhouse	Erection of an extension and alterations including installation of solar panels and alterations to porch following removal of chimney.	20 Binscombe Lane Farncombe Godalming GU7 3PN	
WA/2025/00452	Godalming Holloway	Certificate of Lawfulness under Section 192 for alterations to chimney stack.	Little Normanhurst Summerhouse Road Godalming GU7 1PY	
WA/2025/00461	Godalming Holloway	Erection of extensions and alterations including alterations to roof to provide habitable accommodation in roof space; demolition of single storey elements and detached garage.	Langdale Tuesley Lane Godalming GU7 1SJ	
NMA/2025/00477	Godalming Holloway	Amendment to WA/2024/01574 to change the windows and the cladding and to keep the existing front door where it resides instead of moving it as per submitted plans.	6 Rectory Close Godalming GU7 1TT	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 25/12</b>				
WA/2025/00514	Godalming Binscombe & Charterhouse	Extensions and alterations to roof height and existing dormer; installation of rear dormer, Juliette balcony and PV panels.	Weybourne 20 Chalk Road Godalming GU7 3AP	
WA/2025/00508	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for alterations to existing attached garage to provide habitable accommodation.	7 Hillside Way Godalming GU7 2HN	
WA/2025/00537	Godalming Binscombe & Charterhouse	Erection of a single storey front extension.	47 Binscombe Crescent Farncombe Godalming GU7 3RA	
TM/2025/00541	Godalming Binscombe & Charterhouse	APPLICATION FOR REMOVAL OF TREE SUBJECT TO TREE PRESERVATION ORDER WA174	Timbers North Way Charterhouse School Godalming GU7 2RS	
WA/2025/00525	Godalming Central & Ockford	Certificate of Lawfulness under Section 192 for erection of a single storey extension following demolition of existing extension.	Westacre New Way Godalming GU7 2JH	
WA/2025/00513	Godalming Central & Ockford	Display of illuminated signage.	Space Station Godalming Surrey Data Park Catteshall Lane Godalming GU7 1LB	
WA/2025/00544	Godalming Farncombe & Catteshall	Erection of a single storey rear extension following demolition of existing single storey extension.	31 Hare Lane Farncombe Godalming GU7 3EE	
WA/2025/00533	Godalming Farncombe & Catteshall	Erection of a single storey extension and alterations following demolition of existing conservatory.	18 Blackburn Way Godalming GU7 1JY	

<b><u>Ref</u></b>	<b><u>Ward</u></b>	<b><u>Proposal</u></b>	<b><u>Site Address</u></b>	<b><u>GTC Observations</u></b>
NMA/2025/00510	Godalming Holloway	Amendment to WA/2024/02026 The proposed dormer has been extended by 350mm towards the rear façade to accommodate structural requirements. We consider this change to be non-material as it does not alter the sunlight/daylight impact on No. 36 Chestnut Way (the neighbouring property).	38 Chestnut Way Godalming GU7 1TS	
WA/2025/00517	Godalming Holloway	Erection of single storey extension and alterations.	5 Heathfield Close Godalming GU7 1SL	
CA/2025/00534		GODALMING AND WEY NAVIGATIONS CONSERVATION AREA REMOVAL OF TREES	Magna Riverside Flambard Way Godalming GU7 1HH	



6A. PLANNING APPLICATION SUMMARY REPORT

**WA/2025/00398 - LAND AT REAR OF 27 PEPPERHAROW ROAD GODALMING**

Erection of 2 semi-detached dwellings with garden sheds/cycle store associated parking and landscaping following demolition of 2 existing outbuildings.

**Summary of Issues of Concern**

**1. Flood Risk and Surface Water Drainage**

- **Flood Zone:** The site is within **Flood Zone 2**, meaning it is at *medium risk* of fluvial flooding. It lies near Hell Ditch and the River Wey, but modelled flood extents suggest the site itself is not directly affected by high-risk flood events (UNDA Flood Risk Assessment, p. 4).
- **LLFA Objection:** The Lead Local Flood Authority (LLFA) has raised concerns that **no surface water drainage strategy has been provided** and that the applicant has incorrectly stated it is not needed at this stage. This contradicts paragraph 182 of the NPPF (2024) which stresses the need for sustainable drainage systems in all development proposals (LLFA-WA-25-0276, p. 2).
- **Environment Agency:** The EA has declined to provide bespoke comments, indicating that Flood Risk Standing Advice (FRSA) applies. However, this still places the responsibility on the Local Planning Authority to ensure that flood risk has been properly considered (EA Response, p. 1).

**2. Biodiversity and Ecology**

- **Ecological Impact:** The ecological survey concluded there is negligible potential for roosting bats and low likelihood for other protected species' use. However, **mitigation measures for terrestrial mammals and breeding birds** are recommended, especially given nearby woodland (EcIA, pp. 4–5).
- **Biodiversity Net Gain (BNG):** The BNG Assessment confirms a loss of biodiversity units and indicates that offsetting via BNG credits will be required to meet policy compliance. This implies **on-site biodiversity enhancement is not sufficient**, and the development may not achieve genuine net gain without additional measures (BNG Assessment, p. 4).

**3. Drainage Strategy Deficiency**

- Despite being a site with known flood sensitivity, **no clear surface water drainage plan** has been submitted, and no commitment to **sustainable drainage systems (SuDS)** is evidenced in the application material. This is a material planning concern under the NPPF (Section 14) and Waverley Local Plan policies.

**4. Backland Development and Local Character**

- The **Design & Access Statement** indicates this is a backland development, replacing outbuildings behind an existing residential property. While it attempts to emulate local architecture, **backland development can raise concerns about overdevelopment, privacy, and access** (DAS, p. 1).
- There is also limited evidence that the impact on the **residential amenity of neighbouring properties**—including potential **loss of privacy or overshadowing**—has been rigorously assessed. These are material considerations (GA\_Planning\_Persona, p. 1).

## 5. Sustainability Measures and Climate Resilience

- While the Sustainability Statement claims a fabric-first approach and mentions permeable surfacing and insulation, no concrete commitments (e.g. rainwater harvesting, solar PV, or energy-efficient design certifications) are specified (Sustainability Statement, p. 2).

Given the above, **Members may wish to consider the following:**

<b>Issue</b>	<b>Consideration</b>
Surface Water Drainage	Lack of an acceptable drainage strategy in line with NPPF para 182 and LLFA concerns.
Flood Risk	Site in Flood Zone 2 – greater clarity on resilience and flood escape measures is needed.
Biodiversity	Loss of units requiring BNG offsetting – request on-site biodiversity enhancements.
Overdevelopment	Concern about precedent and cumulative effect of backland plots on local character.
Neighbour Amenity	Potential issues of overlooking and overshadowing require clarification.

## WA/2025/00413 – LADYWELL CONVENT ASHSTEAD LANE GODALMING GU7 1ST

Erection of toilet block and 2 linked tipis on decked area.

### Summary of Issues of Concern

#### 1. Green Belt and Openness

- The site is within the Metropolitan Green Belt. While the proposal seeks to justify the development under Paragraph 154(h(ii)) of the NPPF (2024) as an “engineering operation,” the introduction of hardstanding and semi-permanent structures such as tipis may still **impact the openness of the Green Belt**.
- The NPPF (para. 154) requires that even “appropriate” development must preserve openness and not conflict with Green Belt purposes. The proposal lacks a clear **Very Special Circumstances (VSC)** argument.

**Concern:** The proposal introduces visual and physical elements into an open grassland setting and may conflict with Green Belt policy aims (Local Plan Policy RE2; NPPF para 154).

#### 2. Heritage and Listed Building Setting

- The site includes and is adjacent to several **Grade II listed buildings**, including the main convent, lodge, and other curtilage-listed structures.
- While the **Design & Access Statement** claims no harm to listed buildings, the proposal's siting in a prominent field may **affect the wider historic setting**, particularly during peak months of activity.

**Concern:** The application lacks a detailed **Heritage Impact Assessment** to robustly demonstrate no harm, contrary to **Policy HA1** and **NPPF Section 16**.

#### 3. Temporary but Recurring Structures

- The tipi structures are proposed as **semi-permanent**, to be removed for four months annually. However, they are described as “to remain in place for around five years,” and rest on a **permanent wooden base**.
- This arrangement raises questions about the true temporariness of the use and whether it could become de facto permanent.

**Concern:** Lack of enforceable mechanism to ensure removal and site restoration during the off-season. Risk of creeping permanence inconsistent with planning objectives for temporary rural development.

#### 4. Biodiversity and BNG Compliance

- A Biodiversity Checklist has been submitted stating there are no high-value ecological features impacted and that construction methods will minimise disruption.
- However, while BNG requirements have been acknowledged, no formal biodiversity metric or calculation appears to have been submitted to evidence 10% net gain, now mandatory under the Environment Act 2021.

**Concern:** Absence of verifiable **Biodiversity Net Gain (BNG) metric** undermines compliance with both national and local biodiversity policies (LPP1 Policy NE1, NE2).

## 5. Sustainability Measures

- The **Climate Change and Sustainability Checklist** has been completed, and the agent references some sustainable sourcing (e.g., FSC poles).
- However, many checklist items are marked "N/A", and no renewable energy sources (e.g. PV, solar water) or rainwater harvesting are proposed. The toilet blocks are described as self-contained, but no further water or energy efficiency details are provided.

**Concern:** Limited evidence of meaningful compliance with **Policies CC1–CC3** (Local Plan Part 1) or the **Waverley Climate Change SPD** beyond basic material sourcing.

## 6. Amenity and Use Intensity

- While the Design & Access Statement asserts no impact on neighbouring amenity, the development would support groups of up to 100 school-age children, adding seasonal noise and activity in a previously tranquil field.
- This level of usage may affect **residential amenity** of nearby properties and the spiritual quietude of the convent grounds themselves.

**Concern:** The impact of repeated intensive youth group use (even if day-use only) may introduce issues of noise, traffic, and landscape pressure, not adequately assessed under Policy DM5.

Given the above, **Members may wish to consider the following:**

Issue	Consideration
Green Belt Openness	Tipi structures and decking may undermine openness; no Very Special Circumstances provided.
Listed Building Setting	Insufficient heritage impact analysis; potential for visual and contextual harm.
BNG Compliance	No measurable BNG evidence submitted; contrary to new statutory requirements.
Sustainability	Limited commitment to climate adaptation and energy efficiency.
Intensity of Use	Scale of educational use may create seasonal amenity impacts not fully mitigated.
Temporary Nature	Risk of creeping permanence; five-year "temporary" installation with hard base.

## CA/2025/00534 – MAGNA RIVERSIDE, FLAMBARD WAY, GODALMING

CA Notification Magna Riverside, Flambard Way, Godalming regarding the proposed works at Magna Riverside within the Godalming Conservation Area.

### Summary of Issues of Concern

#### 1. Conservation Area Implications

- The site lies within the Godalming Conservation Area, which means **special regard must be given to the preservation or enhancement of the character or appearance** of the area under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- The proposal involves **removal of a mature tree**, which may **affect visual amenity, local biodiversity, and landscape character**. Conservation Areas confer automatic protections to trees over a certain size (typically >75mm diameter at 1.5m height), so any such removal must be justified.

#### 2. Lack of Arboricultural Justification

- There is no arboricultural report or detailed reasoning for the tree removal. In such sensitive areas, a **Tree Condition Report or Arboricultural Impact Assessment** would typically be expected to justify the removal and consider replanting.

#### 3. Absence of Replanting Proposal

- Best practice and local planning policies (as supported by the National Planning Policy Framework (NPPF), para 131 and local policies in the Waverley Borough Local Plan) encourage **replacement planting** to mitigate loss of tree cover in urban and conservation areas.
- No compensatory planting appears to be proposed.

#### 4. Biodiversity Impact

- Urban trees contribute significantly to urban ecology, offering habitat to birds and insects. The application does not address the **biodiversity implications**, which is a material planning consideration, particularly under **Environment Act 2021** duties for net biodiversity gain.

Given the above, **Members may wish to consider the following:**

Area of Concern	Description
Conservation Area Impact	Removal may detract from the character of the designated area
Tree Protection	No arboricultural evidence provided
Biodiversity	No discussion of ecological impact or mitigation
No Replanting	Lack of replacement tree undermines sustainability and amenity standards
Public Amenity	Tree removal could affect visual amenity from public viewpoints

#### Members May wish to consider the following:

- Request that Waverley Borough Council's Tree Officer visits the site before any decision is made.
- Ask whether the works require formal planning consent or if it qualifies under Permitted Development exemptions (e.g., for dead or dangerous trees).



## CIL FUNDING APPLICATION FORM

### INTRODUCTION

Godalming Town Council receives 25% of money received through the Community Infrastructure Levy, collected by Waverley Borough Council (WBC) from development in Godalming. Any CIL monies due are confirmed by WBC at the end of 6 monthly periods ending in March and September and paid to Godalming Town Council shortly thereafter. The funds are available to spend on local projects in Godalming. As set out in the CIL Regulations, this local proportion of CIL should be used for:

- The provision, improvement, replacement, operation or maintenance of infrastructure; or
- Anything else that is concerned with addressing the demands that development places on an area

The definition of infrastructure is broad and includes amongst other items:

- Roads and other transport infrastructure
- Schools and other educational facilities
- Medical facilities
- Open spaces
- Sporting and recreational facilities
- Flood defences

Please read the Godalming Town Council CIL funding application form guidance notes before completing this form. To discuss a potential project, or for further guidance, please contact the Town Clerk at [townclerk@godalming-tc.gov.uk](mailto:townclerk@godalming-tc.gov.uk).

Please note that if an external organisation has been granted CIL funds for a project it may not apply for further CIL funding, regardless of the project, until twelve months have elapsed since the previous award was granted.

CIL applications will be validated by Council Officers prior to consideration by the Environment & Planning Committee, applications accepted by the Environment & Planning Committee will be forwarded to the Full Council for further consideration and prioritising against available and anticipated funds.

Completed application forms and supporting information should be returned to: [office@godalming-tc.gov.uk](mailto:office@godalming-tc.gov.uk)

Please note that to prevent duplication of effort, if an organisation is also applying for Strategic CIL from Waverley Borough Council for the same project as they wish to request Neighbourhood CIL, then Godalming Town Council will accept an initial application for Neighbourhood CIL funds using the Waverley Borough Council CIL application form.

Linked Document: [CIL Policy and Funding Application Form Guide for Applicants](#)



Supporting Our Community

## CIL FUNDING APPLICATION FORM

1. Applicant organisation	Farncombe Cricket Club, Broadwater Park, Summers Road, Farncombe, GU7 3BJ
2. Name and position of main contact	Main Contact:- Graham Ekins Chairman
3. Applicant contact details (phone no, email and address)	Address:- 57 Ash Lodge Drive, Ash, Aldershot, GU12 6NW Phone:- 07889 366528 Email:- <a href="mailto:Chairman@Farncombecc.com">Chairman@Farncombecc.com</a>
4. Type of organisation  If a charity, please provide registration number	The purposes of the Club are to foster and promote participation and increase access to the amateur sport of cricket within the community, providing facilities for playing cricket, opportunities for recreation, coaching and competition. The club is registered as a Community Amateur Sports Club.
5. Is the organisation able to reclaim VAT?	No
6. Location of project	Farncombe Cricket Club, Broadwater Park, Summers Road, Farncombe, GU7 3BJ
7. Summary of the project proposal	<p>The club has had installed, for 8 years now a set of practice nets adjacent to the club. Through the growth of the club the usage of the nets area has grown so much that during the summer months they are used every day for extended periods. Consequently, the Surface is wearing out, photos attached, and the nets are also breaking down through snagging and exposure to the weather elements.</p> <p>Whilst the existing nets and playing surface are suffice for one more season, the Nets will need replacing and the surface will need to be lifted, the foundations repaired and a new surface laid. by an England &amp; Wales Cricket Board approved supplier.</p> <p>Our intent is to use Total-Play the company that are ECB approved and installed the original net area 8 years ago.</p>

8. Estimated project cost	£19,917 including VAT	
9. Please show in the table the amount of CIL funding being sought and any other contributions that may have been allocated for this scheme		
	Amount	Detail
CIL funding sought	£12000	Godalming Town Council
Any other Local authority contribution eg EBC and/or SCC		
Third party contribution		
Total cost	£12000	
10. Detail of additional sources of funding available	Club Funds - £8000	
11. Why is CIL funding being sought? Please provide details of sources of funding already considered or applications made for funding	<p>As fully set out in the sections below, the Waverley local plan identifies that the delivery of improved recreational facilities is through infrastructure projects associated with the adoption of the Community Infrastructure Levy and working with partners to identify issues and co-ordinate the delivery of infrastructure. As such, Farncombe CC is seeking CIL funding as it is a fund specifically for projects that support the local community and would support and enable the club to continue to provide high quality sports facilities to the local community.</p> <p>Going forward, over the next 24 months we are hoping to build upon the recent work to improve and expand the changing facilities by updating and improving the pavilion to make it a more welcoming environment and we are working with the ECB to secure a of grant £10K and £20K Interest free loan (repayable over 5 years) towards a project we expect to be in the region of £43K.</p> <p>With the exception of the limited grant and loans available from the ECB we have been unable to identify any other potential source of funding that would support the costs associated with this type of project.</p>	
12. Please indicate whether the organisation has previously received CIL or other funding sources from either Godalming Town Council and/or Waverley Borough Council. If yes, provide amounts and timings	We have successfully received two small project donations of £250 each time for a new Barbecue and Funding to support Umpires, Coaches and Scorers for secondary school cricket matches run by the club plus a Neighbourhood CIL grant of £35000 in January 2024 for towards the £85,000 changing room expansion project.	



<p>13. How does the project help address the demands of development in the area. What evidence is there to support this?</p>	<p>Farncombe Cricket Club is home to one of the largest, if not the largest, cricket club in Godalming. The Club is a grass roots club based within the community, providing recreational activities based for approximately 300 playing and social members including 160 boys and 80 girls aged between 5 and 18.</p> <p>FCC is a growing club, predominantly from growth of our ladies' section – two teams, our men's teams 3 Saturday teams and our jewel in the crown – the juniors.</p> <p>This growth has been driven through the clubs engagement and association with the local state schools, Godalming Junior School, Busbridge Juniors and Loseley Fields where the club provides curriculum cricket lessons to every child in year 3 and above. This is partly funded through the ECB's chance to shine programme, but also volunteer hours from the club. In addition, Broadwater School has coaching time given to the school in the form of after school club provided in the spring term.</p> <p>The Waverley Local Plan Pt 1 8.2 states that sustainable development aims to support strong, vibrant and healthy communities with accessible local services that reflect the community's needs and support its well-being. To achieve this, the right community facilities and other local services must be planned to enhance the sustainability of communities and meet local needs.</p> <p>The need for high quality sports and recreational facilities that meet the needs of the community has been identified in the Waverley Local Plan, Waverley Infrastructure Development Plan (IDP), the Godalming &amp; Farncombe Neighbourhood Plan and the 2018 Waverley Play Pitch Strategy. The Waverley Local Plan states that "The provision of improved recreational facilities supports the drive for healthier lifestyles and benefits the quality of life for many people". The Waverley local plan identifies that the delivery of improved recreational facilities is through infrastructure projects associated with the adoption of the Community Infrastructure Levy and working with partners to identify issues and co-ordinate the delivery of infrastructure.</p>
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14. What evidence is there of support from the community	<p>Our Club membership and local schools recognise the need for the practice facilities that keep children and adults engaged in recreational support.</p> <p>Along with recognition from Sport Godalming who recognise the work that the club does to provide Cricket for the local community.</p>
15. Proposed timescales for the project	<p>We would be refurbishing the nets in the spring of 2026.</p> <ul style="list-style-type: none"> <li>a) There are no planning requirements as this is a like for like replacement of surface and netting</li> <li>b) Our lease, which was renewed in 2024 does not require the club to seek any formal approval as usage and appearance is not changing.</li> <li>c) We are obliged under the lease to maintain our club and structures to useable standards,</li> </ul>
16. Is there a related revenue spend (i.e. day-to-day running costs) associated with the project? How will this be addressed?	<p>No , other than regular maintenance, cleaning, line remarking all part of the grounds budget that the club already has. Nothing significant - £200 a year maximum</p>
17. If the organisation is not in the public sector please provide details of the organisation's finances Please include a copy of the most recently audited accounts, including details of unrestricted reserves	<p>Attached 2024 Accounts and current cashflow, our reserves are essentially the balance projected at the end of the current year on the cashflow chart.</p>
18. Do you need planning permission to carry out the works?	<p>No</p>
<p>19. If planning permission is required is it in place to carry out the works?</p> <p>If so, please provide the application number</p>	<p>NA</p>

#### Section E: Declaration

When you have completed the application, please sign this declaration and submit the application form as directed.

To the best of my knowledge the information I have provided on this application form is correct.

If Godalming Town Council agrees to release funds for the specified project, these funds will be used exclusively for the purposes described. In such an event, I agree to inform Godalming Town Council via the Town Clerk of any material changes to the proposals set out above. When requested, I agree to provide Godalming Town Council with all necessary information required for the purposes of reporting on the progress or otherwise of the identified project. I recognise Godalming Town Council's statutory rights as the designated provider of these CIL funds, which includes provisions to reclaim unspent or misappropriated funds.

Privacy Notice: By signing this form, the applicant agrees to Godalming Town Council checking all supplied information for the purposes of informing decision making. The information on this form will be stored in the Town Council's filing system and summarised in the Council's accounting system for the sole purpose of fund processing, analysis and accounting. Information about the project may be publicised on Godalming Town Council's website and in public material for publicity purposes. Personal data will not be disclosed without prior agreement of those concerned, unless required by law. For further information on the Council's privacy policy, please see: <https://godalming-tc.gov.uk/data-protection/>

Signed: \_\_\_\_\_

Organisation: FARNCOMBE CRICKET CLUB (CHAIR)

Date: 5/3/2025

All organisations involved with the application will need to sign and date the form.

Signed: \_\_\_\_\_

Organisation: \_\_\_\_\_

Date: \_\_\_\_\_



## Photo's of current surface and Net issues.

Zippy straps in place to hold the net and Hauser's together.

Torn surface caused by gate dragging

Worn out batting area through constant use

Net held together with zippy straps.



**FARNCOMBE CRICKET CLUB**  
**ANNUAL ACCOUNTS - YEAR ENDING 31 DECEMBER 2024**

**TRADING ACCOUNT**

2023		2024
£	£	£
52,291	SALES	52,702
	Opening stock	1,104
	Purchases	24,874
	Closing Stock	1,048
26,662	STOCK CONSUMED	24,930
25,629	BAR GROSS PROFIT	27,772
1,414	Operating Costs	1,448
24,215	BAR NET PROFIT	26,324

**PROFIT & LOSS ACCOUNT**

2023		2024	2023		2024
£	INCOME	£	£	EXPENDITURE	£
24,215	BAR NET PROFIT	26,324	875	GROUND LEASE	1,405
170	DONATIONS	1,719	563	GROUND - Labour/Services	2,371
1,563	GIFT AID	2,619	3,795	GROUND - Materials	2,802
14,970	MEMBERSHIP	18,495	2,153	GROUND MACHINERY	2,249
17,364	S'SHIP/GRANTS/LOANS	54,661	2,164	INSURANCE	2,508
705	MATCH FEES/TEAS	1,091	1,245	LEAGUE FEES/UMPIRES	1,360
1,522	FUNCTIONS/FUNDRAISING	2,186	846	MATCH BALLS	501
410	CLUB HIRE	150	1,622	PRESENTATION	1,374
503	INDOOR NET FEES	1,513	1,758	CARD MACHINE CHARGES	1,795
1,637	BBQ	2,552	901	PITCH/PAVILLION HIRE	2,483
1,666	CLOTHING - Match shirts etc	777	3,691	CLOTHING - Match shirts etc	782
1,487	CLOTHING - Casual wear	539	1,435	CLOTHING - Casual wear	666
-	SUMMER CAMPS	370	3,179	TRAINING KIT/COACHING	2,458
-	DINNER & DANCE	380	2,382	PAVILION UPKEEP/DECOR	10,708
363	INTEREST	636	2,694	PAVILION CLEANING	2,587
116	OTHER	1,670	3,393	ELECTRICITY/GAS/B'BAND	3,649
			78	RATES	57
			159	ALARMS/CCTV/TV/DEFIB etc	626
			992	REFUSE DISPOSAL	1,046
			3,053	EXTENSION WORKS	75,899
			240	AFFILIATION FEES	242
			8,820	ALL OTHER COSTS	4,279
-	LOSS	6,923	18,122	PROFIT	-
64,160		121,846	64,160		121,846

**BALANCE SHEET**

2023		2024	2023		2024
1,104	STOCK	1,048	45,625	ACCUM FUND	38,652
5,269	BANK - CURRENT	2,090	236	CREDITORS	150
40,100	BANK - DEPOSIT	34,000	-	UNCLEARED CHEQUES	-
100	CASH IN TILL	50	-	LOAN - ECB	-
107	DEBTORS	-	2,000	ACCRUAL	240
1,180	PAID IN ADVANCE	1,854			
-	ACCUM FUND	-			

## Farncombe Cricket Club Cash Flow 2025

Details	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Bar	300.30	106.70	300.00	2,500.00	7,500.00	10,000.00	11,000.00	10,000.00	5,000.00	1,000.00	1,000.00	1,000.00	49,707.00
Donations	150.00	75.00		50.00	50.00	50.00	50.00	50.00					475.00
Gift Aid				50.00	962.50	662.50	162.50	62.50	12.50				1,912.50
Membership	140.00	825.00	500.00	9,500.00	6,500.00	1,500.00	360.00						19,325.00
Sponsorship/Grants/Loans	500.05				3,500.00								4,000.05
Match Fees				100.00	450.00	500.00	450.00	450.00	50.00				2,000.00
Functions/Fundraising	171.00	159.00	170.00	170.00	170.00	20.00	170.00	170.00	170.00	170.00	170.00	20.00	1,730.00
Club Hire	250.00	50.00	200.00	250.00						150.00	150.00	150.00	1,200.00
Indoor Net Fees	1,855.00	2,604.00	1,000.00										5,459.00
BBQ				250.00	1,400.00	2,000.00	1,000.00	350.00					5,000.00
Clothing - Match shirts etc				300.00	600.00	600.00	300.00						1,800.00
Clothing - Casual wear	18.00			100.00	150.00	150.00	100.00						518.00
Summer Camp							6,500.00	-6,500.00					0.00
Dinner & Dance								3,600.00					3,600.00
Other	-210.66	23.84	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	313.18
<b>TOTAL INCOME</b>	<b>3,173.69</b>	<b>3,843.54</b>	<b>2,220.00</b>	<b>13,320.00</b>	<b>21,332.50</b>	<b>15,532.50</b>	<b>20,142.50</b>	<b>8,232.50</b>	<b>5,282.50</b>	<b>1,370.00</b>	<b>1,370.00</b>	<b>1,220.00</b>	<b>97,039.73</b>

Details	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Bar - Stock	200.72	188.16	300.00	1,250.00	3,750.00	5,000.00	5,500.00	5,000.00	2,500.00	500.00	500.00	250.00	24,938.88
Bar - Expenses/Licence/Gas	3.99	16.49	150.00	300.00	300.00	150.00	100.00			150.00	70.00	150.00	1,390.48
Rates	5.00	5.00	5.00	8.24	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	63.24
Gas	79.89	226.88	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	1,056.77
Electric	107.91	260.72	100.00	100.00	200.00	250.00	300.00	300.00	100.00	100.00	100.00	100.00	2,018.63
Refuse Collection		78.91	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,078.91
Broadband	33.54	18.10	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	381.64
Insurance	235.53	285.53	343.79	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,564.85
Alarms/CCTV/TV Licence/Defib/Extinguishers		43.06	200.00								170.00	250.00	663.06
Pavillion Cleaning - Labour/Materials	76.09	25.19	250.00	458.00	510.00	458.00	510.00	458.00	204.00	305.00	204.00	204.00	3,662.28
Pavillion Maintenance	342.59	85.73	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,928.32
Square Lease			375.00			375.00			375.00			375.00	1,500.00
Ground Labour and Services			400.00	350.00	350.00	350.00	350.00	350.00	700.00				2,850.00
Ground Materials		319.57		150.00	200.00		150.00			1,750.00			2,569.57
Ground Machinery - Purchase/Maintenance					500.00							1,500.00	2,000.00
I'Anson League Fees								180.00		55.00			235.00
I'Anson Umpires										900.00			900.00
Juniors League Fees		322.50											322.50
Match Balls	738.00	150.00	350.00										1,238.00
Affiliation Fees	10.00	200.00									10.00	30.00	250.00
Catering - Teas/Refreshments				100.00	100.00	100.00	100.00	100.00				100.00	600.00
Catering - BBQ				125.00	700.00	1,000.00	500.00	175.00					2,500.00
Changing Room and Pitch Hire										1,845.00	540.00		2,385.00
Indoor Net Fees		1,854.25								1,853.85			3,708.10
Clothing - Match shirts etc			200.00	300.00	600.00	600.00	300.00						2,000.00
Clothing - Casual wear				100.00	150.00	150.00	100.00						500.00
Junior Match Kit - Bats/Pads		782.86	500.00	750.00	250.00								2,282.86
Training Kit and Coaching Fees		617.97	500.00	750.00	250.00						300.00		2,417.97
Dinner & Dance						50.00		1,250.00		2,500.00			3,800.00
Trophies								1,350.00		350.00			1,700.00
Card Machine Charges	77.91	74.80	70.00	120.00	115.00	275.00	295.00	270.00	175.00	135.00	90.00	75.00	1,772.71
Extension Costs/Loan Repayment	8,956.92	10,144.26	9,000.00	600.00	7,000.00								35,701.18
Other	157.00	-1,826.85	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	-169.85
<b>TOTAL EXPENDITURE</b>	<b>11,025.09</b>	<b>13,873.13</b>	<b>13,251.79</b>	<b>6,269.24</b>	<b>15,788.00</b>	<b>9,571.00</b>	<b>9,018.00</b>	<b>10,246.00</b>	<b>4,867.00</b>	<b>11,256.85</b>	<b>2,797.00</b>	<b>3,847.00</b>	<b>111,810.10</b>

<b>CURRENT POSITION</b>	<b>28,238.47</b>	<b>18,208.88</b>	<b>7,177.09</b>	<b>14,227.85</b>	<b>19,772.35</b>	<b>25,733.85</b>	<b>36,858.35</b>	<b>34,844.85</b>	<b>35,260.35</b>	<b>25,373.50</b>	<b>23,946.50</b>	<b>21,319.50</b>	<b>-14,770.37</b>
CURRENT ACCOUNT	2,089.87	3,238.47	3,185.04	-	-	-	-	-	-	-	-	-	
DEPOSIT ACCOUNT	34,000.00	25,000.00	15,023.84	-	-	-	-	-	-	-	-	-	
	36,089.87	28,238.47	18,208.88	-	-	-	-	-	-	-	-	-	

## GODALMING TOWN COUNCIL

Disclosure by a Member<sup>1</sup> of a disclosable pecuniary interest or other registerable interest (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]<sup>2</sup> [a registerable interest (non-pecuniary interest)]<sup>3</sup> 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 Interests	Other Registerable Interests (Non-Pecuniary Interests)	Reason

**Signed** \_\_\_\_\_

**Dated** \_\_\_\_\_

<sup>1</sup> "Member" includes co-opted member, member of a committee, joint committee or sub-committee

<sup>2</sup> 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

<sup>3</sup> A registerable interest (non-pecuniary interest) is defined by Section 9 of the Godalming Members' Code of Conduct.