



**Submitted**  
**Godalming & Farncombe**  
**Neighbourhood Plan**  
**2017-2032**

September 2018



## CONTENTS

|          |  |           |
|----------|--|-----------|
| <b>1</b> | <b>INTRODUCTION .....</b>                                  | <b>1</b>  |
| <b>2</b> | <b>LOCAL CONTEXT .....</b>                                 | <b>5</b>  |
|          | History of Godalming and Farncombe.....                    | 5         |
|          | Profile of the Community Today .....                       | 6         |
|          | Local Infrastructure .....                                 | 12        |
|          | Local Plan Policy .....                                    | 13        |
| <b>3</b> | <b>VISION AND OBJECTIVES .....</b>                         | <b>15</b> |
|          | Challenges for Godalming and Farncombe .....               | 15        |
|          | Vision for Godalming and Farncombe .....                   | 16        |
|          | Godalming and Farncombe Neighbourhood Plan Objectives..... | 17        |
| <b>4</b> | <b>HOUSING .....</b>                                       | <b>18</b> |
| <b>5</b> | <b>ECONOMY .....</b>                                       | <b>21</b> |
|          | Small Scale Start-up Space .....                           | 22        |
|          | Town and Local Centres .....                               | 23        |
| <b>6</b> | <b>HERITAGE AND DESIGN .....</b>                           | <b>26</b> |
|          | Character Areas.....                                       | 28        |
|          | Design of Residential Parking.....                         | 35        |
|          | Shopfront Design and Advertising .....                     | 38        |
|          | Protected Views.....                                       | 42        |
| <b>7</b> | <b>TRANSPORT AND MOVEMENT .....</b>                        | <b>44</b> |
|          | Movement Routes.....                                       | 50        |
|          | Public Car Parking.....                                    | 52        |
|          | Electric Vehicles.....                                     | 53        |
| <b>8</b> | <b>ENVIRONMENT .....</b>                                   | <b>55</b> |
|          | Land.....  | 55        |
|          | Water .....  | 60        |
|          | Air.....   | 61        |

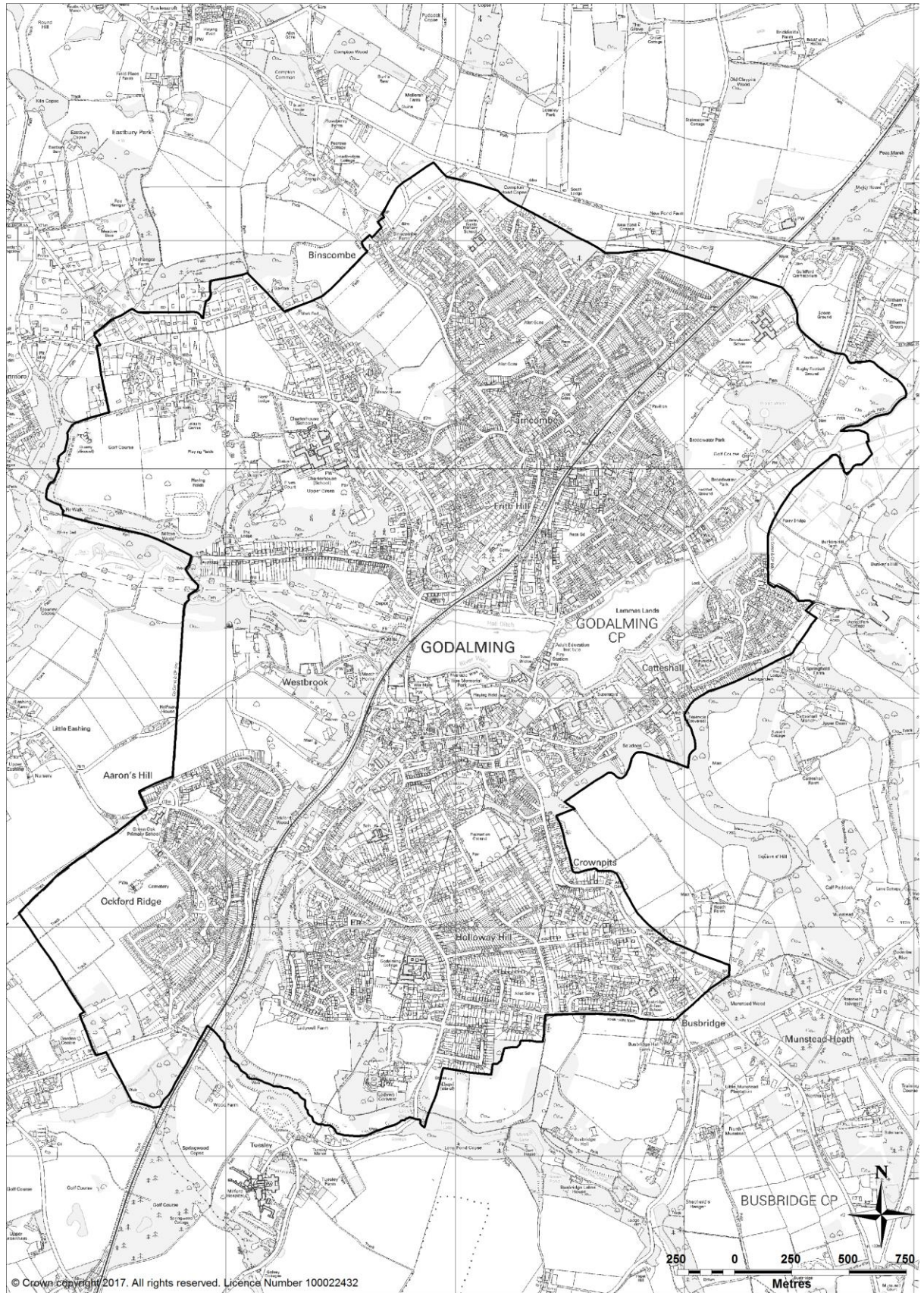
|           |  |           |
|-----------|--|-----------|
| <b>9</b>  | <b>COMMUNITY AND INFRASTRUCTURE.....</b> | <b>63</b> |
|           | Health Provision .....                   | 63        |
|           | Community Infrastructure .....           | 64        |
|           | Education Provision.....                 | 67        |
| <b>10</b> | <b>NON-LAND USE ISSUES .....</b>         | <b>69</b> |
|           | <b>POLICIES MAPS .....</b>               | <b>73</b> |
|           | <b>GLOSSARY.....</b>                     | <b>75</b> |

**Appendix A**      Building for Life 12 criteria

# 1 INTRODUCTION

- 1.1 This document represents the Godalming & Farncombe Neighbourhood Plan (Godalming and Farncombe Neighbourhood Plan) for Godalming parish. It represents one part of the development plan for the parish over the period 2017 to 2032, the other part being the Waverley Local Plan Part 1 (2018). It is important that the Neighbourhood Plan has due regard for the strategic policies in the Local Plan Part 1. In addition, Waverley Borough Council is preparing a Local Plan Part 2: Site Allocations and Development Management Policies. This will complement the Local Plan Part 1 and the Neighbourhood Plan policies and is due for adoption in 2019.
- 1.2 Waverley Borough Council, as the local planning authority, designated a Neighbourhood Area for the whole of Godalming parish in July 2013 to enable Godalming Town Council to prepare the Godalming and Farncombe Neighbourhood Plan. The Godalming and Farncombe Neighbourhood Plan Godalming and Farncombe Neighbourhood Plan has been prepared by the community through the Godalming and Farncombe Neighbourhood Plan Group.
- 1.3 The GFNP is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012. The Godalming and Farncombe Neighbourhood Plan Group has prepared the plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change over the plan period 2015 to 2032.
- 1.4 The map in Figure 1.1 shows the boundary of the Godalming and Farncombe Neighbourhood Plan area, which is contiguous with the boundary of Godalming parish.
- 1.5 The purpose of the Godalming and Farncombe Neighbourhood Plan is to guide development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Godalming and Farncombe, its residents, businesses and community groups.
- 1.6 Each section of the plan covers a different topic. Under each heading there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the blue boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.

**Figure 1.1: Godalming and Farncombe Neighbourhood Plan Area**



## National Policy

1.7 The Godalming and Farncombe Neighbourhood Plan has been written to ensure consistency with the 2012 National Planning Policy Framework (NPPF) and all NPPF references and paragraph numbers relate to that version, however consideration has been given to the new 2018 NPPF.

1.8 The National Planning Policy Framework (NPPF) states:

*"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications (para.183).*

*Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area.*

*Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).*

*Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)".*

1.9 The Local Plan for Waverley Borough consists of the Local Plan Part 1 (2018) and retained policies from the 2002 Local Plan. This is an up-to-date plan and therefore provides the strategic framework for growth in Godalming and Farncombe.

1.10 The Waverley Local Plan Part 1 covers the period to 2032. It identifies Godalming as one of the main settlements for accommodating the residential and commercial growth required across the borough. It is the role of the Godalming and Farncombe Neighbourhood Plan to provide a spatial framework for the delivery of this growth.

## Consultation

1.11 The Godalming and Farncombe Neighbourhood Plan Group has developed the Godalming and Farncombe Neighbourhood Plan through extensive engagement with the community.

1.12 In October 2013, Godalming Town Council agreed to promote and resource the Godalming and Farncombe Neighbourhood Plan process for Godalming and Farncombe and engaged professional planning consultants to advise on the process. A public meeting was held in January 2014 at the

Borough Hall, with nearly 300 people attending; the event had to be streamed live into the adjoining Council Chamber as well as being streamed live on a webcast.

- 1.13 From this meeting residents were asked to complete feedback forms from which over 70 volunteers came forward to form six working groups - Transport, Community & Infrastructure, Natural Environment & Water Management, Housing, Economy and Heritage and Design. These groups started their investigations and evidence gathering phase in March 2014, with an oversight steering group being set up in September 2014.
- 1.14 The working groups gathered information and evidence through a number of processes including online surveys and public consultations at the main town events; Godalming Town Show, Farncombe Fete, Spring Show, Farmers Markets, Spring and Summer Festival Markets.
- 1.15 From the feedback received via these events, the Steering Group collated information from the individual working groups to create the Godalming and Farncombe Neighbourhood Plan Survey, which over the period September 2015, was distributed via the Royal Mail to all postal addresses within the GU7 area, approximately 9,500 addresses. In conjunction with the postal survey an online version was made available via the Godalming Town Council website. In total, 2,084 responses were received.
- 1.16 The survey information was collated during November 2015, with the results being used to inform debate within twelve Focus Group sessions held at various times and locations throughout March 2016. During the same period, themes identified from the survey were explored with the Godalming & District Chamber of Commerce.
- 1.17 Having identified the main issues of concern within the community, a public exhibition of the work of the volunteer groups was held at Godalming Museum during April 2016, with representatives of the Godalming and Farncombe Neighbourhood Plan Steering Group being in attendance to assist and inform the visitors to the exhibition.
- 1.18 During July 2016 and October 2017, a further online survey was conducted with local businesses, followed by a call for sites to establish any potential sites that might be allocated for development in the Godalming and Farncombe Neighbourhood Plan.
- 1.19 Throughout the process, updates were published within the Town Council's newsletters which were distributed to all GU7 households.
- 1.20 The beginning of 2017 saw an end of the evidence gathering phase and the submission of Working Group Reports to the Steering Group in order to produce the first draft Godalming and Farncombe Neighbourhood Plan Report. Throughout a series of meetings the Steering Group reviewed the draft report, with the final version forwarded for scrutiny by Godalming Town Council prior to the Pre-Submission Consultation.



## 2 LOCAL CONTEXT

### History of Godalming and Farncombe

- 2.1 Godalming, located within the Borough of Waverley, was first mentioned in the Domesday Book. It is an historic market town with some 22,000 inhabitants. Located in south-west Surrey the town is four miles from Guildford and 30 miles from London. Being on the route from London to Portsmouth the town is close to the A3 and served by two railway stations with regular services to and from London Waterloo.
- 2.2 Godalming has a strong sense of identity and community. Widely considered to be a very desirable place to live, the town straddles the River Wey and its most important distinguishing landscape feature is the large water meadow area, central to the town, known as the Lammas Lands. Its hillsides that rise from either side of the meadow very much assist in defining its character. These features, along with the presence of the Green Belt around much of the town and the recognition of the quality of the landscape through the Area of Outstanding Natural Beauty to the west and north and the Area of Great Landscape Value in the west and north-west of the parish, represent significant environmental assets that need to be protected as Godalming and Farncombe grow.
- 2.3 The town has a long history and a built environment that reflects that heritage. There are five conservation areas in and around Godalming and 227 listed buildings. The town is still growing with twenty-first century development sitting beside older buildings.
- 2.4 The administrative area that is Godalming encompasses a number of different communities including Farncombe, Binscombe, Frith Hill, Aarons Hill, Ockford Ridge, Catteshall, Crownpits, Charterhouse and (almost all of) Busbridge. Of these, the Farncombe community has a distinctive 'village' identity of its own and is served by one of the train stations.
- 2.5 Farncombe was initially established around the Manor which was located where Manor Gardens is now. The second phase of its development came with the railway in 1849.
- 2.6 Godalming is regarded as an expensive residential town, partly due to its visual appeal, favourable transport links and high proportion of private housing<sup>1</sup>. Between 1950 and 1980, Godalming experienced a large expansion in housing with new estates being built on previous greenfield sites in Binscombe, South Hill, Farncombe Hill/Twycross, Bargate Wood and Aarons Hill areas of the town. In addition, there have been a growing number of developments in the once industrial area of Catteshall Road, resulting in the loss of industrial buildings and land.
- 2.7 The Borough of Waverley, which includes Godalming, was judged in 2013 to have the highest quality of life in Great Britain<sup>2</sup> and in 2016 to be the most prosperous place in the UK<sup>3</sup>. Although predominantly a prosperous area Godalming is not without areas of difficulty. The 2015 Index of Multiple Deprivation (IMD) showed that Aarons Hill in Godalming and the Northbourne/Long Gore/Furze Lane area of Farncombe remain two of the three most disadvantaged Super Output Areas (SOAs) in Waverley borough (although Aarons Hill has improved from sixth to 26th in Surrey).<sup>4</sup>

---

<sup>1</sup> Dyckhoff, Tom (19 September 2009). "Let's move to Godalming, Surrey". The Guardian. London. Retrieved 19 September 2009.

<sup>2</sup> Bingham, John (29 March 2013). "Waverley tops list of best places to live". Daily Telegraph. London. Retrieved 29 March 2013.

<sup>3</sup> "The 22 happiest, richest, healthiest, and most crime-free areas in Britain". The Independent. London. 13 October 2016

<sup>4</sup> <https://mycouncil.surreycc.gov.uk/documents/s26451/PRIORITY%20NEIGHBOURHOODS%20AND%20DATA.pdf>

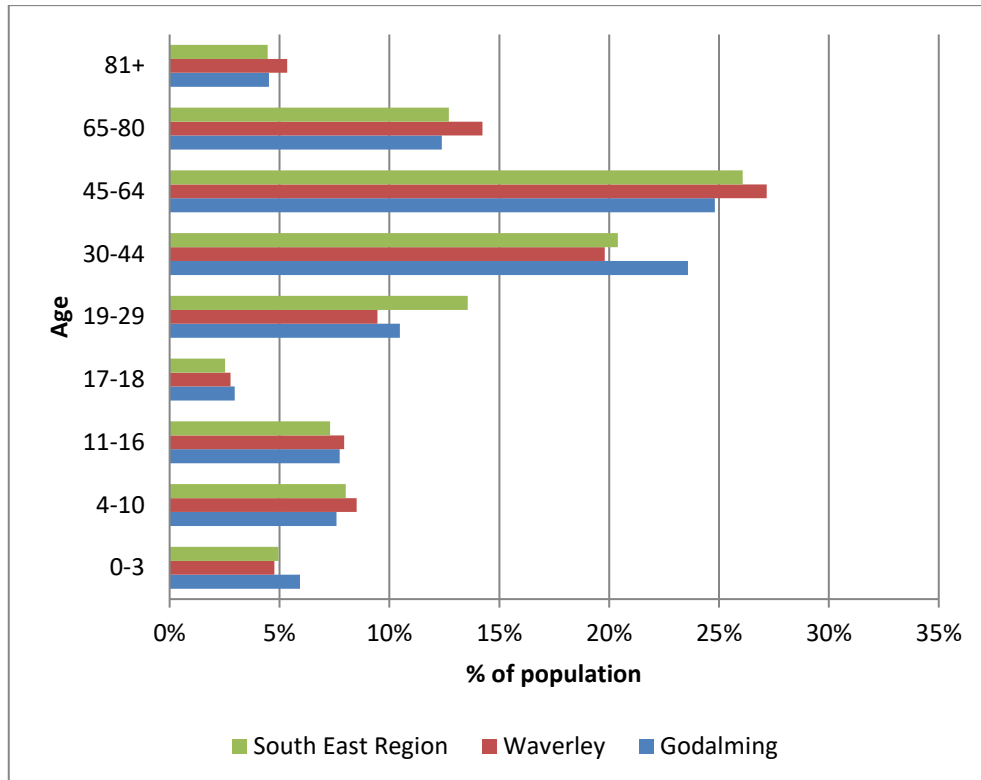
## Profile of the Community Today

2.8 Unless stated otherwise, the profile of the community has come from the 2011 Census.

### Population

2.9 In 2011, the population of the parish was 21,804. Godalming has a significantly higher proportion of people aged 30-44 than Waverley or the South East region (see Figure 2.1).

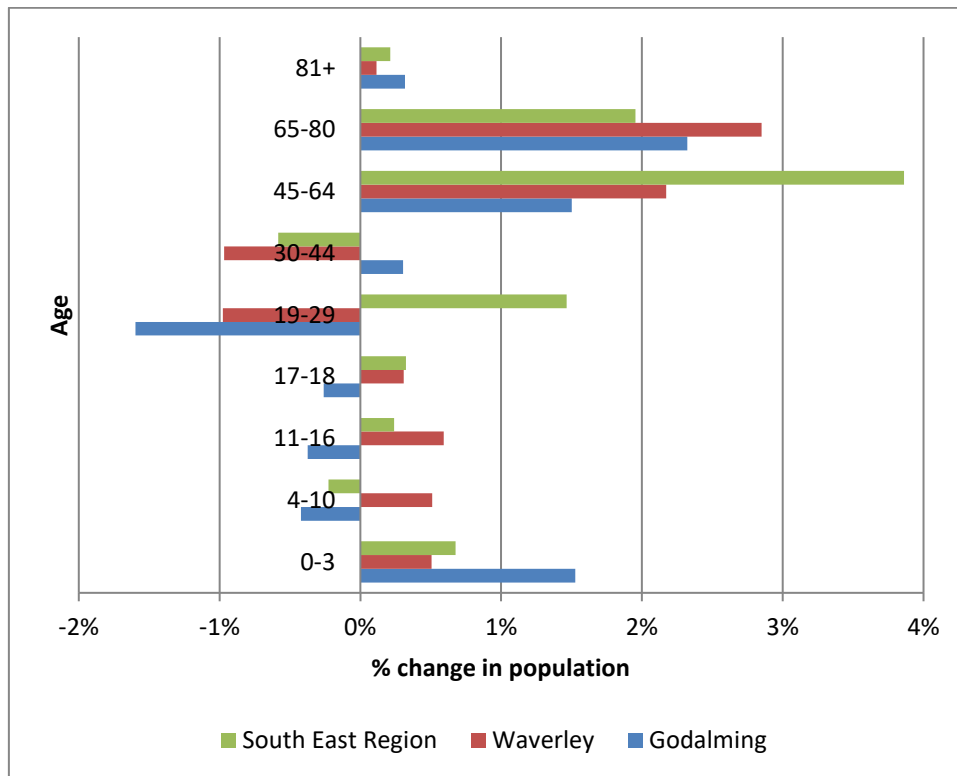
**Figure 2.1: Population Profile, 2011**



Source: 2011 Census

2.10 Between 2001 and 2011 the population of the parish grew by 700 persons, or 3%. This is below the growth in Waverley (5%) and the South East region (8%).

**Figure 2.2: Change in Population, 2001-2011**



Source: 2011 Census

- 2.11 Godalming has seen a significantly higher percentage of its growth in very young children aged 0-3 years. By contrast, it has seen a decline in the population of all other young people (aged 4-18) when the borough and region have all seen growth over the same period. This is shown in Figure 2.2.

**Godalming is a place where young families live but is seeing growth increasingly of the retirement age population.**

**Work**

- 2.12 The proportion of Godalming’s population of working age (16 to 74) is high, with 44% in full-time employment compared to 39% in Waverley borough and 40% across the South East region.
- 2.13 The economically inactive population is low due to the comparatively low proportion of retirees in Godalming.
- 2.14 There is a good proportion of people in self-employment, at 12%. This is shown in Figure 2.3.