

## GODALMING NEIGHBOURHOOD PLAN - ENVIRONMENTAL BASELINE

1. Information was compiled from various sources such as Waverley Borough Council planning evidence base, and Surrey County Council where specific data for the parish/borough could not be found. In addition, data from the 2011 Census in 2011 (Office of National Statistics) were used.

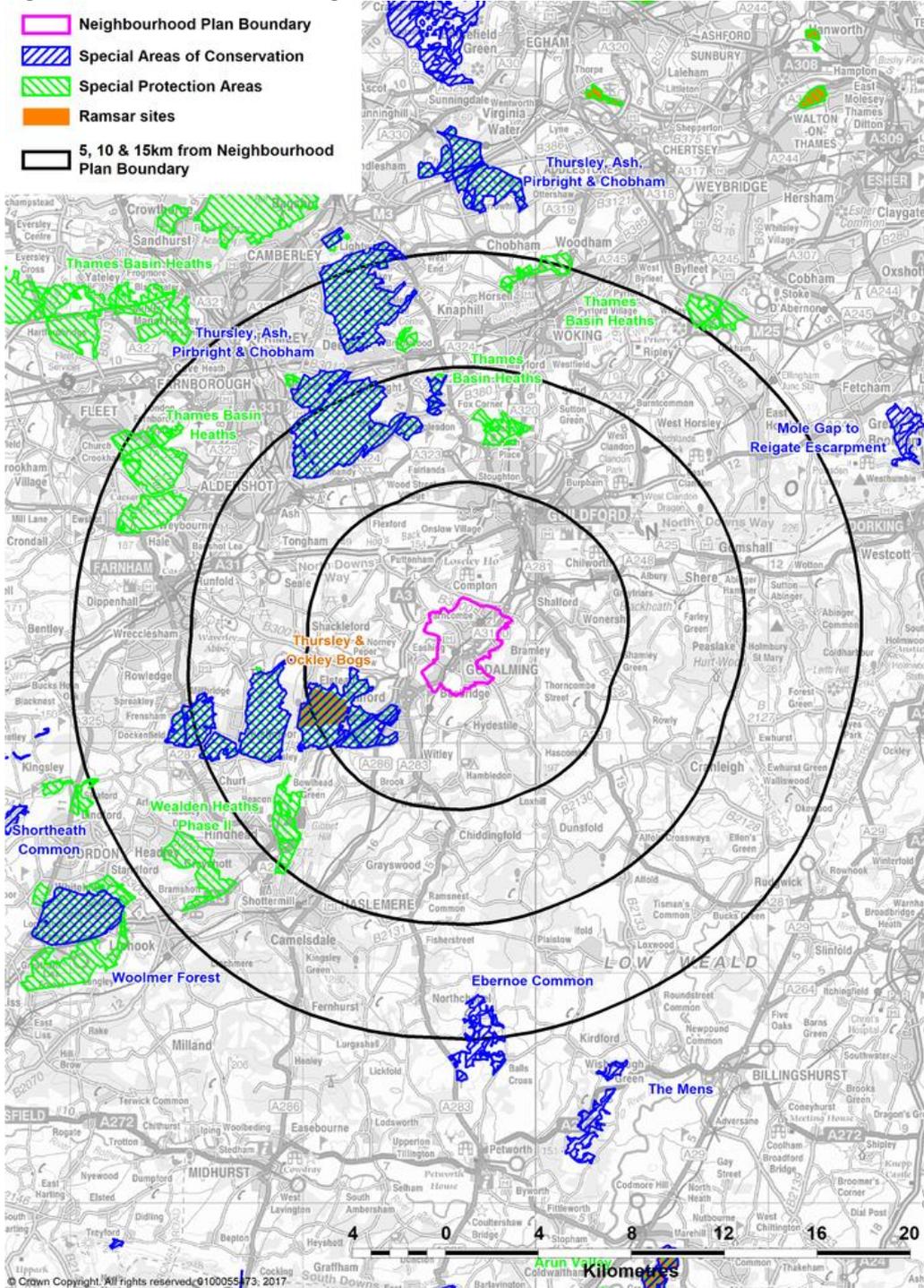
**Table 1: Topics and their relevance to Godalming parish**

Topic	Relevance to Godalming
1. Biodiversity	Potential for new site allocations to impact on the habitats of species within areas of nature conservation value
2. Water (supply and flooding)	Risk of flooding impacts on where people live and can impact on the economic prosperity of an area.  The way in which water is drained off of land, including road and other hard surfaces, can be important to the level of flood risk experienced in an area.
3. Cultural/ Heritage assets (including architectural and archaeological)	Historic environment features can be vulnerable to damage and other impacts from neglect, decay or development pressures.
4. Material Assets (e.g. Waste)	Risk and the impact of rubbish tips or dumps on the environment and local area.
5. Population	Analysis of resident population.
6. Human Health	Potential for the plan to impact on human health, particularly positively through improvements to walking, cycling routes, etc.
7. Soil	Potential for site allocations and development to impact on best agricultural soils or important geological sites.
8. Air	Potential for new site allocations to create pollution through additional congestion.
9. Landscape	Potential for new site allocations to impact the landscape
10. Noise	n/a

### Biodiversity

- 2. The parish of Godalming is within 5km of the Thursley and Ockley Bogs Ramsar site and the Thursley and Ockley Bogs Special Protection Area (SPA) and Special Areas of Conservation (SAC). There are a number of other SACs and SPAs within 10km and 15km of Godalming parish. This is shown in Figure 1.1.

Figure 1.1: International designations of environmental features

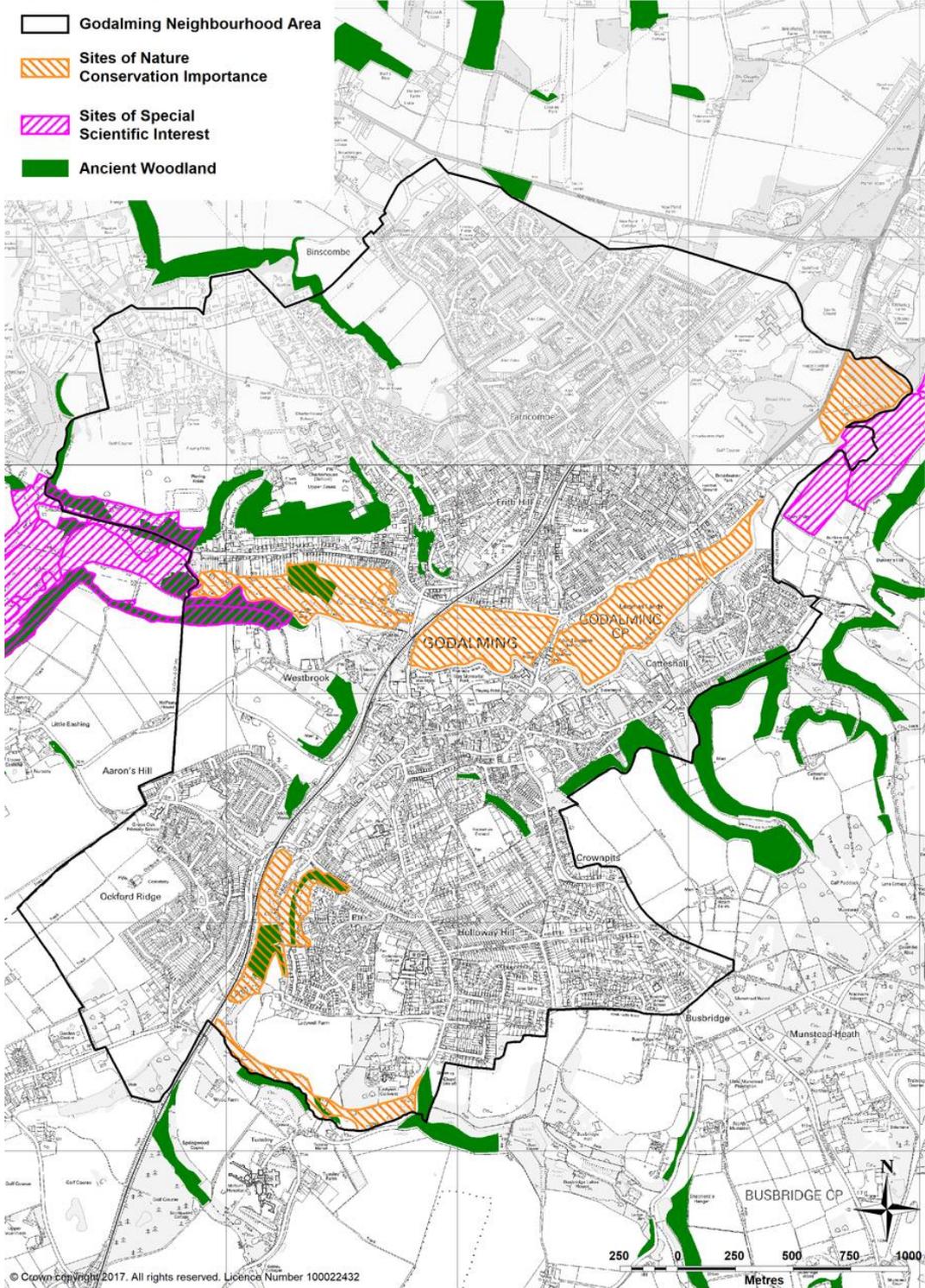


- 3. The location of a range of environmental features in Godalming parish is shown in Figure 1.2. There is a large area of ancient woodland in the west of the parish and other significant areas

adjacent to the eastern boundary. There is a Site of Nature Conservation Importance (SNCI) running through central Godalming (incorporating the Lammis Lands) as well as areas in the south of the parish.

- 4. There are two Sites of Special Scientific Interest (SSSI) within the Godalming neighbourhood area, shown in pink in Figure 1.2. The first is Charterhouse to Eashing in west Godalming. The second is Wey Valley Meadows in east Godalming.

**Figure 1.2: Key environmental features**



## Water

5. Godalming is within the flood catchment of the River Wey. Figure 1.3 highlights the areas that cover Flood Zone 2 and Flood Zone 3. These run mainly through the centre of the parish and the built-up area of Godalming.
6. Figure 1.4 shown where surface water flooding is likely to occur in the parish. This is measured in terms of surface water flooding occurring every 30 years, every 100 years or every 1000 years. These are generally found along roads and around the flood zones. The area most at risk is central Godalming due to flat and shallow gradient areas.
7. According to the Waverley Strategic Flood Risk Assessment (2015)<sup>1</sup>, the parish of Godalming is at increased risk from sewer flooding, due to the increased density or the sewer network and proportion of cultivated channels and combined sewer drainage systems. It is also at risk of flooding from groundwater and artificial sources.
8. According to Surrey Local Flood Risk Management Strategy (2010, updated in 2017)<sup>2</sup>, in 2010 there were between 101 and 300 properties with a significant likelihood of flooding.

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<sup>1</sup> Capita (2015) *Waverley Borough Council Strategic Flood Risk Assessment*, for Waverley Borough Council

<sup>2</sup> Surrey County Council (2017) *Surrey Local Flood Risk Management Strategy 2017-2032*, Surrey County Council and The Surrey Flood Risk Partnership Board

Figure 1.3: Fluvial flooding (flood zones)

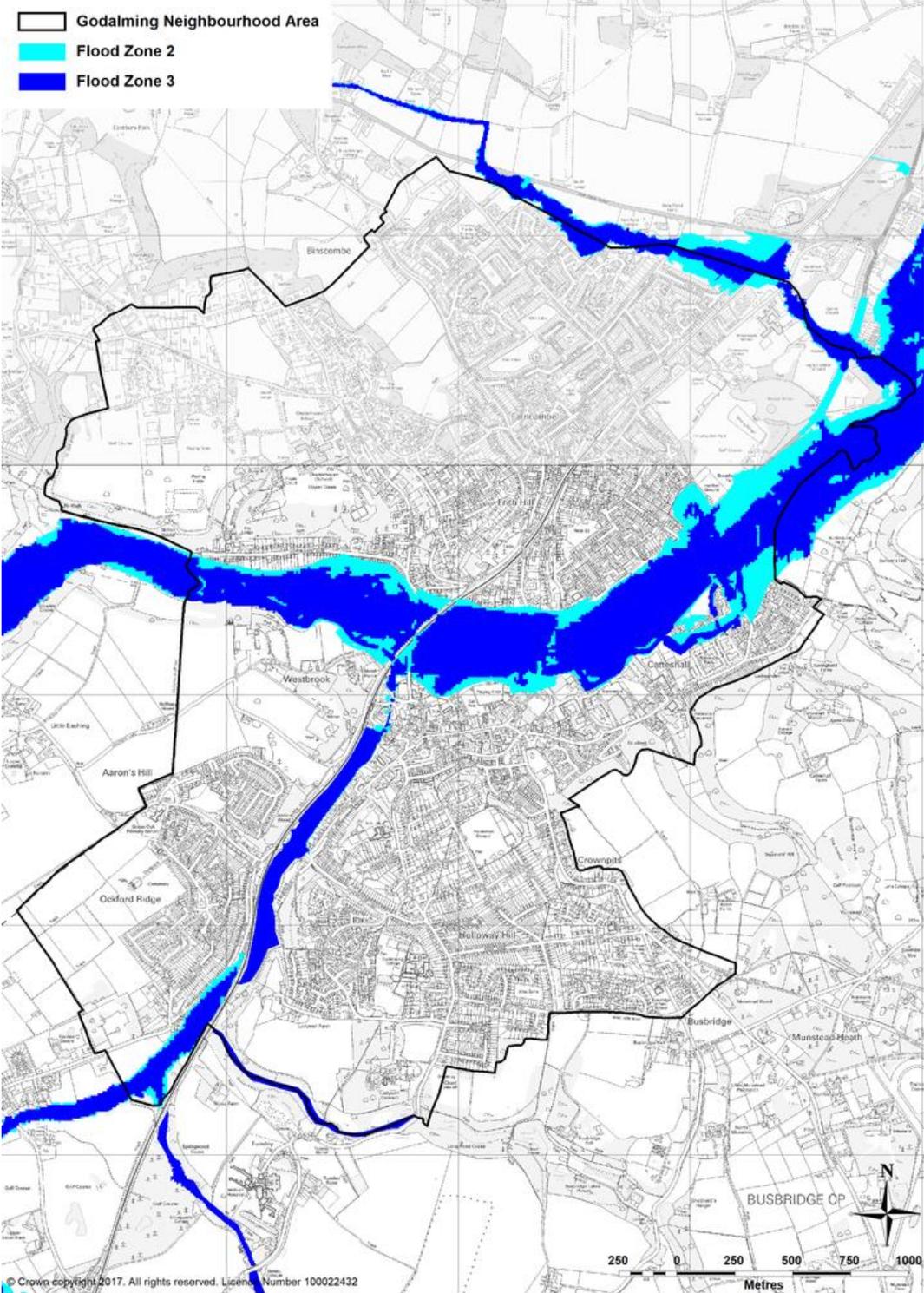
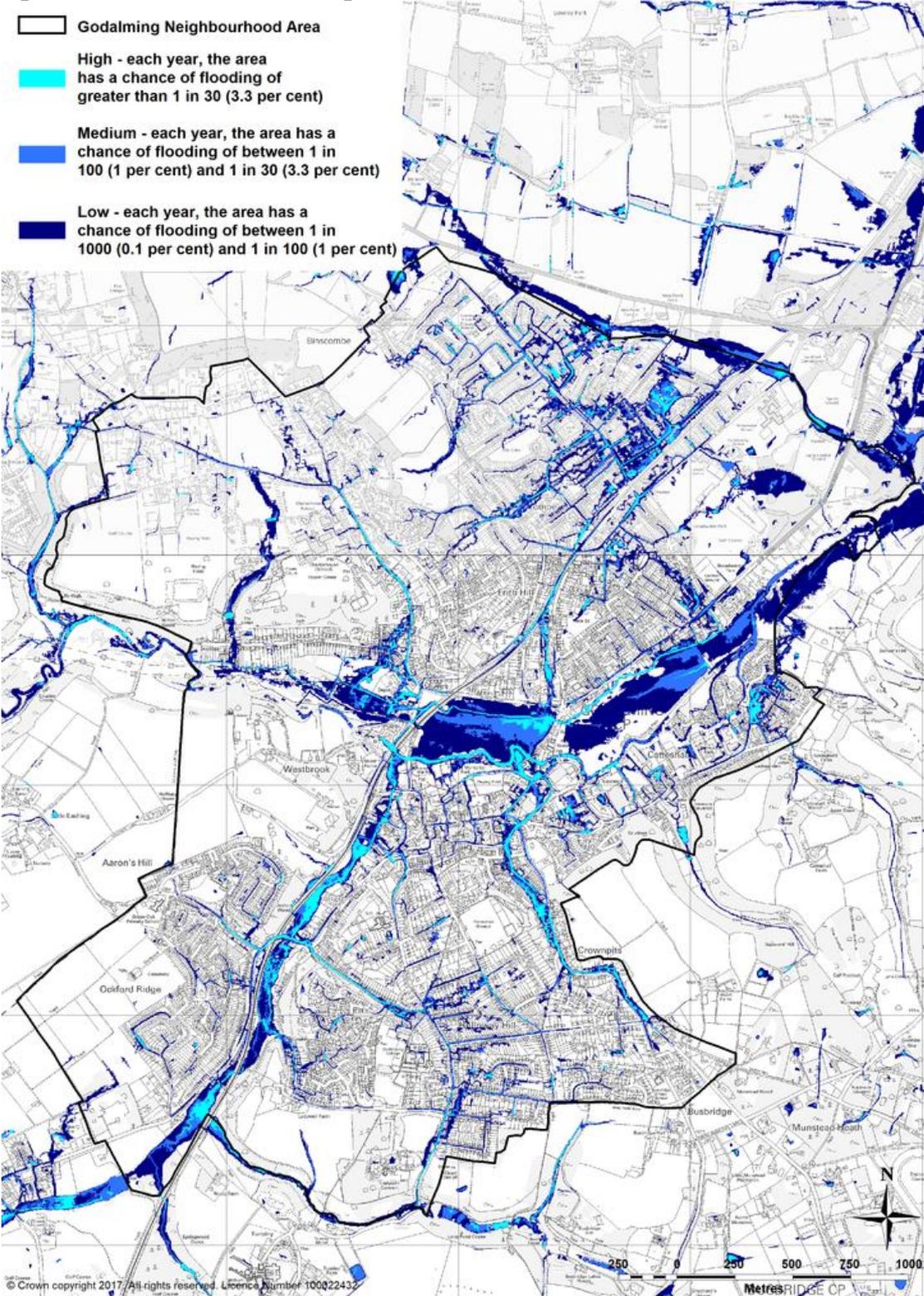


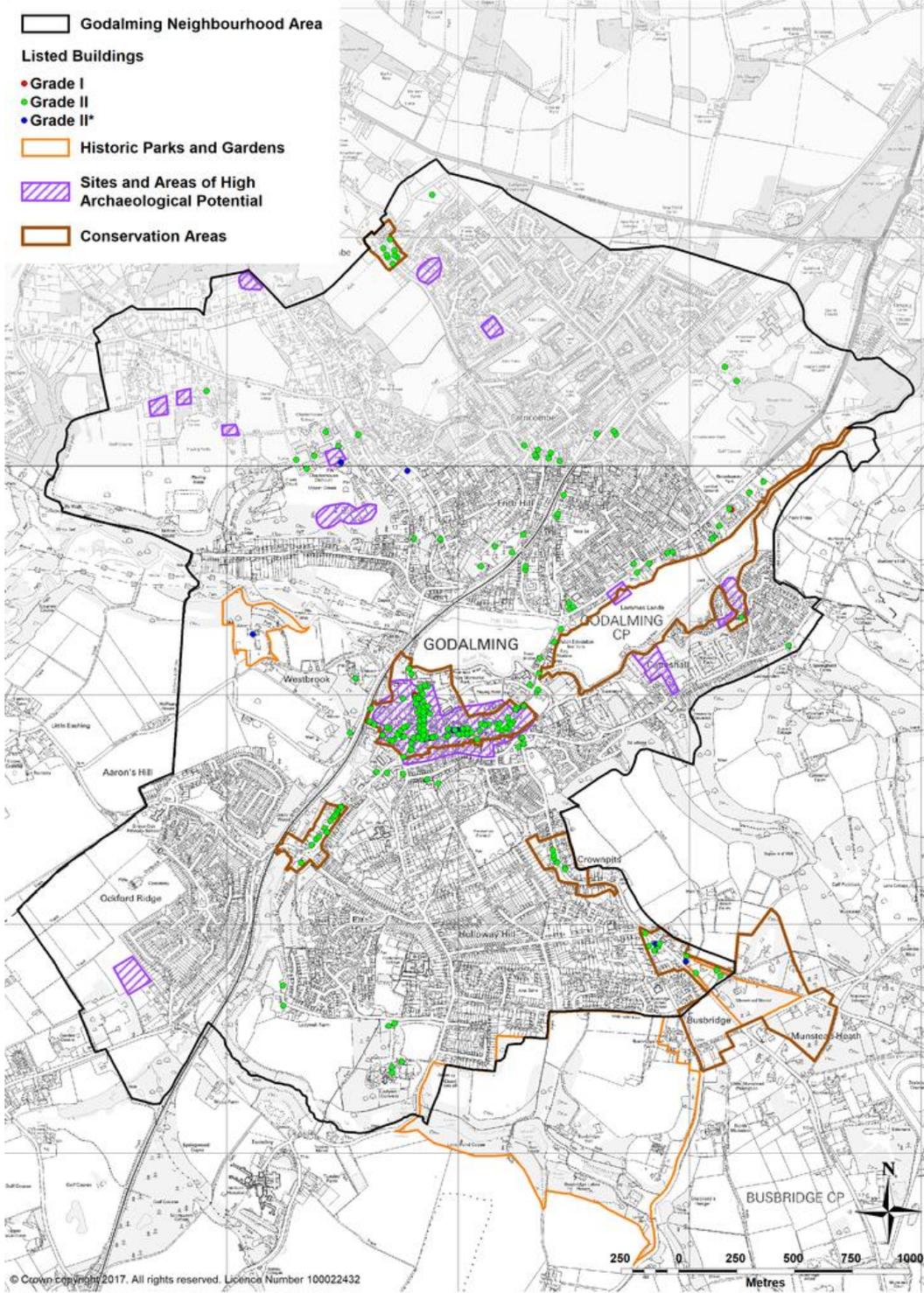
Figure 1.4: Surface water flooding



### Cultural/ Heritage Assets

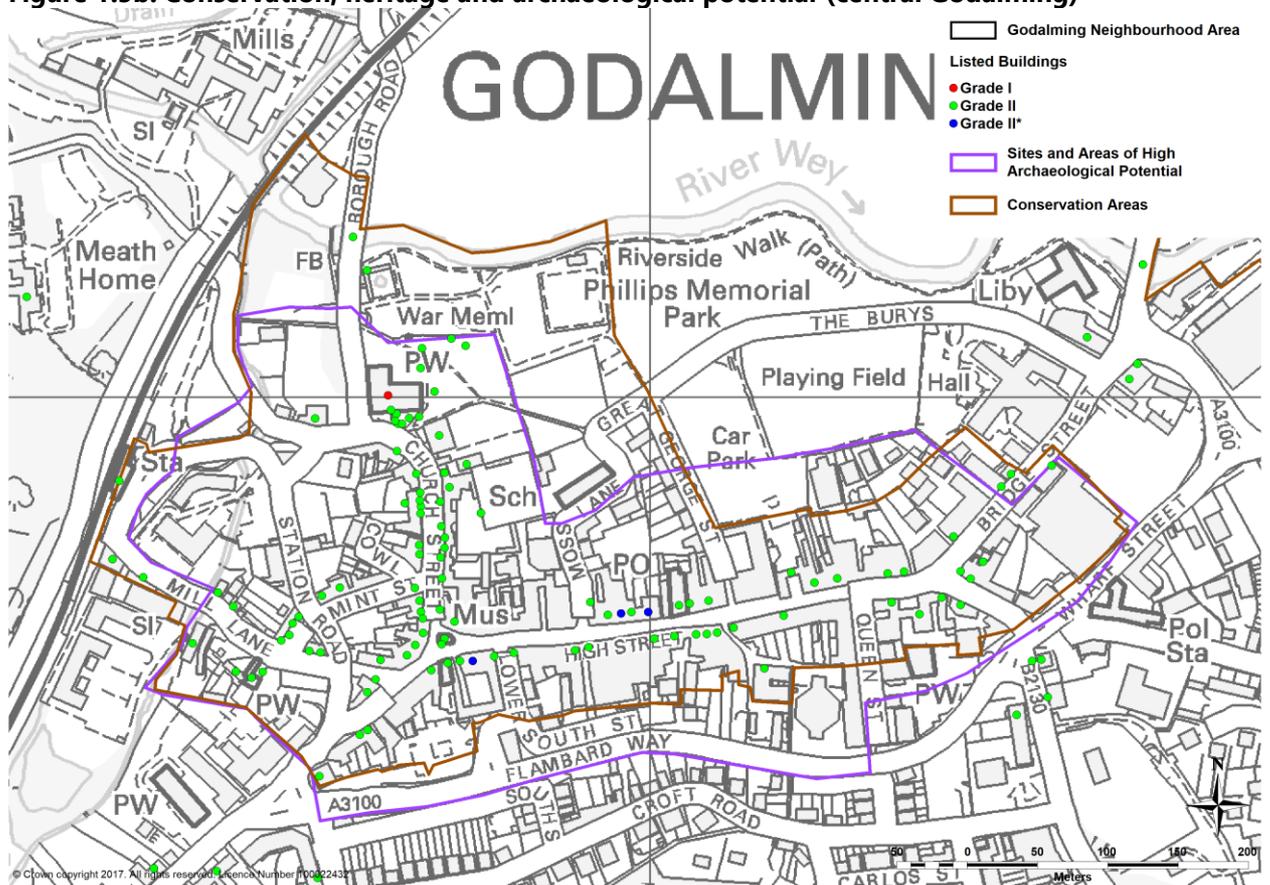
- 9. There are a number of heritage features in Godalming parish, as shown in Figures 1.5a and 1.5b. This shows there are 6 separate conservation areas and 13 sites and areas of high archaeological potential.

**Figure 1.5a: Conservation, heritage and archaeological potential (whole parish)**



10. There are also 225 Grade II and II\* listed buildings and two Grade I listed buildings (the Wyatt's Almshouses and the Church of St Peter and St Paul).

**Figure 1.5b: Conservation, heritage and archaeological potential (central Godalming)**



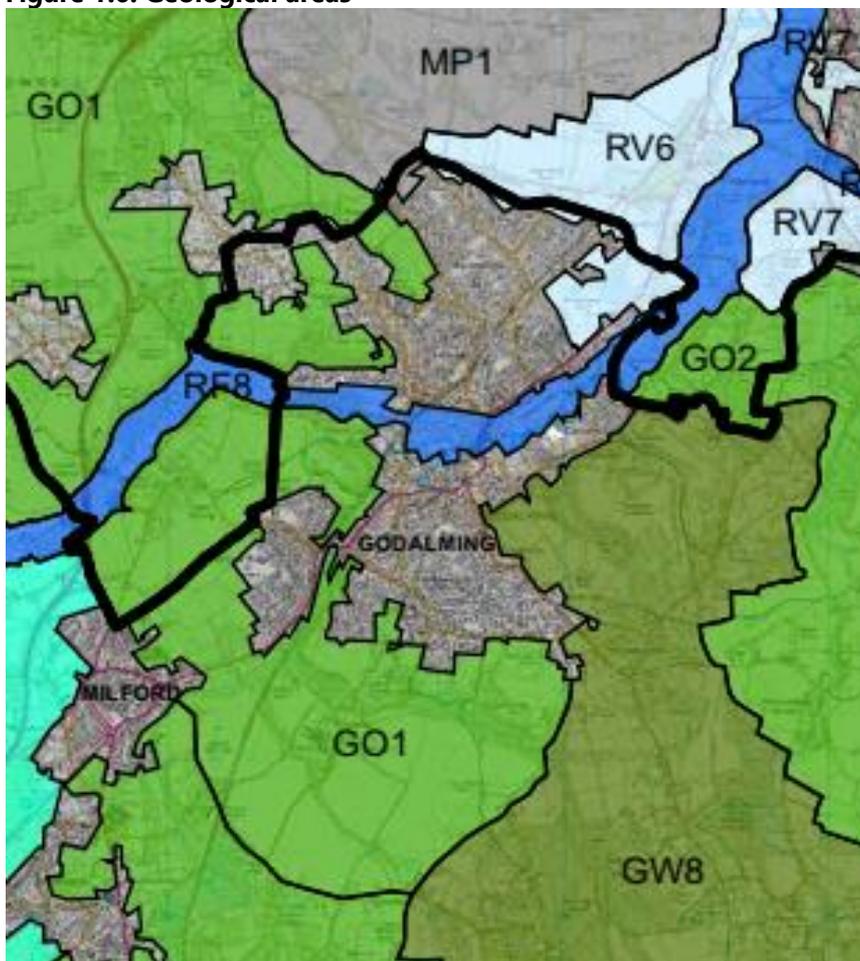
## Material Assets

11. There are two recycling banks in Godalming; the first in Crown Court Car Park and the second in Sainsbury's on Woolsack Way.
12. The nearest Local Community Recycling Centre is in Witley/Milford, approximately three miles from central Godalming.
13. There are a range of geological types around Godalming parish. The Surrey Landscape Character Assessment (2015)<sup>3</sup> identifies the following, as shown in Figure 1.6:
- GO1: Shackleford Open Greensand Hills - geology of Folkestone Formation Sandstone, Sandgate Formation and Mudstone, and Bargate Sandstone as well as a drift geology of Head - Clay, Silt, Sand and Gravel.
  - GO2: Godalming to Sutton Abinger Open Greensand Hills - geology of Folkestone, Hythe and Sandgate Formation Sandstones, with drift geology of Alluvial Clay, Silt, Sand and Gravel.

<sup>3</sup> HDA (2015) *Surrey Landscape Character Assessment*, for Surrey County Council

- GW8: Loxhill to Catteshail Wooded Greensand Hills - geology based on the Lower Greensand Group Sandstone and Mudstone.
- MP1: Loseley Mudstone Plateau – solid geology of Atherfield Clay Formation Mudstone.
- RF8: Upper Wey River Floodplain - varying solid geology including Weald Clay Formation Mudstone, Atherfield Clay Formation Mudstone, Hythe Formation Sandstone, Bargate Sandstone Member Sandstone, Sandgate Formation Sandstone and Mudstone, and Folkestone Formation Sandstone, with Alluvium superficial deposits.
- RV6: Peamarsh River Valley Floor – geology of mainly Weald Clay Formation Mudstone solid geology.

**Figure 1.6: Geological areas**

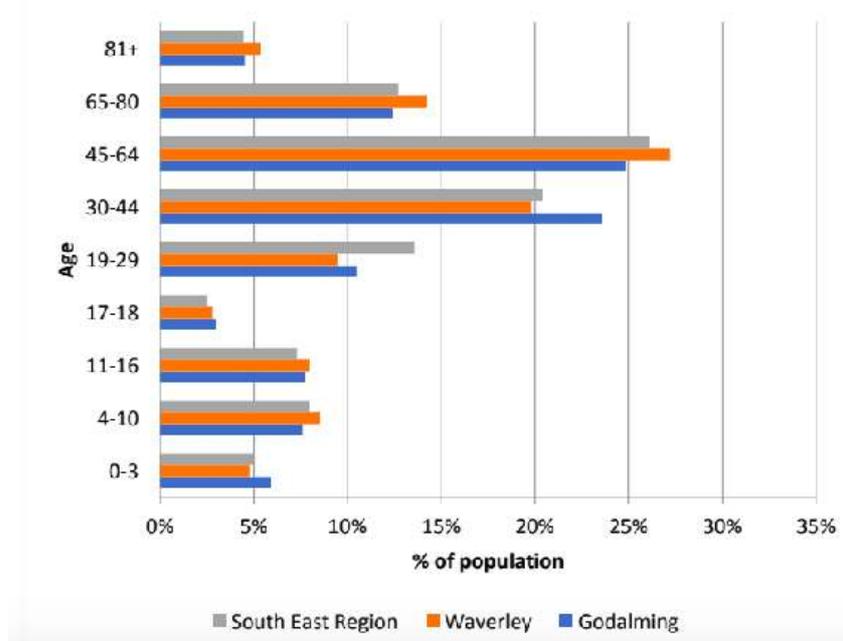


Source: HDA (2015) *Surrey Landscape Character Assessment*, Surrey County Council

## Population

14. 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 1.7).

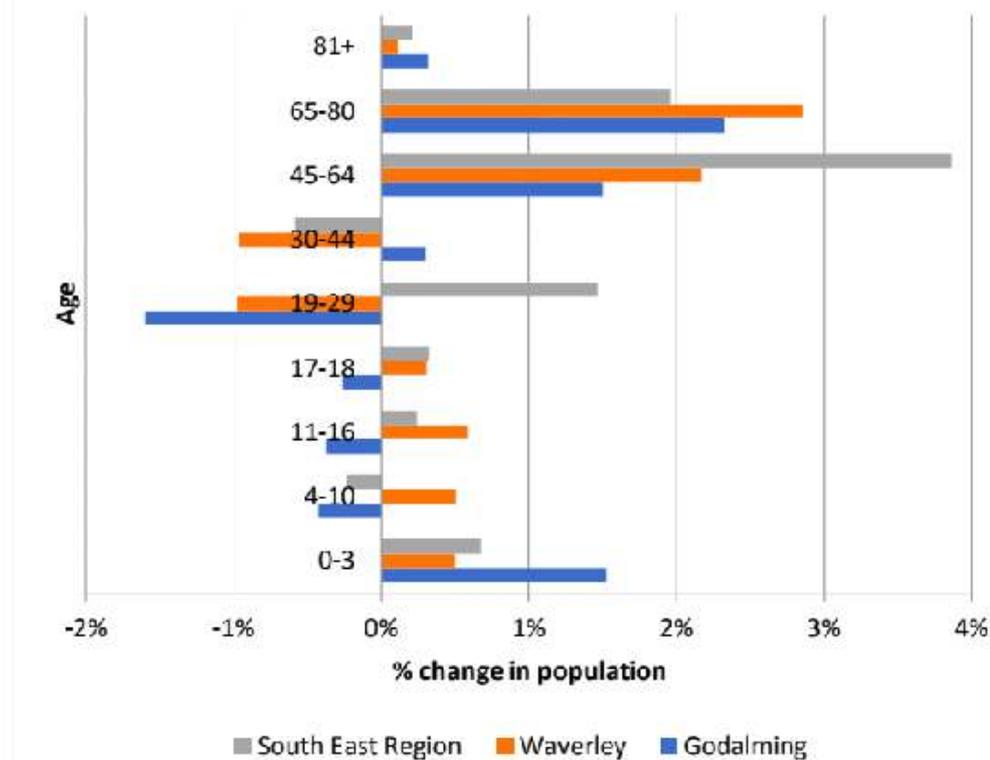
**Figure 1.7: Population profile**



Source: ONS 2011

15. Between 2001 and 2011 the population of the parish grew by 700 persons, representing 3% growth. This is below the growth in Waverley (5%) and the South East region (8%) over the same period.
16. Godalming parish 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 district and region have all seen growth over the same period. This is shown in Figure 1.8.

**Figure 1.8: Change in population, 2001-2011**



Source: 2011 Census

## Human Health

- Waverley is one of the 20% least deprived districts/unitary authorities in England, however about 8% (1,800) of children live in low-income families (source: Public Health England, 2017). Life expectancy for both men and women is higher than the England average.
- According to statistics from the 2011 Census, Godalming parish generally has good levels of health. Compared to Waverley borough and Surrey in general, Godalming has a higher population of those in very good health at 57% of the population. Only 0.5% of the population are in very bad health, compared to 0.7% in Waverley and Surrey, as shown in Table 1.1.

**Table 1.1: General Health**

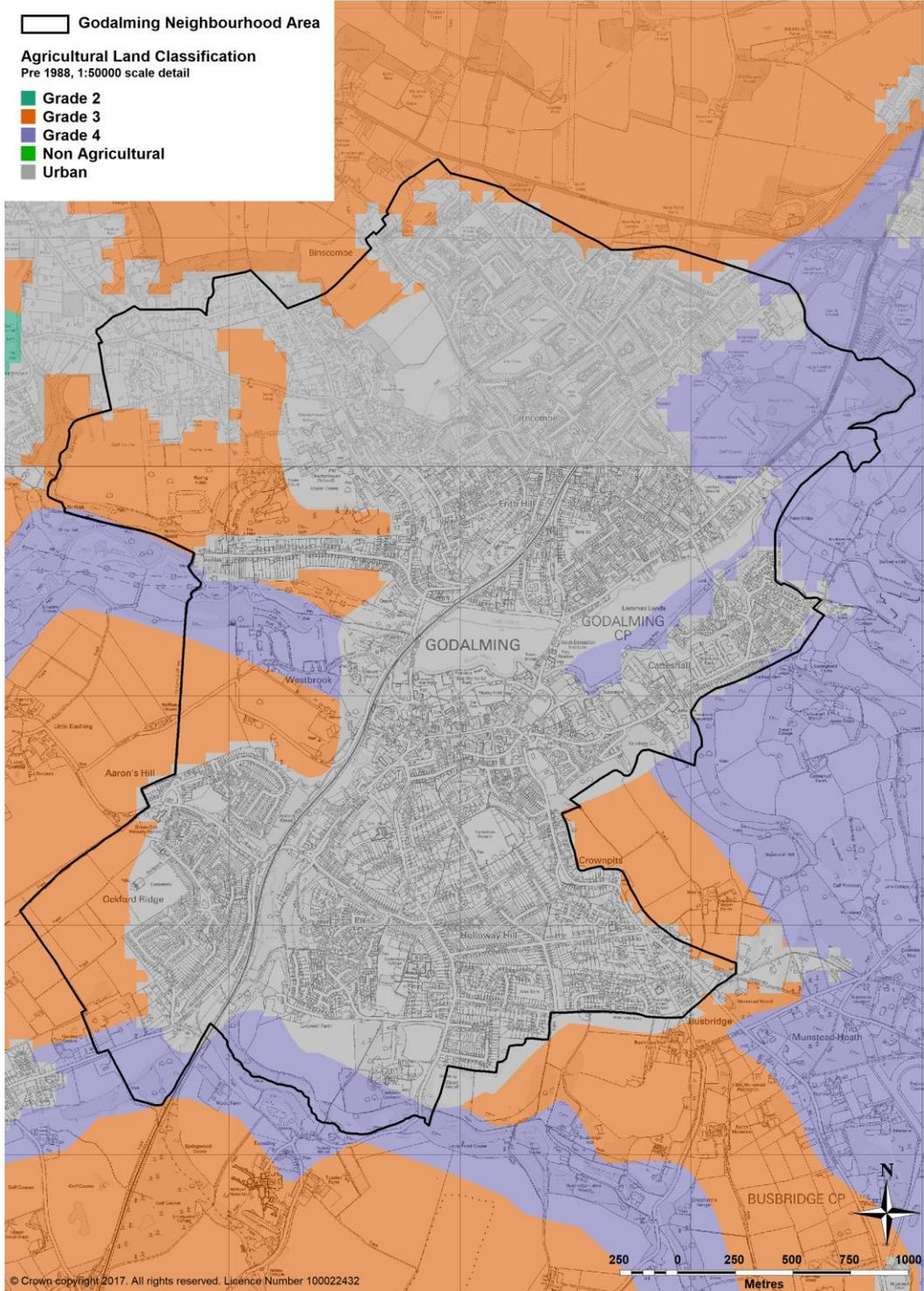
General Health	Godalming	Waverley	Surrey
Very good health	57	53.5	52.4
Good health	32	32.8	33.6
Fair health	8.5	10.5	10.6
Bad health	2	2.5	2.7
Very bad health	0.5	0.7	0.7

Source: ONS, 2011

### Soil

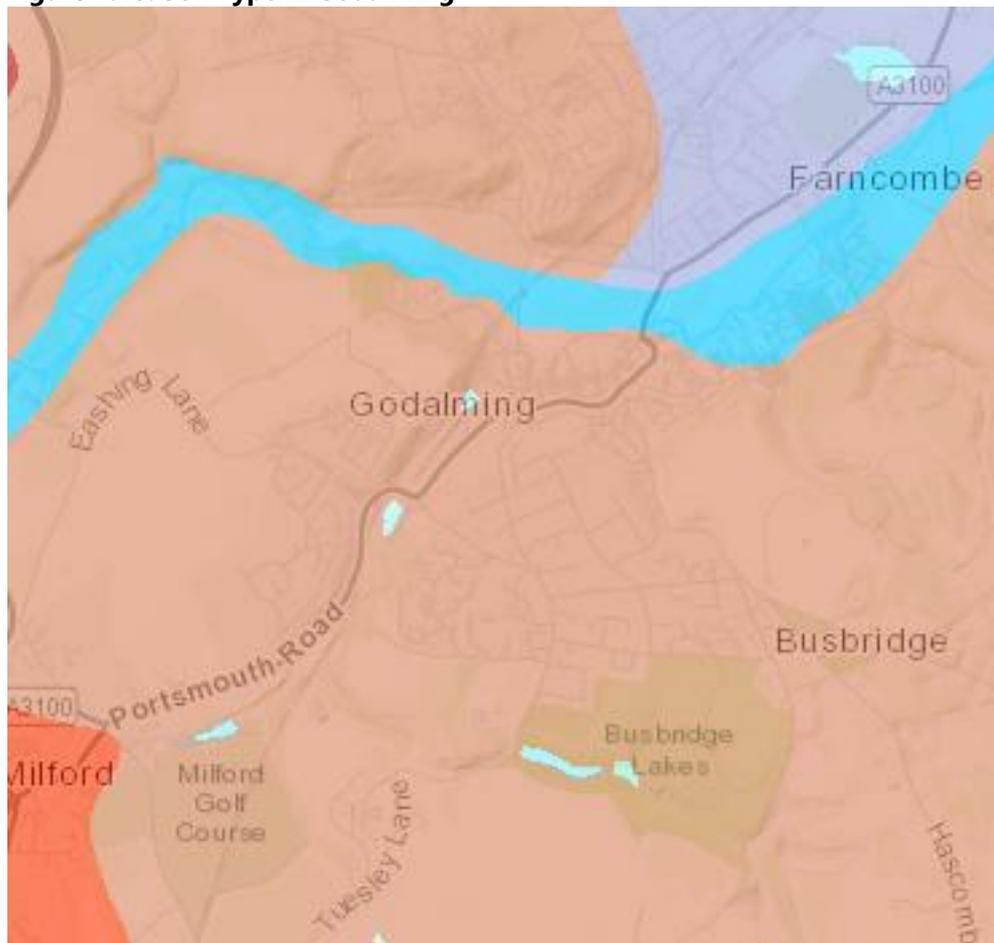
- 19. The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. Published by Natural England, the ALC provides a classification in 5 grades using a number of criteria including climate (temperature, rainfall, aspect, exposure, frost risk), site (gradient, micro-relief, flood risk) and soil (depth, structure, texture, chemicals, stoniness). The scales ranges from 1 (high quality) to 5 – poorest.

**Figure 1.9: Agricultural Land Classification**



20. The ALC for Godalming is shown in Figure 1.9 below. This shows that, outside the urban areas, there is a small quantity of land on the neighbourhood plan boundary that is Grade 3 land (good to moderate). The Grade 3 and is divided into Grades 3a and 4b, with Grade 3a being 'best and most versatile' agricultural land. However, data is not available to identify the split of Grade 3 land.
21. Information from the National Soils Map highlights the soil type found in Godalming. This is shown in Figure 1.10. The majority of Godalming is formed of freely draining and slightly acid loamy soils (shown in brown). Free drainage reduces the risk of soil damage from grazing animals or farm machinery. Fertility is lower than average here and grasslands are more common than woodlands. This is found in 15.5% of land in England.
22. In addition, to the north of Godalming is a small proportion of land that is loamy and clayey floodplain soils with naturally high groundwater (shown in blue in Figure 1.10). This is naturally wet and is generally found in close proximity to rivers and wet flood meadows.

**Figure 1.10: Soil Type in Godalming**



Source: National Soil Resources Institute, 2001, Cranfield University, <http://www.landis.org.uk/soilscapes>

## Air

23. The main pollutants of concern for European sites are oxides of nitrogen (NO<sub>x</sub>), ammonia (NH<sub>3</sub>) and sulphur dioxide (SO<sub>2</sub>). NO<sub>x</sub> can have a directly toxic effect upon vegetation. In addition, greater NO<sub>x</sub> or ammonia concentrations within the atmosphere will lead to greater rates of nitrogen deposition to soils. An increase in the deposition of nitrogen from the atmosphere to soils is generally regarded to lead to an increase in soil fertility, which can have a serious deleterious effect on the quality of semi-natural, nitrogen-limited terrestrial habitats.
24. There is one air quality management area (AQMA) in the parish of Godalming. This is in an area encompassing parts of Ockford Road and Flambard Way. Nitrogen dioxide (NO<sub>2</sub>) results are the most significant in the AQMA and result from emissions in road transport and can irritate lung airways to those who are sensitive to air pollutants.
25. Transport-related air quality calculations have been undertaken to inform the Waverley Local Plan Part One Habitat Regulation Assessment (2016) identified that the heathland, mire and woodland constituents of the Thames Basin Heaths SPA – which is within 15km of Godalming parish -are already subject in places to levels of nitrogen deposition that exceed critical loads.

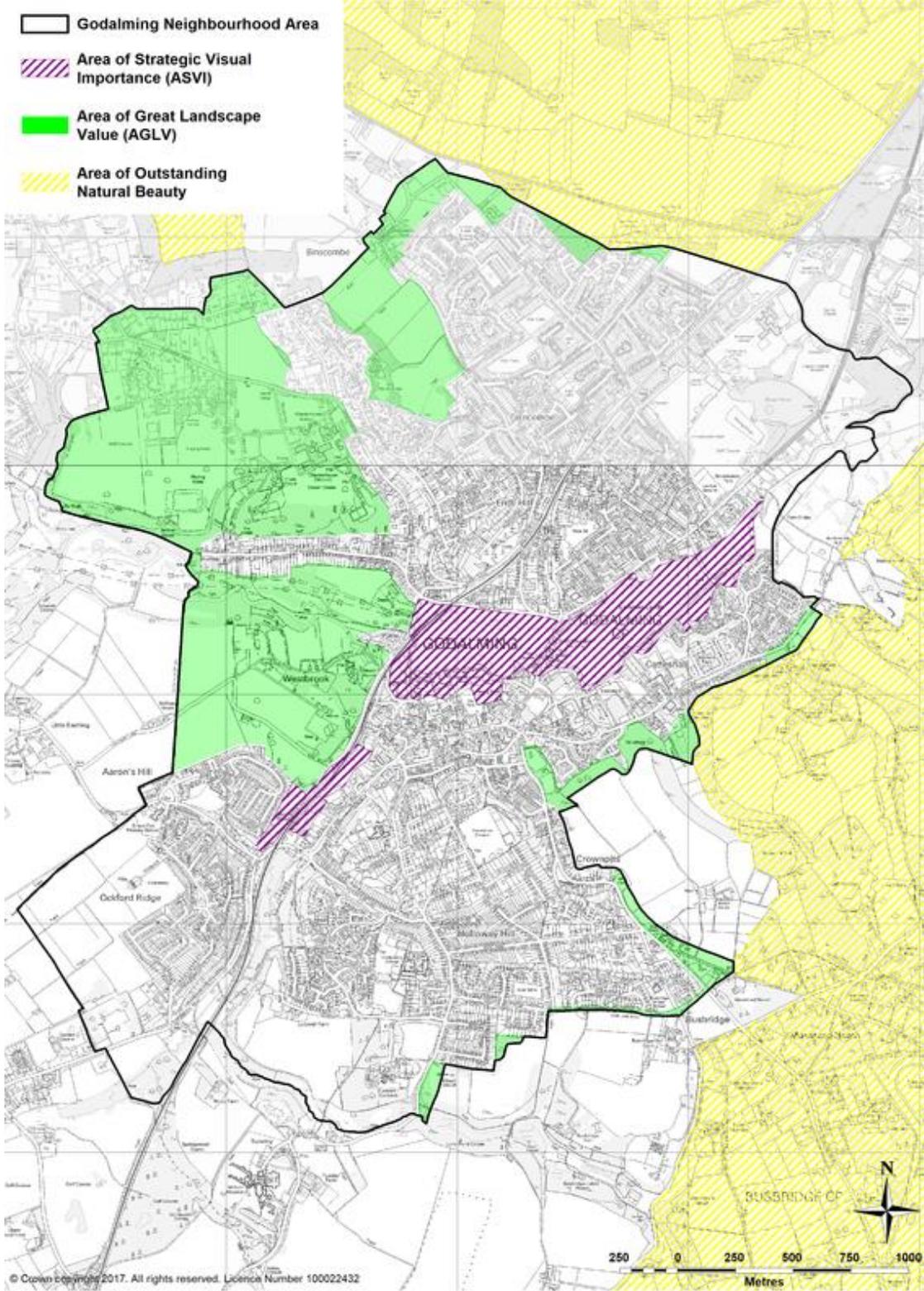
## Landscape

26. Godalming is a predominantly urban area as shown by the previous ALC map. The A3100 and a train line runs through the centre of the parish, from south to the north.
27. The key landscape designations that relate to the area are:
  - Area of Outstanding Natural Beauty (AONB) – the Surrey Hills AONB is to the south-eastern boundary of the town.
  - Area of Great Landscape Value (AGLV) – this is to the southern and western boundaries of the built-up area. This has a greater influence on the southern fringe area of Holloway and the Busbridge area. The Godalming Hillside policy area applies to south of A3100.
28. These are both indicated in Figure 1.11.
29. The Local Landscape Designation Review ( )<sup>4</sup> identifies that there are two areas of Strategic Visual Importance in the Godalming parish.
  - The first is the Lammas Lands and land at the Burys, which is north and south of the River Wey and comprises meadow land and formal recreational land.
  - The second is the land west of Ockford Road, which is either side of the railway to the south of the station. This area is covered with dense mixed woodland, some of which is Ancient Semi Natural Woodland.
30. In addition, the wooded valley sides of Godalming Hillside strongly promote the unique landscape character of Godalming and this specific policy is very local but important for keeping this landscape as part of the townscape.

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<sup>4</sup> AMEC (2014) *Waverley Borough Council Local Landscape Designation Review*

Figure 1.11: Landscape Designations



**Noise**

31. There are no specific issues in respect of noise. There are no noisy industrial activities within the parish.