

GODALMING TOWN COUNCIL

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107-109 High Street
Godalming
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8 July 2022

I HEREBY SUMMON YOU to attend the **POLICY & MANAGEMENT COMMITTEE** Meeting to be held in the Council Chamber, Waverley Borough Council, The Burys, Godalming on THURSDAY, 14 JULY 2022 at 7.00pm.

Rita Tong
Deputy Clerk

If you wish to speak at this meeting please contact Godalming Town Council on 01483 523575 or email 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 [Facebook](#) page.

Committee Members:	Councillor Follows – Chair
	Councillor Weightman – Vice Chair
Councillor Adam	Councillor Ashworth
Councillor Boyle	Councillor Cosser
Councillor Crooks	Councillor Duce
Councillor Heagin	Councillor Hullah
Councillor Kiehl	Councillor Martin
Councillor Neill	Councillor PMA Rivers
Councillor PS Rivers	Councillor Steel
Councillor Stubbs	Councillor Welland
Councillor Williams	

AGENDA

1. **MINUTES**

To approve as a correct record the minutes of the meeting held on the 30 June 2022, 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.

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 chairman of the meeting;
- a question shall not require a response at the meeting nor start a debate on the question. The chairman 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. BINSCOMBE AFFORDABLE HOUSING PROPOSAL – PRESENTATION

Members to receive a presentation from Mr Rob Symons, Land & Development Director at Opus Works.

Members to note that this item is exceptionally being brought to P&M to allow all Members the opportunity to become aware of the proposals prior to consideration of any future planning application (the earliest it could have been scheduled for E&P would have been the 11 August).

Members should note that whilst views and opinions may be expressed as part of an early engagement process, Opus Works have been informed that whilst GTC welcomes early engagement on important developments, they do so without prejudice to any future considerations of formally submitted planning applications.

6. ACCOUNTS PAID SINCE LAST MEETING & SCHEDULE OF PAYMENTS

RFO to report on the accounts paid since the last meeting.

A schedule of the accounts paid will be tabled for the information of Members. The vouchers relating to these payments will also be tabled at the meeting for inspection. All payments made are in line with the agreed budget or other resolution of this Committee or Full Council.

Members to agree that the Chairman should sign the schedule of accounts paid.

7. BUDGET MONITORING

Members to consider a budget monitoring report to 30 June 2022 (detailed report attached for the information of Members).

Cost Centre	Year to date Variance	Projected Variance @ Year End
	£	£
Head Office Costs	23,354 u/s	0 u/s
Civic Expenses	1,073 u/s	0 u/s
Town Promotion	788 u/s	0 o/s
Staycation	0 u/s	0 u/s
Festivals & Markets	1,406 u/s	1,500 u/s
Christmas Lights	0 u/s	0 o/s
BWP Youth Centre	2,094 u/s	0 o/s
Pepperpot	2,273 u/s	0 o/s
The Square	2,834 u/s	0 u/s
Allotments	182 u/s	0 o/s

Wilfrid Noyce Community Centre	15,045 u/s	5,000 u/s
Bandstand	146 u/s	0 o/s
Godalming Museum	941 o/s	1,700 o/s
Land & Property Other	3,949 u/s	0 u/s
Mayors' Charity	212 u/s	0 o/s
Community Store	2,337 o/s	0 o/s
TOTAL	50,077 u/s	4,800 u/s

The monitoring report shows a current variance of £50,077 underspend against Budget. Items to note in the forecast:

Head Office – timing issues only.

Festivals & Markets – the Spring Festival was more successful than budgeted with costs well below that anticipated resulting in an additional £2,500 surplus to budget. This has been offset by a Street Trading license of £500 for the Farncombe area which is a new area of trading and therefore not in the budget (see Agenda Item 10, Action Point 3).

WN Community Centre – Rebuilding revenue from COVID going better than planned to result in £7k above budget revenue. £3k refund from Everflow for overcharged water usage. Remainder timing issues only.

Museum – £1.7k unplanned expenditure for Curatorial Support.

8. COMMITTEE WORK PROGRAMME

The Committee's work programme is attached for the information of Members.

9. STAYCATION LIVE FIRST AID PROVISION – ITEM FOR DECISION

Recommendation: Members to approve the additional expenditure required to cover the first aid and security requirements to ensure the safe delivery of Staycation Live 2022.

Through a combination of inflation, supply issues due to staff shortages and the additional operating time of the festival, the cost for delivering support elements of Staycation Live has significantly increased since 2019, with the cost of security and first aid cover and waste management increasing by approximately 50%.

To meet GTC's obligations to stage a safe event, appropriate waste management, first aid and security provision must be provided.

The increased cost of waste management has been contained within the Staycation budget. However, with the cost of first aid cover having increased by approximately £1,190 and security by £400, it is recommended that, to ensure the event can be delivered safely, the additional costs for these elements are funded against cost centre 106, festivals and markets, which is currently £2,535 above budgeted income.

10. FARNCOMBE VILLAGE & BINSCOMBE COMMUNITY VISION FOR A GREENER CLEANER SUSTAINABLE FUTURE – FINAL DRAFT – ITEM FOR DECISION

Recommendation: Members to consider the responses to the public consultation and the revised Farncombe Village & Binscombe Community Vision For a Greener Cleaner Sustainable Future – Final Draft Document

If agreed, Members are requested to resolve to approve:

- A. The publication on the Council's website of the consultation response document.
- B. That Members consider the revised Farncombe Village & Binscombe Community Vision for a Greener Cleaner Sustainable Future – Final Draft Document for onward adoption by Full Council.

Following a public consultation period which concluded on 3 May 2022, the Task & Finish Group has considered and provided written responses to the issues raised (attached for the information of Members). Where appropriate the Farncombe Village & Binscombe Community vision document has been amended and the final draft is presented for consideration by Members (attached for the information of Members).

11. POLICY DOCUMENT REVIEW – ITEM FOR DECISION

The documents listed below, which may be viewed on the Council's website by using the hyperlinks, are due for review. Officers have no amendments or recommended changes to propose. If Members are content the adopted documents will be updated as reviewed with no changes. If Members wish to recommend an amendment to any of the documents they will be taken forward to Full Council for approval.

- [Accessibility Statement – Website & Mobile Applications](#)
- [Community Infrastructure Levy \(CIL\) Application Form](#)
- [Community Infrastructure Levy \(CIL\) Policy & funding Application Form Guide](#)

The document listed below (attached for the information of Members) has been updated by Officers; amendments are shown in Red. If Members are content with the proposed amendments, they are requested to resolve to recommend the amended document to Full Council.

- Godalming Town Centre Area – Past, Present & Future

12. SAFEGUARDING REPORT FOR THE QUARTER ENDED 30 JUNE 2022 – ITEM TO NOTE

There has been no safeguarding report during this period, this report was not related to any GTC events, premises or staff.

2 enhanced DBS checks have been carried out by Godalming Town Council under the Surrey County Council DBS Checking system for Youth Support Workers.

Three enhanced disclosure certificates have been received, two applied for during this quarter, with the third having been carried over from the previous quarter. All certificates have been sighted and verified on Surrey County Council's DBS System by the Safeguarding Officer.

13. GRANT AID – COUNCIL COMMUNITY FUND APPLICATION

Information:	£
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22/2023 Council Community Fund Allocation	5,000.00
Allocations this year to date	1,740.00
Available Funds	3,260.00
Council Community Fund applications this meeting (including Grant Aid in Kind)	1,000.00
Balance unallocated if applications agreed	2,260.00
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Applications for Council Community Funding

Members to consider the following application for Council Community Fund grant aid – the summary of the application is given below.

Ukraine National Day – 24 August – Party in the Park

Sponsors – Cllr Weightman, Cllr Follows

Members will be aware that at present some 360 Ukrainians are resident in Waverley under the 'Homes for Ukraine' scheme and another 303 in the Guildford area. This is currently the highest number of the 11 Surrey Boroughs. Included in this number are 417 children (under 18 years old).

GTC has a proven track record of organising community events at the Phillips Memorial Park and during this difficult time for the area's Ukrainian guests it is suggested that Godalming Town Council, working with Rotary Clubs from Godalming and Guildford as well as community groups such as the Cellar Café, godalmingforukraine and others, assists in the organising and funding for a 'Picnic in the Park' in The Bury in support of the Ukraine National Day on 24 August.

The suggestion is an afternoon picnic between 2.30pm and 5pm with music and entertainment for about 850 people that would include the area's Ukrainian guests, their hosts and those running the support groups that are assisting the Homes for Ukraine Scheme. It is estimated that the event would cost in the region of £6,000 of which £1,000 is sought from the Council Community Fund.

14. TOWN COUNCIL REPRESENTATION ON EXTERNAL BODIES – REPORT ON GODALMING/MAYEN ASSOCIATION

Report deferred from the 30 June meeting. Members are asked to note a report from Councillor PS Rivers on Godalming/Mayen Association (report to be tabled) an organisation upon which Councillor PS Rivers represents the Town Council.

15. TOWN COUNCIL REPRESENTATION ON EXTERNAL BODIES – REPORT ON SPORT GODALMING

Members are asked to note a report from Councillor Adam on Sport Godalming (report to be tabled) an organisation upon which Councillor Adam represents the Town Council.

16. TOWN COUNCIL REPRESENTATION ON EXTERNAL BODIES – REPORT ON GODALMING & DISTRICT CHAMBER OF COMMERCE

Members are asked to note a report from Councillor Stubbs on the Godalming & District Chamber of Commerce (report attached for the information of Members) an organisation upon which Councillor Stubbs represents the Town Council.

17. COMMUNICATIONS ARISING FROM THIS MEETING

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

18. DATE OF NEXT MEETING

The next meeting of the Policy & Management Committee is scheduled to be held in the Council Chamber on Thursday, 1 September 2022 at 7.15pm or at the conclusion of the preceding Environment & Planning Committee, whichever is later.

19. ANNOUNCEMENTS

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

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>101 Head Office Costs</u>											
1001 Precept	0	0	0	464,378	464,377	(1)	928,755			50.0%	
1102 Community Infrastructure Levy	0	0	0	10,533	0	(10,533)	0			0.0%	
1202 Grants - WBC	0	0	0	1,770	1,770	0	1,770			100.0%	
1303 Other customer/client receipts	0	1,300	1,300	0	3,900	3,900	16,000			0.0%	
1401 Interest Received	109	5	(104)	316	15	(301)	60			526.1%	
1501 Recharges to Godalming JBC	0	0	0	19,888	19,888	0	39,776			50.0%	
Head Office Costs :- Income	109	1,305	1,196	496,885	489,950	(6,935)	986,361			50.4%	0
4001 Salaries	23,707	24,135	428	71,930	72,405	475	289,620		217,690	24.8%	
4002 Employer's NIC	2,535	2,630	95	7,674	7,890	216	31,560		23,886	24.3%	
4003 Employer's Superannuation	4,331	4,375	44	13,142	13,125	(17)	52,500		39,358	25.0%	
4011 Staff Training	400	250	(150)	1,600	750	(850)	3,000		1,400	53.3%	
4012 Recruitment Advertising	0	0	0	0	0	0	1,500		1,500	0.0%	
4013 Other Staff Expenses	0	50	50	0	150	150	600		600	0.0%	
4102 Property Maintenance	153	200	47	1,752	600	(1,152)	2,400		648	73.0%	
4103 Maintenance Contracts	40	200	160	364	600	236	2,400		2,036	15.2%	
4111 Energy Costs	115	265	150	556	795	239	3,200		2,644	17.4%	
4121 Rents	0	0	0	0	2,400	2,400	2,400		2,400	0.0%	
4131 Rates	0	0	0	0	12,600	12,600	12,600		12,600	0.0%	
4141 Water Services	0	25	25	0	75	75	300		300	0.0%	
4161 Cleaning	586	380	(206)	870	1,140	270	4,560		3,690	19.1%	
4162 Waste Removal	33	50	17	126	150	24	600		474	21.0%	
4163 Domestic Supplies	0	10	10	33	30	(3)	120		87	27.4%	

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4164 Workshop Consumables	559	350	(209)	1,661	1,050	(611)	4,200		2,539	39.6%	
4202 Car Allowances	4	80	76	19	240	221	1,000		981	1.9%	
4203 Other Transport Costs	5	0	(5)	12	0	(12)	0		(12)	0.0%	
4204 Fuel Costs	363	110	(253)	421	330	(91)	1,320		899	31.9%	
4205 Vehicle Maintenance	290	200	(90)	290	600	310	2,400		2,110	12.1%	
4301 Equipment	280	0	(280)	1,397	2,500	1,103	3,500		2,103	39.9%	
4304 Catering & Hospitality	45	25	(20)	85	75	(10)	300		215	28.4%	
4305 Clothes, Uniform & Laundry	420	100	(320)	801	300	(501)	1,200		399	66.8%	
4306 Printing	186	200	14	487	600	113	2,400		1,913	20.3%	
4307 Stationery	619	340	(279)	1,144	1,020	(124)	4,090		2,946	28.0%	
4311 Professional Fees - Legal	193	0	(193)	1,018	0	(1,018)	0		(1,018)	0.0%	
4313 Professional Fees - Other	820	830	10	2,750	2,490	(260)	10,000		7,250	27.5%	
4314 Audit Fees	0	0	0	171	255	84	3,300		3,129	5.2%	
4315 Insurance	0	0	0	9,469	9,200	(269)	9,200		(269)	102.9%	
4321 Bank Charges	18	30	12	61	90	29	360		299	17.0%	
4322 Postage	0	100	100	127	300	174	1,200		1,074	10.5%	
4323 Telephones	214	230	16	649	690	41	2,765		2,116	23.5%	
4325 Computing	1,684	795	(889)	3,607	2,385	(1,222)	9,540		5,933	37.8%	
4326 Website	51	50	(1)	223	150	(73)	1,000		777	22.3%	
4331 Newsletter	0	0	0	0	1,100	1,100	4,400		4,400	0.0%	
4341 Grants	0	5,000	5,000	1,240	15,000	13,760	70,000		68,760	1.8%	
4342 Subscriptions	420	0	(420)	4,240	3,600	(640)	4,600		360	92.2%	
4401 Payments to Godalming JBC	0	0	0	18,872	18,872	1	37,743		18,872	50.0%	
4900 Miscellaneous Expenses	0	165	165	309	495	186	1,875		1,566	16.5%	

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
6000 Debt Charges - Principal	0	0	0	5,647	5,647	0	32,392		26,745	17.4%	
6001 Debt Charges - Interest	0	0	0	10,670	10,670	0	45,312		34,642	23.5%	
Head Office Costs :- Indirect Expenditure	38,071	41,175	3,104	163,417	190,369	26,952	661,457	0	498,040	24.7%	0
5101 Contrib. to Premises Provision	0	0	0	2,500	2,500	0	2,500		0	100.0%	
5102 Contrib. to Other Provisions	0	0	0	33,803	23,270	(10,533)	23,270		(10,533)	145.3%	
Head Office Costs :- Other Costs	0	0	0	36,303	25,770	(10,533)	25,770	0	(10,533)	140.9%	0
Net Income over Expenditure	(37,963)	(39,870)	(1,907)	297,165	273,811	(23,354)	299,134				
<u>102 Civic Expenses</u>											
4121 Rents	0	220	220	0	660	660	2,420		2,420	0.0%	
4162 Waste Removal	151	0	(151)	151	0	(151)	0		(151)	0.0%	
4301 Equipment	44	0	(44)	365	0	(365)	0		(365)	0.0%	
4304 Catering & Hospitality	23	50	27	23	150	127	600		577	3.9%	
4305 Clothes, Uniform & Laundry	4	0	(4)	4	0	(4)	500		496	0.9%	
4306 Printing	0	0	0	0	0	0	800		800	0.0%	
4313 Professional Fees - Other	0	0	0	45	0	(45)	0		(45)	0.0%	
4325 Computing	161	230	69	483	690	207	2,800		2,317	17.3%	
4327 Publicity Advertising	0	0	0	0	0	0	1,200		1,200	0.0%	
4332 Mayor's Expenses	0	100	100	0	300	300	1,200		1,200	0.0%	
4334 Members' Training	75	100	25	75	300	225	1,200		1,125	6.3%	
4900 Miscellaneous Expenses	0	80	80	120	240	120	960		840	12.5%	
Civic Expenses :- Indirect Expenditure	458	780	322	1,267	2,340	1,073	11,680	0	10,413	10.8%	0

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
5102 Contrib. to Other Provisions	0	0	0	6,000	6,000	0	6,000		0	100.0%	
Civic Expenses :- Other Costs	0	0	0	6,000	6,000	0	6,000	0	0	100.0%	0
Net Expenditure	(458)	(780)	(322)	(7,267)	(8,340)	(1,073)	(17,680)				
<u>104 Town Promotion</u>											
1303 Other customer/client receipts	1,630	300	(1,330)	1,630	3,300	1,670	3,300			49.4%	
Town Promotion :- Income	1,630	300	(1,330)	1,630	3,300	1,670	3,300			49.4%	0
4162 Waste Removal	403	0	(403)	403	0	(403)	300	(103)		134.5%	
4163 Domestic Supplies	0	0	0	18	0	(18)	0	(18)		0.0%	
4171 Grounds Maintenance Costs	1,764	0	(1,764)	4,254	6,500	2,246	6,500	2,246		65.5%	
4203 Other Transport Costs	0	0	0	13	0	(13)	0	(13)		0.0%	
4301 Equipment	948	500	(448)	2,262	500	(1,762)	500	(1,762)		452.4%	
4304 Catering & Hospitality	97	0	(97)	167	0	(167)	0	(167)		0.0%	
4313 Professional Fees - Other	0	0	0	0	0	0	500	500		0.0%	
4327 Publicity Advertising	0	0	0	2,505	500	(2,005)	2,250	(255)		111.3%	
4900 Miscellaneous Expenses	0	0	0	20	100	80	395	375		4.9%	
Town Promotion :- Indirect Expenditure	3,213	500	(2,713)	9,642	7,600	(2,042)	10,445	0	803	92.3%	0
5001 Transfers from Reserves	(4,500)	0	4,500	(4,500)	0	4,500	0		4,500	0.0%	
Town Promotion :- Other Costs	(4,500)	0	4,500	(4,500)	0	4,500	0	0	4,500		0
Net Income over Expenditure	2,917	(200)	(3,117)	(3,512)	(4,300)	(788)	(7,145)				

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>105 Staycation</u>											
1303 Other customer/client receipts	0	0	0	0	0	0	400			0.0%	
Staycation :- Income	0	0	0	0	0	0	400				0
4001 Salaries	0	0	0	0	0	0	152		152	0.0%	
4002 Employer's NIC	0	0	0	0	0	0	15		15	0.0%	
4111 Energy Costs	0	0	0	0	0	0	250		250	0.0%	
4162 Waste Removal	0	0	0	0	0	0	900		900	0.0%	
4301 Equipment	0	0	0	0	0	0	520		520	0.0%	
4304 Catering & Hospitality	0	0	0	0	0	0	350		350	0.0%	
4313 Professional Fees - Other	0	0	0	0	0	0	950		950	0.0%	
4327 Publicity Advertising	0	0	0	0	0	0	1,500		1,500	0.0%	
4343 Licensing/PRS	0	0	0	0	0	0	170		170	0.0%	
4900 Miscellaneous Expenses	0	0	0	0	0	0	90		90	0.0%	
Staycation :- Indirect Expenditure	0	0	0	0	0	0	4,897	0	4,897		0
Net Income over Expenditure	0	0	0	0	0	0	(4,497)				
<u>106 Festivals & Markets</u>											
1303 Other customer/client receipts	435	475	40	5,765	5,925	160	13,600			42.4%	
Festivals & Markets :- Income	435	475	40	5,765	5,925	160	13,600			42.4%	0
4001 Salaries	0	0	0	0	460	460	1,090		1,090	0.0%	
4002 Employer's NIC	0	0	0	0	69	69	164		164	0.0%	

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4003 Employer's Superannuation	0	0	0	0	85	85	201		201	0.0%	
4162 Waste Removal	0	0	0	60	250	190	600		540	10.0%	
4203 Other Transport Costs	0	0	0	0	200	200	400		400	0.0%	
4301 Equipment	0	0	0	0	0	0	510		510	0.0%	
4304 Catering & Hospitality	0	0	0	75	60	(15)	180		106	41.4%	
4306 Printing	0	0	0	0	0	0	530		530	0.0%	
4313 Professional Fees - Other	0	0	0	1,050	900	(150)	1,650		600	63.6%	
4327 Publicity Advertising	650	0	(650)	840	1,750	910	3,250		2,410	25.8%	
4343 Licensing/PRS	484	0	(484)	484	110	(374)	220		(264)	220.0%	
4900 Miscellaneous Expenses	0	0	0	9	200	191	1,000		991	0.9%	
Festivals & Markets :- Indirect Expenditure	1,134	0	(1,134)	2,518	4,084	1,566	9,795	0	7,277	25.7%	0
Net Income over Expenditure	(699)	475	1,174	3,247	1,841	(1,406)	3,805				
<u>108 Christmas Lights</u>											
4313 Professional Fees - Other	0	0	0	0	0	0	39,050		39,050	0.0%	
Christmas Lights :- Indirect Expenditure	0	0	0	0	0	0	39,050	0	39,050	0.0%	0
Net Expenditure	0	0	0	0	0	0	(39,050)				
<u>201 BWP Community Centre</u>											
1204 Grants - Other	308	400	92	308	1,200	892	5,000			6.2%	
1301 Premises Hire Charges	273	80	(193)	934	240	(694)	1,000			93.3%	
1303 Other customer/client receipts	0	0	0	30	0	(30)	0			0.0%	
BWP Community Centre :- Income	581	480	(101)	1,272	1,440	169	6,000			21.2%	0

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4001 Salaries	5,716	5,845	129	12,156	17,535	5,379	70,143		57,987	17.3%	
4002 Employer's NIC	303	304	1	673	912	239	3,650		2,977	18.4%	
4003 Employer's Superannuation	649	308	(341)	1,103	924	(179)	3,700		2,597	29.8%	
4011 Staff Training	0	200	200	0	600	600	2,500		2,500	0.0%	
4012 Recruitment Advertising	0	0	0	0	1,200	1,200	1,200		1,200	0.0%	
4101 Repair/Alteration of Buildings	51	0	(51)	12,024	0	(12,024)	0		(12,024)	0.0%	
4102 Property Maintenance	60	150	90	6,791	450	(6,341)	1,800		(4,991)	377.3%	
4103 Maintenance Contracts	197	100	(97)	945	300	(645)	1,200		255	78.8%	
4111 Energy Costs	144	300	156	548	900	352	3,750		3,202	14.6%	
4131 Rates	0	0	0	1,347	1,400	53	1,400		53	96.2%	
4141 Water Services	14	40	26	101	120	19	500		399	20.3%	
4161 Cleaning	25	750	725	50	2,250	2,200	9,000		8,950	0.6%	
4162 Waste Removal	329	35	(294)	642	105	(537)	420		(222)	152.8%	
4163 Domestic Supplies	2	6	4	159	18	(141)	80		(79)	198.9%	
4171 Grounds Maintenance Costs	0	30	30	0	90	90	400		400	0.0%	
4201 Public Transport	0	25	25	0	25	25	100		100	0.0%	
4202 Car Allowances	0	25	25	0	25	25	100		100	0.0%	
4301 Equipment	10	250	240	943	750	(193)	3,000		2,057	31.4%	
4304 Catering & Hospitality	224	0	(224)	224	0	(224)	0		(224)	0.0%	
4305 Clothes, Uniform & Laundry	0	125	125	0	125	125	500		500	0.0%	
4307 Stationery	7	30	23	59	90	31	350		291	17.0%	
4313 Professional Fees - Other	0	0	0	149	350	202	350		202	42.4%	
4323 Telephones	66	40	(26)	195	120	(75)	480		285	40.6%	
4324 Broadband	0	40	40	0	120	120	480		480	0.0%	

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4325 Computing	8	70	62	365	210	(155)	850		485	43.0%	
4900 Miscellaneous Expenses	0	40	40	0	120	120	500		500	0.0%	
BWP Community Centre :- Indirect Expenditure	7,806	8,713	907	38,476	28,739	(9,737)	106,453	0	67,977	36.1%	0
5001 Transfers from Reserves	(12,000)	0	12,000	(12,000)	0	12,000	0		12,000	0.0%	
5101 Contrib. to Premises Provision	0	0	0	2,500	2,500	0	2,500		0	100.0%	
BWP Community Centre :- Other Costs	(12,000)	0	12,000	(9,500)	2,500	12,000	2,500	0	12,000	(380.0%)	0
Net Income over Expenditure	4,775	(8,233)	(13,008)	(27,705)	(29,799)	(2,094)	(102,953)				
<u>202 Pepperpot</u>											
1301 Premises Hire Charges	727	725	(2)	2,862	2,175	(687)	8,700			32.9%	
Pepperpot :- Income	727	725	(2)	2,862	2,175	(687)	8,700			32.9%	0
4102 Property Maintenance	0	100	100	555	300	(255)	1,200		645	46.3%	
4103 Maintenance Contracts	0	110	110	79	330	251	1,310		1,231	6.0%	
4111 Energy Costs	51	130	79	240	390	150	1,560		1,320	15.4%	
4131 Rates	0	0	0	0	735	735	735		735	0.0%	
4161 Cleaning	24	250	226	48	750	702	3,000		2,952	1.6%	
4301 Equipment	0	0	0	0	0	0	600		600	0.0%	
4323 Telephones	40	42	2	121	126	5	504		383	24.1%	
4343 Licensing/PRS	70	70	0	70	70	0	70		0	100.0%	
Pepperpot :- Indirect Expenditure	186	702	516	1,114	2,701	1,587	8,979	0	7,865	12.4%	0
5101 Contrib. to Premises Provision	0	0	0	2,500	2,500	0	2,500		0	100.0%	
Pepperpot :- Other Costs	0	0	0	2,500	2,500	0	2,500	0	0	100.0%	0
Net Income over Expenditure	541	23	(518)	(753)	(3,026)	(2,273)	(2,779)				

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>203 The Square</u>											
1302 Rents	2,261	563	(1,698)	4,523	1,689	(2,834)	6,750			67.0%	
1303 Other customer/client receipts	0	0	0	1,375	1,550	175	1,550			88.7%	
The Square :- Income	2,261	563	(1,698)	5,897	3,239	(2,658)	8,300			71.1%	0
4315 Insurance	0	0	0	1,375	1,550	175	1,550		175	88.7%	
The Square :- Indirect Expenditure	0	0	0	1,375	1,550	175	1,550	0	175	88.7%	0
Net Income over Expenditure	2,261	563	(1,698)	4,523	1,689	(2,834)	6,750				
<u>204 Allotments</u>											
1302 Rents	0	0	0	0	0	0	2,500			0.0%	
Allotments :- Income	0	0	0	0	0	0	2,500			0.0%	0
4102 Property Maintenance	0	0	0	0	0	0	300		300	0.0%	
4141 Water Services	24	20	(4)	93	60	(33)	240		147	38.9%	
4162 Waste Removal	0	215	215	0	215	215	430		430	0.0%	
4171 Grounds Maintenance Costs	0	0	0	0	0	0	1,000		1,000	0.0%	
Allotments :- Indirect Expenditure	24	235	211	93	275	182	1,970	0	1,877	4.7%	0
Net Income over Expenditure	(24)	(235)	(211)	(93)	(275)	(182)	530				
<u>205 Wilfrid Noyce Community Centre</u>											
1301 Premises Hire Charges	4,122	2,000	(2,122)	13,108	6,000	(7,108)	24,000			54.6%	
Wilfrid Noyce Community Centre :- Income	4,122	2,000	(2,122)	13,108	6,000	(7,108)	24,000			54.6%	0

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4001 Salaries	0	230	230	0	690	690	2,826		2,826	0.0%	
4002 Employer's NIC	0	35	35	0	105	105	425		425	0.0%	
4003 Employer's Superannuation	0	43	43	0	129	129	520		520	0.0%	
4102 Property Maintenance	2,629	300	(2,329)	5,133	900	(4,233)	3,600		(1,533)	142.6%	
4103 Maintenance Contracts	911	600	(311)	1,149	1,800	651	7,200		6,051	16.0%	
4111 Energy Costs	150	484	334	1,372	1,452	80	5,808		4,436	23.6%	
4121 Rents	0	0	0	55	0	(55)	250		195	22.0%	
4131 Rates	0	0	0	2,320	4,900	2,580	4,900		2,580	47.4%	
4141 Water Services	281	110	(171)	(2,863)	330	3,193	1,320		4,183	(216.9%)	
4161 Cleaning	0	1,340	1,340	50	4,020	3,970	16,080		16,030	0.3%	
4162 Waste Removal	175	160	(15)	581	480	(101)	1,920		1,339	30.2%	
4163 Domestic Supplies	26	50	24	34	150	116	600		566	5.7%	
4301 Equipment	0	300	300	0	900	900	4,000		4,000	0.0%	
4313 Professional Fees - Other	0	0	0	0	0	0	1,650		1,650	0.0%	
4323 Telephones	65	65	0	584	195	(389)	780		196	74.8%	
4343 Licensing/PRS	0	0	0	0	0	0	550		550	0.0%	
4900 Miscellaneous Expenses	0	100	100	0	300	300	1,200		1,200	0.0%	
Wilfrid Noyce Community Centre :- Indirect Expenditure	4,237	3,817	(420)	8,414	16,351	7,937	53,629	0	45,215	15.7%	0
5101 Contrib. to Premises Provision	0	0	0	2,500	2,500	0	2,500		0	100.0%	
Wilfrid Noyce Community Centre :- Other Costs	0	0	0	2,500	2,500	0	2,500	0	0	100.0%	0
Net Income over Expenditure	(116)	(1,817)	(1,701)	2,194	(12,851)	(15,045)	(32,129)				

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>206 Bandstand</u>											
1301 Premises Hire Charges	50	0	(50)	66	0	(66)	0			0.0%	
Bandstand :- Income	50	0	(50)	66	0	(66)	0				0
4102 Property Maintenance	0	50	50	0	150	150	600		600	0.0%	
4343 Licensing/PRS	0	0	0	70	0	(70)	250		180	28.0%	
Bandstand :- Indirect Expenditure	0	50	50	70	150	80	850	0	780	8.2%	0
Net Income over Expenditure	50	(50)	(100)	(4)	(150)	(146)	(850)				
<u>207 Godalming Museum</u>											
1302 Rents	1,706	0	(1,706)	1,706	1,706	(0)	6,824			25.0%	
1303 Other customer/client receipts	240	0	(240)	6,865	6,865	0	7,585			90.5%	
Godalming Museum :- Income	1,946	0	(1,946)	8,571	8,571	(0)	14,409			59.5%	0
4001 Salaries	4,104	3,865	(239)	11,758	11,595	(163)	46,380		34,622	25.4%	
4002 Employer's NIC	364	460	96	1,080	1,380	300	5,520		4,440	19.6%	
4003 Employer's Superannuation	548	690	142	1,664	2,070	406	8,280		6,616	20.1%	
4005 Agency Staff & Contractors	1,050	0	(1,050)	1,700	0	(1,700)	0		(1,700)	0.0%	
4011 Staff Training	0	0	0	0	0	0	1,000		1,000	0.0%	
4102 Property Maintenance	0	110	110	0	330	330	1,320		1,320	0.0%	
4103 Maintenance Contracts	79	100	21	618	300	(318)	1,200		582	51.5%	
4202 Car Allowances	0	0	0	0	0	0	320		320	0.0%	
4307 Stationery	0	25	25	157	75	(82)	300		143	52.3%	

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4315 Insurance	0	0	0	3,360	3,400	40	3,400		40	98.8%	
4322 Postage	0	80	80	0	240	240	960		960	0.0%	
4323 Telephones	16	15	(1)	49	45	(4)	180		131	27.3%	
4325 Computing	94	225	131	547	675	128	2,700		2,153	20.2%	
4342 Subscriptions	120	0	(120)	120	0	(120)	3,000		2,880	4.0%	
Godalming Museum :- Indirect Expenditure	6,376	5,570	(806)	21,052	20,110	(942)	74,560	0	53,508	28.2%	0
5101 Contrib. to Premises Provision	0	0	0	6,625	6,625	0	6,625		0	100.0%	
Godalming Museum :- Other Costs	0	0	0	6,625	6,625	0	6,625	0	0	100.0%	0
Net Income over Expenditure	(4,430)	(5,570)	(1,140)	(19,105)	(18,164)	941	(66,776)				
<u>208 Land & Property - Other</u>											
4102 Property Maintenance	754	325	(429)	1,257	975	(282)	3,900		2,643	32.2%	
4103 Maintenance Contracts	1,147	100	(1,047)	1,147	300	(847)	1,200		53	95.6%	
4111 Energy Costs	54	100	46	219	300	81	1,200		981	18.2%	
4141 Water Services	156	270	114	479	810	331	3,240		2,761	14.8%	
4151 Fixtures & Fittings	0	0	0	0	250	250	1,000		1,000	0.0%	
4161 Cleaning	0	1,210	1,210	0	3,630	3,630	14,520		14,520	0.0%	
4171 Grounds Maintenance Costs	77	400	323	96	1,200	1,104	5,000		4,904	1.9%	
4301 Equipment	545	0	(545)	545	0	(545)	0		(545)	0.0%	
4315 Insurance	0	0	0	224	0	(224)	0		(224)	0.0%	
4900 Miscellaneous Expenses	0	450	450	0	450	450	1,800		1,800	0.0%	
Land & Property - Other :- Indirect Expenditure	2,732	2,855	123	3,966	7,915	3,949	31,860	0	27,894	12.4%	0

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
5101 Contrib. to Premises Provision	0	0	0	2,500	2,500	0	2,500		0	100.0%	
5102 Contrib. to Other Provisions	0	0	0	2,000	2,000	0	2,000		0	100.0%	
Land & Property - Other :- Other Costs	0	0	0	4,500	4,500	0	4,500	0	0	100.0%	0
Net Expenditure	(2,732)	(2,855)	(123)	(8,466)	(12,415)	(3,949)	(36,360)				
<u>415 Mayors Charity 2022 - Faraday</u>											
1303 Other customer/client receipts	0	0	0	150	0	(150)	0			0.0%	
1304 Donations	62	0	(62)	62	0	(62)	0			0.0%	
Mayors Charity 2022 - Faraday :- Income	62	0	(62)	212	0	(212)	0				0
Net Income	62	0	(62)	212	0	(212)	0				
<u>416 Community Store</u>											
1304 Donations	1,345	0	(1,345)	3,260	0	(3,260)	0			0.0%	
Community Store :- Income	1,345	0	(1,345)	3,260	0	(3,260)	0				0
4101 Repair/Alteration of Buildings	0	0	0	1,742	0	(1,742)	0	(1,742)		0.0%	
4103 Maintenance Contracts	35	0	(35)	35	0	(35)	0	(35)		0.0%	
4162 Waste Removal	14	0	(14)	14	0	(14)	0	(14)		0.0%	
4202 Car Allowances	0	0	0	32	0	(32)	0	(32)		0.0%	
4203 Other Transport Costs	0	0	0	158	0	(158)	0	(158)		0.0%	
4301 Equipment	0	0	0	1,037	0	(1,037)	0	(1,037)		0.0%	
4304 Catering & Hospitality	617	0	(617)	2,506	0	(2,506)	0	(2,506)		0.0%	

Detailed Income & Expenditure by Phased Budget Heading 30/06/2022

Month No: 3

Cost Centre Report

	Current Month Actual	Current Month Budget	Current Month Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Total Annual Budget	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4307 Stationery	0	0	0	55	0	(55)	0		(55)	0.0%	
4323 Telephones	6	0	(6)	18	0	(18)	0		(18)	0.0%	
Community Store :- Indirect Expenditure	672	0	(672)	5,597	0	(5,597)	0	0	(5,597)		0
Net Income over Expenditure	673	0	(673)	(2,337)	0	2,337	0				
Grand Totals:- Income	13,267	5,848	(7,419)	539,527	520,600	(18,927)	1,067,570			50.5%	
Expenditure	48,409	64,397	15,988	301,429	332,579	31,150	1,067,570	0	766,141	28.2%	
Net Income over Expenditure	(35,143)	(58,549)	(23,406)	238,098	188,021	(50,077)	0				
Movement to/(from) Gen Reserve	(35,143)			238,098							

8. POLICY & MANAGEMENT COMMITTEE – WORK PROGRAMME

TASK	WHO?	MINUTE REF	PROGRESS	REQUIREMENT	DUE DATE
COMMUNITY CENTRES – PERFORMANCE MONITORING	Town Clerk	46-16	On-going item for approximately quarterly reporting. To be reported as a Performance Indicator	Quarterly	July 2022
CONDITION OF TREES IN THE TOWN COUNCIL'S OWNERSHIP	Town Clerk	414-16	Works to progress as agreed by Members (Min No 263-18). Full Survey conducted in Oct/November 2020, maintenance programme now complete	Biennially	Nov 2022
APPROVAL OF VARIABLE DIRECT DEBITS	RFO	40-19	Financial Regulations (6.6) require the approval of a use of variable direct debit shall be renewed by this Committee at least every two years.	Biennially	May 2024
ANNUAL SAFETY REPORT	Town Clerk	444-18	Health & Safety Policy requires an annual safety report to the Council	Annually	April 2023
GTC PROGRAMME 2019 – 2023	Town Clerk		Review of GTC Work Programme 2019 – 2023	6 Monthly	October 2022
Transfer of Land Assets	Town Clerk	280-20	Members resolved to authorise the negotiation of the potential asset transfers. Request for Head of Terms with WBC		October 2021

REPRESENTATION ON EXTERNAL BODIES REPORTS:			Required Date	Revised Date
Fairtrade Steering Group	Cllr Faraday	Report deferred until clarified if still required	26/05/22	
Godalming Park Run Group	Cllr Duce	Report provided	26/05/22	
Farncombe Day Centre	Cllr Hullah	Report provided	09/06/22	
St Marks CC Management Committee	Cllr Ashworth	Report provided	09/06/22	30/06/22
Godalming/Joigny Friendship Association	Town Mayor Cllr Boyle	Report provided	30/06/22	
Godalming/Mayen Association	Town Mayor Cllr PS Rivers	Report expected 30 June 2022 – Deferred to the 14 July meeting – On this agenda	30/06/22	14/07/22
Sport Godalming	Cllr Adam	Report expected 14 July 2022 – On this agenda	14/07/22	
Godalming & District Chamber of Commerce	Cllr Stubbs	Report expected 14 July 2022 – On this agenda	14/07/22	
Go-Godalming Association	Town Mayor Cllr Heagin	Report expected 1 September 2022	01/09/22	
Godalming Museum Trust	Cllr Steel	Report expected 1 September 2022	01/09/22	
Holloway Hill Sports Association	Cllr Martin	Report expected 13 October 2022	13/10/22	
Waverley Citizens' Advice	Cllr Steel	Report expected 24 November 2022	24/11/22	
SALC	Cllr Cosser	Report expected 24 November 2022	24/11/22	
Godalming Cycle Forum	Cllr Crooks	Report expected 12 January 2023	12/01/23	
District Scout Council	Cllr Crooks	Report expected 12 January 2023	12/01/23	
Godalming Park Run Group	Cllr Duce	Report expected 16 March 2023	16/03/23	
Community Rail Partnership	Cllr Follows Cllr PMA Rivers	Report expected 16 March 2023	16/03/23	

Godalming Town Centre Area – Action Plan

Action 1	Planning	Progress
	Continue to provide an opportunity for the public to express their views on planning matters and to provide advocacy for the protection of the character and historic setting of the town centre area. Utilise GTC's social media to promote knowledge of how residents are able to express concerns to Members at meeting of the council or its committees.	Ongoing
Action 2	Article 4 Directive	
	Environment & Planning Committee to monitor planning schedules to ensure that any matter relating to Change of Use development within the Article 4 Direction Order area is subject to a planning application and to review all planning applications for development within the Article 4 Direction Order area.	Ongoing
Action 3	Wiggins Yard Environmental Improvement Scheme	
	To continue to explore options with WBC for the environmental improvement works to Wiggins Yard, bring forward proposals that are within the available S106 funding agreement and also provide the maximum benefit for residents. GTC to consider proposals and if approved, formally accept responsibility for the delivery of the project.	GTC Officers reviewed the Wiggins Yard Appraisal Report and responded to WBC on 22 Feb 2021. A number of issues were raised regarding costs v available funding v community benefit. WBC to take forward a number of legal considerations to progress project. Letter sent to WBC
Action 4	Guildford to Godalming Greenway – Cross Godalming Section	
	When available bring the outcomes of the Design and Feasibility report to the Environment & Planning Committee and, if appropriate, support a bid for Strategic CIL funding.	On 6 April 2021, WBC awarded £200,000 Strategic CIL Funding to the Guildford to Godalming Greenway– Godalming Gateway. Outcomes of SCC consultation published.
Action 5	Current Pedestrianisation	
	Continue to implement the road traffic restrictions upon Godalming High Street to meet the requirements of the Temporary Road Traffic Order. Continue to be informed by Government Covid-19 regulations and social distancing protocols for the operation of the Traffic Order post 21 June 2021.	Completed

Action 6	Future Pedestrianisation	
Work with SCC Member for Godalming North to establish options for traffic reduction within the Godalming town centre area to improve walkability and bikeability, including traffic access and speed restrictions. To bring forward proposals for endorsement by GTC and subsequent submission to SCC.		SCC requested to take proposals forward Costs to be sought for working up a scheme for consideration by public consultation
Action 7	Crown Court Pedestrian Area	
Crown Court Working Group to consider options for improvements to the Crown Court pedestrian area and to seek the support of WBC for its implementation. To bring forward the preferred option for endorsement by GTC and, where required, Full Council approval for Neighbourhood CIL Funding.		Await outcomes of WBC options for The Burys area of Godalming, which may influence considerations for the Crown Court area. Options for Crown Court Public Toilets being investigated for the creation of gender neutral facilities.
Action 8	Community Events – The Green Environment	
Seek GTC approval to waive hire fee for the bandstand for use by organisations or groups providing free community events.		Action Complete
Action 9	Community Events – The Green Environment	
Investigate options and costing for the repair of the defective flood light column on The Burys Field.		Quotes to be obtained
Action 10	Community Events – The Green Environment	
Work with WBC to identify further opportunities for community and commercial events that provide a benefit, attraction or activity for residents.		Pride in Surrey – held 25 September 2021 Beer Festival September 2022
Action 11	Community Events – Town Centre Built Environment	
Continue to support and organise community events in line with GTC Community Events Policy and decisions of the Council.		Ongoing i.a.w GTC Community Events Policy and GTC Community Events Programme approved by P&M 17 December 2020 (Min No 275-20).
Action 12	Floral Godalming	
Continue to implement Floral Godalming, seeking opportunities for sponsorship and working with SCC for the expansion of the scheme to incorporate the main approach roundabouts and roadside barriers at the pedestrian refuges around the approaches to the town.		Floral Godalming 2022 progressing on an expanded footprint funded via the Welcome Back Fund.

Action 13	Floral Godalming	
Seek to develop options for community engagement and involvement with the future of Floral Godalming, including options for 'Godalming Growers'.		
Action 14	Signage, Rails, Bollards, Bells, Benches & Buildings	
<ul style="list-style-type: none"> • Conduct a full audit of street furniture • Implement a programme of repair and renovation during 2021 • Audit info-signage for accuracy • Work with other info-signage providers, including WBC, rail operators and the Community Rail Partnership to provide a co-ordinated approach to info-signage. 		Repair of Town Centre street furniture carried out April–June 2021. Town centre cross over drains renovated March 2022.
Action 15	The Pepperpot	
Bring forward plans for the exterior repair and repainting of The Pepperpot.		
Action 16	The Pepperpot	
GTC to investigate the installation of 'fixed' public seating and tables in the area around The Pepperpot.		Investigation indicated this proposed option not to be feasible - no future action
Action 17	Buildings of Local Merit	
GTC to champion a scheme for identification of Buildings of Local Merit and submit identified buildings for adoption by WBC.		
Action 18	Public Art	
GTC to 'champion' the establishment of an Art Forum within Godalming to provide a collective voice to seek opportunities to promote, display or perform art, including art within the public realm.		Cllr PMA Rivers initiated Art Forum.
Action 19	Regeneration and Supporting the Local Economy	
<p>Work with WBC Economic Development Team (EDT) to promote Godalming as a positive business location, seek feedback from the EDT to identify negative issues that are within GTC powers and identify the role that Godalming Town Council and Waverley Borough Council can play in:</p> <ul style="list-style-type: none"> - encouraging small, locally based businesses in order to create a circular economy, keeping money in the local economy and promoting locally sourced and sustainable goods and services; - encouraging businesses which will make Godalming an attractive town for people to visit and in which to spend time." 		GTC providing online footfall data for businesses to assess potential of Godalming as a business environment

Action 20	Business Improvement District	
Support Godalming & District Chamber of Commerce with information or resource in preparing a BID plan. Requests for significant staff resource or any financial support to be brought to Policy & Management Committee for consideration.		GTC agreed to provide funding and administrative support to a BID taskforce. Chamber of Commerce entering into an agreement with BID consultancy to support a Godalming based BID
Action 21	Devolution of Public Assets	
Report to Members on the progress of requested land transfers from WBC, Charterhouse Green and Lammas Land adjacent Meadow allotments.		GTC wrote to WBC December 2020, request acknowledged and within WBC work programme
Action 22	Devolution of Public Assets	
GTC to agree which assets it wishes WBC to devolve to the Town Council and formally request WBC to transfer those assets of local community value to the Town Council.		

Key Dates for Members' Information (Town Events etc.)

Event	Date
Staycation	Saturday, 7–Sunday, 15 August 2022
Godalming Green Gala	Saturday, 13 August 2022
Heritage Weekend	Saturday, 17-Sunday, 18 September 2022
Remembrance Sunday	Sunday, 12 November 2022
Christmas Festival & Light Switch-On	Saturday, 26 November 2022
Farncombe Christmas Lights	Thursday, 1 December 2022
Churches Together Christmas Event	Saturday, 10 December 2022
Pancake Races (School Hols 13-17 Feb 23)	Tuesday, 21 February 2023
Spring Festival – Spring into Godalming	Saturday, 1 April 2023
Annual Council/Mayor Making	Thursday, 4 May 2023
Godalming Run	TBC Sunday in May 2023
Town Show	Saturday, 3 June 2023
Summer Food Festival	Sunday, 2 July 2023 - TBC
Staycation	Saturday, 5-Sunday, 13 August 2023 - TBC
Godalming Green Gala	Saturday, 12 August 2023
Heritage Weekend	Saturday, 16-Sunday, 17 September 2023
Remembrance Sunday	Sunday, 12 November 2023
Christmas Festival & Lights Switch-On	Saturday, 25 November 2023
Farncombe Christmas Lights	Thursday, 30 November 2023 - TBC

Farncombe Village & Binscombe Community Vision for a Greener Cleaner Sustainable Future – Consultation Responses

Respondent	Subject Area	Comments	Response
<p>1.Nursery Road Resident</p>	<p>Trees</p>	<p>I read with interest the “Farncombe village and Binscombe community Vision for a greener cleaner sustainable future “document.</p> <p>It includes several points and action plans including a commitment to Tree planting in verges and residential roads. Paragraph 24.2 states location of sites and types of trees should be identified through consultation with local residents.....”</p> <p>I am forwarding on an email thread from a few years ago (see below) re my previous contact with local councillors and the council. It appeared to be a very complicated process trying to determine who might be able to look into the process of street trees. And there didn’t seem to be much of an appetite with a feeling that Surrey was generally a lot greener than other parts of the UK. My point was, as is reflected in the latest consultation document, that many of the streets in Farncombe are not actually very green. This is in contrast to other roads e.g The Drive, in other parts of Godalming.</p> <p>I am hopeful after reading the document that there may be an emerging plan for trees in verges and residential roads in Farncombe.</p> <p>Do you know what the first stages of this might be in terms of consulting with residents?</p>	<p>1.</p> <p>The previous responses to this resident have highlighted the difficulties and challenges of planting on verges and other street tree planting schemes.</p> <p>The challenges surrounding street tree planting have not changed, however what has changed since 2019 is that all the Councils who could potentially be involved, Surrey County, Waverley Borough and Godalming Town Councils have all made climate emergency declarations, and/or established tree planting strategies or are providing support for carbon reduction and biodiversity improvement schemes.</p> <p>It is on that basis that the authors of the document wished to include Action 29. Encourage Tree Planting: In collaboration with the Waverley Tree Planting Strategy and consultation with local residents, businesses, and schools, identify potential sites within the Farncombe and Binscombe area with a focus on residential areas and verges for tree planting.</p> <p>As with any form of vision document, the easiest course would be to set out ‘the what, where, when and how’ and then seek a binary response from residents.</p> <p>The Farncombe and Binscombe Community Vision document seeks to undertake a slightly different approach in setting out general principles for the Council to adopt from which further initial scoping works can be undertaken in order to provide a basis upon which to consult.</p>

Respondent	Subject Area	Comments	Response
2.Binscombe Lane Resident	Vision: Preamble/Section 1:	<p>The document is a largely factual account of the Farncombe and Binscombe area. With an action plan at the end.</p> <p>What long term vision does the Town Council have for the area?</p>	<p>2.</p> <p>Any future plans for the area have to have a starting point and it is pleasing that it is recognised that the authors have based their starting point on the realities and known facts relating to the area.</p> <p>“What long term vision does the Town Council have for the area?” is a misunderstanding of the purpose of the document, which as stated within the preamble is to:</p> <ul style="list-style-type: none"> • Provide the context and raise awareness of specific issues affecting Farncombe Village and the Binscombe Community areas. • Identify current activity being delivered by Godalming Town Council (GTC) to support the general well-being of residents and the economic sustainability of the village centre and locality retail areas. • Identify ways in which GTC can provide direct action, influence or support improvements within the Farncombe Village and Binscombe Community areas. <p>What the document is not seeking to do is impose a ‘Council Vision” but rather to set out the challenges as it sees them, offer potential solutions, engage with the community to determine whether it is moving in the right direction and if so, seek resources to implement the enhancements and improvements the community wishes to see actioned.</p> <p>This document will not stand in isolation but will be considered by the Council alongside others such as the Godalming & Farncombe Neighbourhood Plan, the Waverley Local Plan, the National Planning Policy Framework, and many others.</p>

Respondent	Subject Area	Comments	Response
		<p>There doesn't seem to be any input from local residents on establishing aspirations for the area. I'd like to ask what attempt has been made to establish the aspiration of local people for their local area?</p>	<p>3. The authors of the report are the elected representatives of the area, and as such engage on a regular basis with a wide range of community groups and individuals. The document uses the outcomes of such engagement and local knowledge. Having produced the document, it has been reviewed by the other Members of the Town Council before being put forward for consultation and consideration by residents. It is pleasing that residents have engaged in the consultation and availed themselves of the opportunity to highlight their concerns and aspirations for the local area. It is especially pleasing where respondents have not only highlighted concerns, errors, or omissions as they see them, but have also taken the opportunity to give practical advice and solutions to some of the issues raised within the document.</p>
		<p>I think the document would be greatly improved by having a practical vision for the area.</p>	<p>4. Whilst the first part of the document sets out a context for the report, the authors believe that the second part and action plan set out the practical steps that the Town Council has taken or could take to improve and enhance the area. It would be interesting to hear others' views on what constitutes a 'practical vision' and how that differs from or is of greater value than a 'practical action plan'.</p>
	<p>Section 7 and Section 11: Trees and Parking on Grass Verges /Grass:</p>	<p>Tree planting is very welcome both for environmental reasons and greening our area. There are notable areas where cars are parked on grass verges making a mess of those area. I would like to suggest that trees could be planted in this [sic] highly visible areas to prevent this from happening. This would greatly improve the look of our local area.</p> <p>While I appreciate that this will inconvenience residents who wish to park their cars on our green spaces, it should at least be acknowledged that these are public spaces and not car parks for the convenience of one household. A view should be taken on providing sufficient nearby parking to allow grass verges to be protected.</p>	<p>5. Whilst the response highlights '<i>notable areas</i>', unfortunately it does not identify where these areas are, which prevents a more detailed comment. However, it is hoped that such areas of concern will be identified through further consultation that will relate to Action 29. Godalming Town Council has previously worked with both Surrey County Council and Waverley Borough Council to plant trees to prevent inconsiderate parking, notably outside of Binscombe Medical Practice. A view could be taken on alternative parking provision once the area of concern is identified.</p>

Respondent	Subject Area	Comments	Response
	Section 17: Shop Signage:	<p>There is nothing in the document on the visual character of the area in relation to new housing and shop frontage. This has a significant impact on the look and feel of the area, however many shop fronts are garish, with plasticity signage in bright colours. This is a missed opportunity to refer to the Neighbourhood Plan and insist on better signage that enhances the local area.</p>	<p>6. As stated previously, this document is not a stand-a-lone document and does not set out to duplicate existing provision. The visual character of the area is alluded to in paragraphs 3 and 4 and is outlined in greater detail within Chapter 6 of the Godalming & Farncombe Neighbourhood Plan, which also covers the issue of shop frontages. Shop frontages are also subject to the requirements of the National Planning Policy Framework and the Town & Country Planning Act.</p> <p>In preparing the document the authors took account of existing protections and practical limitations to ensure that the content of the document was based on what is possible and achievable and wished to avoid promising the undeliverable.</p> <p>The Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended), states that planning permission is required if: the development is within the curtilage of a listed building; any alteration would be within a Conservation Area; the development would consist of or include the construction or provision of a verandah, balcony or raised platform; any part of the development would extend beyond an existing shop front; the development would involve the insertion or creation of a new shop front or the alteration or replacement of an existing shop front; or the development would involve the installation or replacement of a security grill or shutter on a shop front.</p> <p>The Town & Country Planning (Control of Advertisements) (England) Regulation 2007 sets out the legislation regarding advertising displays.</p> <p>Where alleged breaches of planning and/or advertising display regulations have been reported to Godalming Town Council it has taken action to report breaches and where appropriate has supported enforcement action.</p>

Respondent	Subject Area	Comments	Response
	Council Tax	The payment of Council Tax will likely be of serious concern to many residents. We are now entering a very significant cost of living crisis. There is no statement anywhere in this document on the Council's ambitions on council tax. I appreciate this is a Farncombe and Binscombe specific document and not a GTC wide document, however Farncombe and Binscombe residents pay Council Tax like everyone else in Godalming and residents would be reassured by understanding how this document contributes to lower council tax bills and a statement on the council's approach to Council Tax.	7. Issues of Council tax are outside the scope of this document. If adopted by the Council, the actions set out would be considered alongside plans for other areas for the Council to determine priorities and affordability, depending on the circumstances prevailing at the time.
	GTC Action Plan	The section relating to the work of GTC could be greatly improved by being specific about what the council will actually achieve or wishes to achieve. Each objective would be greatly improved with a clear outcome, what can residents expect - in numbers, not vague expressions of "working with" or "exploring the possibility of" with dates. When can we expect this vision or action to be achieved? There is a difference between administration and leadership and voters expect their elected representatives to lead. The individual areas where GTC is taking action should be redrafted with clear outcomes that can be assessed with a deadline.	8. If adopted by the Council, for those areas where the Town Council has direct responsibility regarding provision of resource it will be able to establish outcomes and timelines. The setting of such outcomes will form part of GTC's future programme. However, in many areas GTC does not have direct responsibilities for delivery but does have an advocacy role and in some cases; it may also need to provide resources to others in order expediate actions.
Resident of Hall Close	Action Plan	I have read the consultation document about the vision for Farncombe and Binscombe. My husband and I agree with actions outlined towards the end of the document. My main comment is that these actions need to be prioritised, (for example, I would put social housing as a high priority, but it was towards the bottom of the list). It would also be helpful to know who is responsible for taking actions forward and what timescales are being worked to.	9. The order of actions with the GTC Action Plan does not indicate the order of priority afforded each action by the Town Council. In practical terms, some of the actions will be easier to achieve than others. In terms of taking actions forward please see response 8 above.
Resident Farncombe Street	Highways Section 2 and 10	The first paragraph of the Introduction (section 2) states accurately how: "The built environment has a significant impact on people's general wellbeing ... and the impact on those whose lives it touches". And the last paragraph in Section 10 states that: "In relation to highways infrastructure, the GTC remains actively engaged with SCC Highways for the identification and reporting of highway defects as well as working with	10. Where residents raise highways issues directly with the Town Council, GTC either directs the enquirer to the SCC reporting system or where appropriate reports the issue direct to SCC on the resident's behalf. The Town Council also works with the elected County Councillors for Godalming North and Godalming South, Milford & Witley to identify areas for improvement and to

Respondent	Subject Area	Comments	Response
		<p>Surrey Members to identify areas in need of improvement or intervention by SCC Highways.”</p> <p>Well there may well be ‘active engagement’ but from the Farncombe Initiative’s experience, the reality is that what SCC Highways delivers is far, far below the standards we all deserve. In particular, we have contacted them several times, the last on 3 March, about one aspect, the fact that in over 40 road junctions in Farncombe alone, the road markings are almost completely worn away and completely invisible at night. All you need for a severe accident is for a visitor to arrive at a junction, not recognising it is distinct from a corner. It is a clear case, in my view, of institutional neglect on a massive scale as the same thing seems to be repeated all over Surrey. Go to the more remote areas of Britain, Scotland, Wales, West Country etc, and their roads are almost infinitely better maintained.</p> <p>And that issue is actually quite separate from the centre lines in the roads which have also been ignored for years. County Councillors do not seem to take on the highways as a portfolio.</p> <p>Thirdly, after 15 years living in Farncombe (but also throughout Godalming), it is utterly clear after each rainfall, virtually all the road drains are blocked and consequently give rise to gigantic puddles across the road. The roundabout at the end of Bridge Road and Chalk Road is the most obvious example, but these overflowing demonstrate clearly that the Borough’s gullies have not been emptied for years. This used to be a regular function of the County but SCC has responsibility for these, but it has long been ignored. So the question is what action GTC takes in the “active engagement with SCC” because in practice I can see no visible result other than the occasion pothole filled.</p> <p>And that issue is actually quite separate from the centre lines in the roads which have also been ignored for years. County Councillors do not seem to take on the highways as a portfolio.</p>	<p>agree in-year priorities. This type of co-operation helped to get the pavements at the Farncombe shops resurfaced, as well as the pavements at Farncombe Hill and road resurfacing at Long Gore amongst other areas within the wider Godalming area. It has also identified the pavements around Spring Grove as a high priority for resurfacing.</p> <p>Additionally, Godalming Town Council also works in partnership with SCC and WBC to identify areas suitable for the installation of Electric Vehicle Charging points. GTC has also supported the County Councillor is seeking a pedestrian crossing at Meadow and improvements to the junction of Meadow and Catteshall Road. GTC also worked with the SCC Councillor for Godalming North to reduce the speed limit in The Avenue from the 60mph to 30mph.</p> <p>Although it is not clear whether this submission to the consultation was made on behalf of an organisation or was a personal submission, in relation to the specific points raised, no individual or organisation has provided GTC with a list of road junctions that they may be concerned about, the local County Councillor has also not received any correspondence regarding such concerns. As such, GTC cannot in fairness comment on the specifics of the issue. However, in general terms, SCC when determining priorities for works against a limited financial resource do so based on the evidence. GTC is not aware of RTC’s being caused in the Farncombe and Binscombe by faded or worn road carriageway markings. Whilst of course a potential could exist that someone may not adhere to other prompts such as give way signs, junction approach signs etc, it is suggested that the most likely reason that someone may have an RTC at a junction is not because the road markings may be worn, but because of excess speed. It is the recognition of the dangers of excess speed that the Farncombe and Binscombe Vision Document highlights the desire for the creation of 20mph zones within the Farncombe and Binscombe Village locality. It is also suggested that comparing the maintenance of Surrey’s roads with</p>

Respondent	Subject Area	Comments	Response
			<p>remoter areas of Britain that have much less traffic, and therefore much less wear on the highway infrastructure, is a false comparison.</p> <p>For information in 2020 Surrey experienced 7.1 billion vehicle miles whereas Clackmannanshire experienced 0.5 billion, with the Highest level of vehicle miles in the whole of Scotland being the Glasgow City region at 1.7 billion miles. Wales shows a similar picture with Cardiff being the highest Welsh area at 1.6 billion vehicle miles and picturesque Anglesey having just 0.3 billion vehicle miles. https://roadtraffic.dft.gov.uk/local-authorities</p>
	Drains/Flooding	<p>After 15 years living in Farncombe (but also throughout Godalming), it is utterly clear after each rainfall, virtually all the road drains are blocked and consequently give rise to gigantic puddles across the road. The roundabout at the end of Bridge Road and Chalk Road is the most obvious example, but these overflowing demonstrate clearly that the Borough's gullies have not been emptied for years. This used to be a regular function of the County but SCC has responsibility for these, but it has long been ignored. So, the question is what action GTC takes in the "active engagement with SCC" because in practice I can see no visible result other than the occasion pothole filled.</p>	<p>11. On the issue of scheduling gully maintenance, this does lie with SCC. However, regarding the specific point raised, in 2018/19 GTC highlighted the issue of flooding on Meadow outside RV Newsagents and between the Meadow/Chalk Road roundabout and Hallam Road. GTC worked with SCC and identified that the road gullies drained directly into Hell Ditch via 16-inch pipework that crossed GTC land. GTC worked with SCC to clean and replace pipework to improve the drainage from that part of Meadow. At the same time GTC identified that all the runoff from Old Station Way, Chalk Road and Nightingale Road routes through a single gully that then drains off onto the adjoining Lammas Land and into Hell Ditch. GTC, utilising funds allocated from SCC cleared the gully and extended the drainage pipes to seek to improve the drainage from this part of Chalk Road. When there is significant rainfall, the volume of water runoff is greater than the capacity of the single gully drain that is required to drain the road. As a result of the work undertaken the road does drain away faster than it did. That is not to say further improvement cannot be made and GTC will continue to seek the installation of additional gullies to manage the volume of water.</p>

Respondent	Subject Area	Comments	Response
	Section 11.2 Accessibility	In Section 11.2, the poor condition of pavements is mentioned. To which I could list literally scores of private hedges which overlap the pavement by large distances, typically a meter or more laterally, and one is always having to duck underneath their trees and bushes. Does the GTC not have responsibility to ensure these are cut back?	<p>12.</p> <p>The responsibility for the maintenance of private hedges lies with the property owner, this includes the responsibility not to obstruct the highway (including footpath). If residents have concerns regarding the overhang of private hedges and trees then they should report these to SCC utilising its website where a resident can report issues specifically relating to trees, hedges, grass and weeds https://www.surreycc.gov.uk/roads-and-transport/roadworks-and-maintenance/report-a-highway-problem SCC should then seek to address the problem which could include contacting the property owner and as a last resort, carrying out works and billing the property owner. It is important that concerned residents report issues using the appropriate reporting tools so that they can be dealt with.</p> <p>GTC does work with SCC on these issues through local agreements. SCC will seek GTC support to conduct some vegetation clearance works. Where GTC has the resources, it will undertake such works to ensure they are done as quickly as possible.</p>
	Section 14 Economic Profile and Potential Forces for Change	In Section 14, the 5th paragraph refers to Farncombe having a “fairly stable retail offering”, which is true, but the reality is we have a string of unhealthy, fast food joints which no doubt contribute to the nation’s obesity epidemic, diabetes and a host of other conditions. Is it not possible for GTC/Waverley to influence this awful trend? Other than a very cramped but limited range in the Co-op, we have no dedicated veg or bread shop, or another restaurant/cafe in the main parade which seem to be highlighted time and again as a local need.	<p>13.</p> <p>The National Planning Policy Framework and Town & Country Planning Act offers little scope for either GTC or Waverley to object to any specific business occupying retail units as long as the retail unit in question is operating within its designated Class of Use. In September 2021, the range of Class of Use was significantly reduced meaning that most retail premises, are within Class E. GTC nor Waverley can object to a business operating within the designated Class.</p> <p>The very basic position is that the businesses operating within the retail units do so because they are supported by the local consumers. A business can only survive if it is economically viable. Whilst not within Farncombe itself, Godalming does have a permanent fruit and veg shop and a market stall at The Pepperpot 3 times per week. This is certainly more than many communities of a similar size. In the Farncombe area, residents can purchase fruit and veg and bread from the Co-op, Costcutters and the Local</p>

Respondent	Subject Area	Comments	Response
	Section 22 Business & Economic Development	I can certainly subscribe to the view that the Farncombe retail area should “remain attractive and vibrant”, but with 5 shops vacant and the rest serving junk food, I don’t think any local resident would say it is either attractive or vibrant at present.	<p>supermarket at Long Gore as well as in Godalming itself and at the Mellish Farm Shop off New Pond Road. GTC would welcome the opportunity to look at the evidence that supports any local needs requirement.</p> <p>14. Amongst the current 40 retail units in the Farncombe Village retail area you could have your hair cut, nails manicured, tax returns managed, and your furniture reupholstered whilst you wait for your pictures to be framed or your computer to be fixed. You could pick up a new TV, cooker, fridge or washing machine then purchase a car from the garage to take it home in. Before heading home, you could pick up your meat from the butcher, post your parcels at the Post Office, look to see if your favourite model was ready for collection and send a friend some flowers. You could also book a table for an Indian meal or go for a cup of tea and cake or lunch at the café. If you’re interested in replacing your windows or a new front door then you can do that as well. You can also get your groceries or help support local charity shops before getting a takeaway to eat while waiting for your laundry to finish and if you need to you can get indigestion tablets from the pharmacy.</p> <p>Whilst it is unfortunate that at the time of writing 5 units were empty, 3 are to be converted under PDR regulations as allowed for by central government, one is being renovated and the other is under negotiation for leasing. The ‘fast food’ outlets do make up 4 out of the 40 units, and it is to be hoped that going forward the empty units are filled with successful businesses supported by the community.</p>
	Section 19.1 Farncombe Station Signal Box	It is clear from the Farncombe Initiative’s discussions that the most favourable outcome for the signal box would indeed be for it to be demolished and replaced by a small garden area and shelter as you suggest. But only if all the historic Network Rail junk and unmaintained trackside fences are fully cleared up. There are simply generations of line side junk, much of their own making and it would be nice to think that GTC is active in expressing its wishes to NR.	<p>15. The signal box site would not be used for any other purpose until it was safe to do so. GTC does engage positively with both Network Rail and the train operating company, which is why it has managed to get the repainting of the station canopy and footbridge brought forward.</p>

Respondent	Subject Area	Comments	Response
Resident living at The Oval	<p>6. Community – Open Spaces, Sport & Recreation</p> <p>6.3 Former Golf Course</p> <p>6.5 Godalming Leisure Centre – Extension</p>	<p>In summary I am thoroughly in favour of the concept of a community vision and support all measures set out in the draught document. I find little, if anything, to criticise and the following comments are endorsements, additions and further observations.</p> <p><i>6.3 Former Golf Course</i> The development of this area could provide scope for a more attractive/direct route for the proposed Guildford Godalming Greenway. Although I do not own a dog, I observe that many people now use this space to walk pets. I concur that dog access should be restricted in certain areas of our public open space (6.10) but, conversely, other space must be set aside for those who need to exercise pets. The former golf course lends itself to this activity and future plans should accommodate this.</p> <p>The existing leisure centre was badly sited, and the repercussions of this decision continue to be felt. Further expansion would break promises made at the time of its construction. In view of the current climate crisis, alternative ways to provide leisure opportunities must be sought. Sites that are only sensibly accessible by private motor vehicle exclude those who do not own cars and cause ongoing deterioration of our environment. New sites that are close to where people live are needed. The current site should be provided with better public transport and active travel access routes. The creation of further car parks and 3G (i.e., plastic) pitches should be resisted.</p>	<p>16. The potential of the former Golf Course site offers a range of exciting opportunities to enhance access, participation, and community benefit and GTC looks forward to working with Waverley to help achieve these opportunities.</p> <p>17. The document identifies GTC's concerns regarding any potential expansion of the leisure centre especially the requirement for a robust business case and has identified that alternative provision may provide a greater community benefit. See Action point 27.</p> <p>18. In general, as well as specifically for Summers Road, GTC would like to see an overall improvement in public transport.</p>
	7. Natural Environment – Trees	We need an audit of our existing, mature trees and a considered management plan for each of them. (Happy to help.)	19. Whilst those mature trees protected under a TPO are audited and registered, an audit of other mature trees would provide a benchmark upon which to make a case or area-wide protection. All offers for assistance in this task would be welcome.
	10. Medical, Dental & Well-Being	<p>The additional benches, particularly at bus stops, has been appreciated.</p> <p>Many street signs and road nameplates are dirty or in poor repair. A rolling programme of cleaning/ repair/ replacement may be appropriate.</p>	20. GTC has secured funding through the local SCCC Councillor and will be undertaking a cleaning programme. As part of which its staff will be able to identify any that require repair replacement

Respondent	Subject Area	Comments	Response
	<p data-bbox="427 156 613 276">11. Transport – Accessibility, Walkability and Bikeability</p> <p data-bbox="427 451 573 480">Accessibility</p> <p data-bbox="427 778 607 807">11.3 Bikeability</p>	<p data-bbox="692 156 792 185"><i>Walking</i></p> <p data-bbox="692 188 1379 339">The ownership of alleyways & footpaths may be complicated, but someone needs to take an overview. If walking is to be encouraged, keeping pathways in good repair, and clear of vegetation and parking must become a priority.</p> <p data-bbox="692 352 1339 440">Improvement of the Godalming-Farncombe corridor for walking (and cycling) is of particular importance and deserves specific mention.</p> <p data-bbox="692 453 1379 692">Provision for wheelchair users is especially poor in the vicinity of the station and around the centre of Farncombe. The area around Binscombe Medical Centre leaves much to be desired. Foot ways are in poor condition and, to the north, absent altogether. This area deserves attention and improvements should include traffic calming to reduce the speed of vehicles in this area busy with children and the infirm.</p> <p data-bbox="692 705 1308 767">An audit of dropped curbs is needed as a basis for a prioritised plan for improvement.</p> <p data-bbox="692 780 1379 1115">I suggest rewording the 4th paragraph to make it proactive rather than reactive: <i>“Cycling and walking along most roads within the Farncombe and Binscombe area is relatively safe but is less so along busy roads such as Binscombe Lane, Summers Road, Bourne Road and Green Lane. Calming measures are needed to reduce traffic speed along these roads and to increase the space available to pedestrians and cyclists. This will be a positive step towards achieving a shift from cars to more active forms of travel. Additional secure cycle parking would also be of benefit.”</i></p> <p data-bbox="692 1128 1368 1248">(Godalming Cycle Campaign has conducted a Bikeability Survey of local roads, grading them by the skill level needed to negotiate them safely. GCC would be happy to make this available.)</p> <p data-bbox="692 1260 1357 1348">It may be appropriate to reference the Local Cycling and Walking Plan (LCWIP) that is currently in production for Waverley.</p>	<p data-bbox="1408 156 2033 308">21. As with road signs, it is hoped that the funding arrangement with SCC will allow GTC to take a more proactive stance in maintaining clearance along alleyways.</p> <p data-bbox="1408 443 2078 563">22. The lack of and the positioning of existing dropped kerbs is a concern and GTC would wish to see SCC bringing forward improvements in these areas</p> <p data-bbox="1408 778 2063 1026">23. Thank you for the idea to remain proactive, GTC would welcome the continued support of the Godalming Cycle Campaign and its input into improving bikeability. GTC has been engaging with the LCWIP planning and consultation process and would wish to incorporate its outcomes into the Farncombe Village and Binscombe Community Vision Document.</p>

Respondent	Subject Area	Comments	Response
	<p data-bbox="427 156 663 212">12.Transport – Car Use</p> <p data-bbox="427 927 633 1015">12.1 Electric Vehicle Charging Points</p> <p data-bbox="427 1182 607 1238">12.2 Twenty Is Plenty</p>	<p data-bbox="689 156 1350 308">Paragraph 2 seems confused. The use of private motor vehicles certainly does not minimise cost or resources. The vision should be for adequate public transport and active travel provision so that our community can thrive, uncluttered by vehicle parking.</p> <p data-bbox="689 927 1373 1166">I contend that the provision of on-street, electric-vehicle charging points will only perpetuate the clutter on our streets. Highways should return to being highways, not temporary storage for personal possessions. Electric vehicle charging points should be located off street, in car parks and on commercial premises. Electric vehicles will never be a long-term solution to our transport issues. Disused car batteries will soon become the ‘new plastic’.</p> <p data-bbox="689 1182 1305 1238">I heartily endorse this proposal. It must embrace our busier roads to deter their use as ‘rat runs’.</p>	<p data-bbox="1406 156 2101 643">24. In relation to the use of the private motor car paragraph 2 of section 12 is highlighting the fact that the use of transport generally, whichever form it takes that enables people to access services as easily as possible, and preferably as close as possible to where they live, minimises cost and resources for the individual, with time being an important personal resource. It also recognises that until such time as public transport is delivered in such a way as to be financially more cost effective, as well as operating at the times required by the individual, then the residents first choice will remain the private vehicle. Whilst this position is/has changed in areas such as London and Manchester, the adequacy of public transport in Farncombe and Binscombe is far removed from the metropolitan centres. Whilst a vision of adequate public transport would be the ideal, this is not in GTC’s, WBC’s or SCC’s gift at the current time. As such the point being made is that adequate provision should be made at the end of a car journey to be able to park. The alternative is for vehicles to ‘circle’ until a space becomes available and hence increase pollution, or they go elsewhere which also increases pollution and takes local spend out of the area.</p> <p data-bbox="1406 914 2089 1153">25. Unfortunately, not all properties have off street parking, especially in some of the older Victorian areas. Whilst EV’s remains a future requirement, irrespective of its potential longevity, GTC prefers to work with providers of on street infrastructure to retain some influence as opposed to have infrastructure fully imposed with no local input.</p> <p data-bbox="1406 1177 2022 1297">26. GTC is seeking to obtain guidance from traffic management experts to help it make the necessary evidence-based case to SCC.</p>
	<p data-bbox="427 1313 645 1337">13.1 Bus Services</p>	<p data-bbox="689 1313 1350 1425">More and better bus services are needed. Their largely historical routes should be re-examined and adjusted to ensure that they serve the most appropriate locations such as the rail station.</p>	<p data-bbox="1406 1313 2078 1401">27. GTC largely concurs with this comment and hopes to be able to influence future route planning.</p>

Respondent	Subject Area	Comments	Response
	13.2 Railway Services	When compared to neighbouring stations, Farncombe probably has the biggest population within walking distance of the station. A frequent surface is essential. Not only does this make rail more attractive as a transport option, it also improves connectivity with rail services at other stations.	28. GTC totally agrees with this position and has lobbied the train operating company to not only restore pre-existing frequency but to improve upon it.
	20. Public Art	(The Farncombe Initiative has carried out an audit of potential locations for public art and would be happy to share this.)	29. GTC would very much welcome the opportunity to see the results of the Farncombe Initiative's audit.
Green Lane Resident	6.5 Godalming Leisure Centre – Extension	All the reservations in the document regarding the possible extension of the leisure centre were eminently sensible. Two further points could be added. a. according to an eyewitness at a public meeting WBC gave assurances there would be no extension of this centre b. the title of this document calls Farncombe a village, and in an opening paragraph a connection is made between our wellbeing and the beauty of our environment. A further extension of the leisure centre and an acre of more tarmac for cars betrays both the word 'village' and undermines the connection between our wellbeing and the environment.	30. See response 17 above.
	6.10 Canon Bowring Recreation Ground	There are comments about the Cannon Browning recreation area. It is very definitely a public space that needs more love and care	31. GTC understands the importance of this open space to the local community and will work with Waverley to seek improvements to its facilities whilst respecting the simplicity of its offering.
	Section 7 Natural Environment	This is extremely important, and I hope very much that all our old trees are properly protected as soon as possible. I know other residents feel very strongly about this.	32. See response 19 above.
	Section 10 Highways' Infrastructure	In 10.4 the phrase 'active engagement' is used for dealing with SCC about our roads and pavements. The phrase is very polite, but the reality is that we are paying our taxes and SCC are not keeping our roads and pavements in a decent and safe state. May I suggest GTC turns the volume up to get SCC's attention.	33. GTC finds that politeness is the right way to conduct its affairs, in relation to road maintenance please see response 12 above.

Respondent	Subject Area	Comments	Response
	Section 11 Transport	May I suggest that GTC robustly campaigns for a pedestrian and bike underpass for the Bourne Road level crossing. There is space. This will connect the two sides of Farncombe; encourage biking and walking; and also help the parking issue identified later on in the document. SCC have a 100 million available for local projects. Let something important happen for Farncombe and Binscombe.	34. The £100m put forward by SCC is unfortunately not available for infrastructure projects such as this. GTC cannot say whether room exists for the creation of an underpass at this point nor whether there are easements on the land that potentially could be available. Such easements could be associated with the electricity substation or other services passing under the railway line and connecting the community. That said GTC will make enquiries regarding the possibility of such a scheme, although it should be noted that GTC is unlikely to have the funds for such a development and it would be reliant upon others to pay, which would be reliant upon whether a significant business case existed.
	Section 18 Social Housing	On social housing (para 18) we don't need new buildings. It's a no brainer. Poor Ressa Mogg going round the civil service offices with his offensive note is a 21st C King Canute trying to hold back the sea called Zoom. The old way of making people go on long journeys to sit in offices is over. Zoom is here to stay. So rather than turn more of our beautiful countryside over to housing estates, GTC should join with other local councils and focus on getting empty office blocks (there are plenty) converted into pleasant social housing - flats with balconies, swimming pools and gyms in the basement.	35. GTC is unaware of any empty office block in Godalming that has not already been converted to residential through Permitted Development Rights (PDRs) regulations. It is, however, aware of companies looking to expand/relocate in the area who are unable to find appropriate office space/employment land. GTC is also aware that a large number of office-to-residential conversions under the PDRs do not meet decent homes standards (which they are not required to achieve under the PDR regulations) regarding this point, GTC makes no apologies for wishing to see an increase in availability of social housing in the area so that we can retain those essential workers who maintain our communities.
	Section 20. Public Art	It was wonderful to read about GTC's commitment to public art. The Farncombe Initiative is at present in consultation with Watts Gallery about bringing public art to this area through the schools. Watts Gallery is very sympathetic to this. It would be excellent if we could join forces. And Nic Fiddian Green. A local superstar sculptor. Could not something be done to try and bring one of his wonderful horse's heads to the fields near the medical centre?	36. GTC would be interested in hearing the 'what, where and when' in relation to public art being commissioned or installed by the Farncombe Initiative.

Respondent	Subject Area	Comments	Response
	Section 24.2 Tree Planting	. A lot has happened in the fields above Binscombe Lane, however I - and others - are curious about their maintenance. I don't think they are being watered.	37. The tree planting at Binscombe Lane has been undertaken by WBC as per its Tree Planting Strategy. Saplings are overplanted and there will be some loss; there will also be subsequent thinning as they grow as well as management of self-seeding trees. Sustainable tree planting on the scale being undertaken cannot rely upon the need to irrigate or provide additional water sources beyond that used for the initial planting.
	25.5 Telephone Kiosk	It is wonderful that GTC have adopted the Spring Grove phone box and I know - because I went round and knocked on their doors - that all the immediate neighbours bar one love the phone box and want to see it flourish. There is a volunteer ready to lead team of locals. Great things can happen. But all has gone quiet at GTC. We hope for an answer soon. Books by the way would be a disaster. They would get damp and look pathetic. And the place of books in the scheme of things has radically changed because of the internet. Plants. We love our gardens. We would love a plant swap place. The phone box is ideal.	38. GTC is delighted that you're finding confirmation that residents approve of its action in adopting this telephone kiosk. In adopting the kiosk, GTC stated that it would seek ideas on its potential future use. A number of options submitted to the Council are being considered by the elected councillors for the area who will determine, which scheme to support. (See Action 7 of the document).
	Retail	The Farncombe Initiative there has been discussion of a weekly market. Maybe I missed it but I couldn't see this in the document. Thank you all for all your hard work for the community, and special thanks to the authors of this excellent document.	39. In 2019 GTC made a submission to Waverley to amend the Street Trading Policy to permit on-street community events in Farncombe Village. This would allow street markets similar in style but smaller in size to those held in Godalming High Street. Subsequently the 2021 Waverley Street Trading Policy approved the Town Council's request to allow such events. The next stage requires GTC to apply for a and fund a community street trading licence similar to the one it holds for Godalming town centre. This will require consultation with the residents and existing businesses in the proposed location(s). If supported by residents and businesses, GTC can then look to determine what type of market could be held in Farncombe, how often, and whether any market provider wishes to trade at such an event. Assuming positive responses are received GTC will then determine whether a road closure is required, how that can best be achieved, how it is to be funded and who is to manage any on-street market and traffic management. The Town Council did

Respondent	Subject Area	Comments	Response
			seek an alternative option for an off-street market but was unsuccessful in obtaining the necessary consents.
Resident		Overall, I think the assessment of the area and proposed actions are excellent and will be very beneficial to people in the village. Thank you to everyone involved in the research and development of the report.	
	Section 12.2: 20's Plenty	I think the suggestion of a "20's Plenty" zone is a good one. I note that Liphook has one such zone as you enter the village from the A3 and can see it could work well on the main routes through the area, including Farncombe Street, St John's Street, Binscombe Lane and Green Lane/Bourne Road. Slower traffic would make these areas more pleasant to walk around	40. Please see response 26 above.
	Section 14. Retail	This states that "The occupancy rate of retail units in the Farncombe and Binscombe area are significantly better than many other areas of Waverley..." It should read "...are significantly worse than many other areas of Waverley.." as the table shows that there is a higher vacancy rate in Farncombe & Binscombe (13%) than in the other areas of Waverley (e.g. 4% in Farnham). That said, I think we do very well with shops and businesses in Farncombe - we have a wide range of shops, with many independently owned, offering a surprising range of goods and services which has been invaluable during the pandemic	41. This is a correct observation and thank you for highlighting it. On an earlier draft with the vacancy rates at the time, Farncombe was doing significantly better than other areas. This changed between Autumn 2021 and Spring 2022. The document narrative will be corrected to reflect this changed position.
	Section 27 Action 2 - Greenway	(Guildford to Godalming Greenway): I support the concept of better connections between Guildford and Godalming. I regularly walk from Farncombe to Godalming and find it generally OK however the Chalk Road roundabout is a busy junction and can be tricky to cross at times and the pavement along Bridge Road is narrow in places when you are trying to pass someone coming the other way.	42. The Chalk Road section is undoubtedly one of the more difficult sections of the project.
	Section 27 – Action 8 - Public Art	I really like the village sign on the junction of Farncombe Street and St John's Street and would welcome other public art installations around the town, particularly those that respond to the local landscape and history or make use of local crafts or materials.	43. The Village sign was a collaboration between GTC, SCC and the Farncombe Initiative, designed to provide an identity to the area.

Respondent	Subject Area	Comments	Response
		<p>I don't believe it is mentioned in the consultation document however I am grateful to everyone who helps organise and run the display of Christmas Lights in the village and have been pleased to see how it has extended over the years. I think it really helps to build the sense of community</p>	<p>44. Thank you, the Farncombe Christmas lights are organised and funded by Godalming Town Council.</p>
<p>Resident of Summers Road</p>	<p>Public Art</p>	<p>I think we should have a history board in Broadwater Park. It has been talked about for some time now. I discussed it with [REDACTED] the parks manager at Godalming Town Council. We had a meeting in Godalming Museum a while back but I heard no reply.</p> <p>I gave her a lot of information about the famous cricketing heritage of Broadwater Park due to the Marshall family (when they owned the Broadwater Estate) I did some written work explaining the importance of it in the history of cricket including the well-known Caesar cricketing family of eight sons. Julius Caesar became the cricketing captain of England!</p> <p>When will the history board happen at Broadwater Park? (Will I receive my written work back?) The history board would be an inspiration to the young cricketing colts knowing that they are following a long tradition of famous cricketers at Broadwater Park.</p>	<p>45. Broadwater Park is owned and managed by Waverley Borough Council, the Park Manager mentioned is an employee of WBC. Information and heritage boards in the park is not in the gift of GTC. Information relating to Henry Marshall and his cricketing heritage is available at Godalming Museum. Julius Caesar was buried in an unmarked grave in Nightingale Cemetery, Godalming – Godalming Burial Committee has erected a memorial stone to him.</p> <p>Henry Marshall is also depicted in the public art displayed at Farncombe Station</p>
	<p>Local History</p>	<p>I would like to see Jack Philips, the radio operator on the ill-fated Titanic to be given more prominence in Farncombe. He was the first radio operator to use the famous SOS morse code signal. Jack was born in Farncombe, went to our local school and sung as a choir boy in our local church, St Johns. He should be given more publicity in our village. We are proud of the fact that he lived here, saving so many lives with this bravery and sense of duty aboard that famous ship.</p> <p>I would like to see his picture on Farncombe station with an information board nearby explaining `where he lived, which school he attended, the church he sang in along with any other relevant information concerning his life in Farncombe. This should also cover the press arriving in Farncombe to cover the story and how his death affected</p>	<p>46. The Godalming Trust, Godalming Town Council and the Farncombe Initiative worked to have a Blue Plaque installed at 11 Farncombe Street which is the location of Jack Phillips former address. Godalming Museum has a Jack Phillips display and details of a local Jack Phillips heritage trail.</p> <p>Farncombe and Binscombe school children learn about Jack Phillips during their visit to Godalming Museum as part of their local history studies.</p> <p>The possibility of information boards at the Railway Station could be taken up with the Surrey Hills to South Downs and East Hants Community Rail Partnership and SWR.</p>

Respondent	Subject Area	Comments	Response
		the family. It is an important part of Farncombe history and commuters will immediately connect Farncombe and this special man with the village where he was born and raised. It will also give the village a sense of pride.	
	Tree Preservation	I would like to see preservation orders put on all the established oak trees along summers road. this long tree lined road next to Broadwater Park is one of the main reasons Farncombe is unique.	47. Information on how to apply for a tree protection order can be found at https://www.waverley.gov.uk/Services/Planning-and-building/Heritage-trees-and-design/Tree-Preservation-Orders-TPOs-and-Trees-in-Conservation-Areas
	Telephone Kiosks	I would like to see the modern telephone box replaced with an original red telephone box sourced from the internet or acquired from BT (now open reach) if the condition is poor, it could be renovated by volunteers (possibly Farncombe Initiative members or associates). It would add to the historical interest of Farncombe Station and improve the aesthetics of the station in general.	48. Whilst Godalming Town Council responds to requests to adopt existing K6 telephone kiosks it has no authority or powers to replace the newer KX100. If the KX100 on the station forecourt were to be replaced with K6 kiosks, this would have to be at the request of SWR, who would also need to obtain any relevant permissions from BT and fund the replacement(s).
	Godalming Leisure Centre	<p>Myself and local residents, have grown tired of the continual talk of expansion regarding the Godalming Leisure Centre. I've witnessed the continual ruin of this lovely local beauty spot near the lake. Originally John Stanley Jeffries left a large sum of money which was used to build the original, privately run, swimming pool beside Broadwater Lake. It opened in 1974 and was a low-level inconspicuous building which caused little offence and, being tucked away in the corner plot received no resistance from local people.</p> <p>However, around 2009 a meeting was held where it was announced a new Leisure Centre was to be built for Godalming but placed in Farncombe despite five other more sensible locations put forward. We were told it was the most cost effective (cheapest) quotation. When a resident asked the Waverley representative 'what happens if you ever wanted to expand the new leisure centre?' he was assured 'we cannot expand the leisure centre because it has to stay inside the same footprint as the original centre, it's against the law'.</p>	49. Please see response 17 above.

Respondent	Subject Area	Comments	Response
		<p>Before the work commenced residents were sent a Waverley BC leaflet reiterating the points raised at the meeting, explaining in writing that the Leisure Centre would not be expanded but that a small car park would be built to stop car parking in our nearby roads. There was great dismay and protests however when the large, well established willow tree and oak trees were cut down to make way for a much taller and in appearance (due to the great overhang) larger footprint building.</p> <p>Therefore, you can imagine our horror when, a couple of years ago, we found out, pretty much by accident, that Surrey County Council were planning to transfer land from Broadwater School to Waverley Borough Council to allow the building of a leisure centre extension with yet more car park. It seems that the process to transfer the land is still going on.</p> <p>So, I want to ask what exactly is happening? What decisions are Waverley making and when will they be making them, and how do we the local residents get our voice heard better than we did in 2009? We are deeply worried about increased traffic on a narrow residential road which is the only route to and from the rest of Farncombe, and ripping up a green space for a car park seems crazy in a climate emergency.</p> <p>If more leisure facilities are needed, why can't they go to much more appropriate locations, of which there are lots?</p>	
Resident	Local History	I think that Jack Philips should be better associated with Farncombe where he lived so people get a sense of the village's unique identity and heritage. This helps people connect, engage, respect and be proud of the area.	50. Please see response 46 above.
	Public Art	Wall murals and public art is a lovely idea when done well to inspire, engage and enhance sense of place. However, graffiti style can be controversial, dividing opinion, and might not be innkeeping with built environment and sense of place here in a more rural than urban setting, for example it would be incongruous with the fresh smartly painted train station.	51. Types and location of any public art would be subject to consultation.

Respondent	Subject Area	Comments	Response
		<p>I strongly oppose to the extension to the leisure centre and car park as I feel they are unnecessary for the demand and impractical to the location in a residential area, encroaching on a growing school on an inadequate road which becomes narrow and increasingly difficult to leave each end due to its layout exacerbated by even more traffic. Proposed spaces such as a dance studio could easily be put elsewhere such as in a community hall or school helping to redistribute traffic and stop the congestion and overcrowding of Broadwater while revitalising the lesser used spaces. As well as this, residents were told that the new centre could not exceed the original centre's footprint in their official pamphlet and this was reiterated by Waverley representatives when there was great dismay and public outcry over its 2009 construction and destruction of established trees and greenspace.</p>	<p>52. Please see response 17 above.</p>
		<p>I agree that tree preservation orders are needed particularly in and around Broadwater Park including the oak trees along Summers Road to maintain the natural environment and amenity. I remember the feeling of horror and resistance when the some of the area's oldest trees were cut down because of the leisure centre.</p>	<p>53. Please see response 47 above.</p>
		<p>I worry too that the proposed Farncombe Community Garden will put stress on the progressively congested narrow road with an almost blind bend and lead to more development and building on an area currently devoted to nature and wildlife I see every time I pass by. This kind of natural space becoming increasingly rare, particularly as a similar area with undisturbed rabbits and wild grasses was replaced by a bigger car park for Honey Brothers just on the other side of the bridge.</p>	<p>54. As with any potential or planned development, where required, the Farncombe Community Garden will be subject to planning requirements and/or restrictions.</p>
	Former Golf Club	<p>The golfclub seemed to be the best use of land in its condition. It was a peaceful spot and kept the land natural, with a small unobtrusive café for all members of the public and community. I would like the space to maintain this sense of tranquillity and greenness.</p>	<p>55. In relation to the future of the former golf club please see response 16 above.</p>

Respondent	Subject Area	Comments	Response
	Tree Planting and Hedges	<p>I think it's important to keep hedges where possible, maybe giving nearby residents the option to maintain them before they are at threat of removal</p> <p>It was quite upsetting when I found that trees had been planted all across the viewpoint at Binscombe common, it's good for the environment but I wouldn't have put them on the slope. I would like for them to be maintained to a level so that people can still enjoy seeing over the fields and up to the hills.</p>	<p>56. GTC would agree that the maintenance of hedges is important, a good example of hedge laying can be found at Eashing Cemetery.</p> <p>Along with other viewpoints, your opinion on this matter is noted.</p>
	Electric Vehicle Charging Points	<p>It would be good to have more electric car charging points in places where cars will be least obstructive, such as too near schools or with many pedestrians. Maybe places that are closed at night like shop car parks so there can be overnight charging.</p>	<p>57. EV charging points on public roads are subject to local consultation and a number of potential locations in Godalming have been rejected after opposition from residents. Those that have been installed are in locations that otherwise meet the national and county council criteria. It would be for individual landowners to determine whether they wished to allow overnight charging, most shops allow up to 2 hours parking on their sites.</p>
	Transport - Buses	<p>I used to rely on the 42 bus stopping at Silo Drive for college and it would only arrive around half of the time so I began to use the stop at the church which arrived around 75-80% of times, otherwise I had to ring around for a lift or get the train and be late.</p>	<p>58. It is important that poor service is reported at the time so that reasons can be identified and rectified.</p>
	Transport - Cars	<p>Now as a driver I find that the short stay bays by the charity shop and hairdresser in Farncombe are not long enough to make use of the services. Short stay parking in the station car park could ease this even if just at certain times because off peak times for trains like at weekends can be busy times for the retail, food and beauty services for example in the centre of Farncombe.</p>	<p>59. If the bays at the Farncombe Parade are insufficient for your needs there is a pay and display car park in Station Road opposite the station car park. The management of the station car park is the responsibility of SWR who set their tariffs.</p>
	20's Plenty	<p>An enforced twenty mph speed limit seems over the top for the level of risk in this fairly quiet residential area and the environmental impact negligible particularly as along the majority of roads cars would drive below the official speed limit for narrow roads, sharp bends, speed bumps, inclines, cyclists and other traffic. The school area is already a twenty limit zone with other traffic calming measures so I think that should be enough, maybe a twenty is plenty suggestion/reminder sign could help.</p>	<p>60. The evidence in support of 20's plenty clearly shows the potential lifesaving and reduction of serious injury that a reduction from 30mph to 20mph will achieve. https://www.20splenty.org/faqs</p>

Respondent	Subject Area	Comments	Response
Resident of Hall Close	Meades Park	With regards to (para 6.9 - ACTION 13): FYFC, Meades Park, I would suggest that car-parking is an ongoing issue for local residents, as well as issues related to rubbish, litter and other ASB impacting residents (eg. noise). These seem to be obvious, perhaps minor points, but I thought I'd add them.	61. FYFC encourages its members to walk or cycle and does seek to provide parking provision to reduce the impact upon local residents.
	Playgrounds and Former Golf Course	I would also like to add (para 6.10. 6.12 and 6.14 - ACTION 18) that GTC should work with WBC to upgrade the smaller children's play areas (Canon Bowring, Green Lane/Coombe Road) as they are in urgent need of improvement, with regard to the play equipment. I agree that the area should revert to being a dog exclusion area. I also would like to see GTC support working with the Youth Services Ctr and any viable proposals to produce suitable activities for older children/teenagers at the Broadwater Golf course site	61. Please see earlier responses regarding these issues. <ul style="list-style-type: none"> • Coombe Road – please see response 31 above. • Former Golf Course – please see response 16 above.
	Noticeboards	I think the actual design of the GTC noticeboards in a few places could be improved, by the addition of overhangs/eaves to act as rain shelters, so notices don't get tatty/wet and end up as litter.	62. The design of the GTC noticeboards is one used in 1000's of locations throughout the UK. Possibly better housekeeping of the noticeboards would prevent tatty and out of date notices distracting from other displayed information. Overhangs could be investigated and depending on price differentials introduced as part of the ongoing maintenance of noticeboards.
	Public Benches	(ACTION 5) I would be in favour of additional public seating for bus-stops, and also for more bins for dog waste specifically.	63. GTC can support the installation of additional public benches, however, it does not have facilities for the management of waste. Dog bins along with general waste bins are the responsibility of WBC. That said GTC does, where appropriate, replace like for like replacements to ensure that the existing bins are in good order.
	Tree Planting	Re: para 24.3-4 (ACTION 4 and ACTION 29) - I would like to be involved with any further projects regarding tree planting - as the massed tree planting on Binscombe Field happened subsequent to this document, it has already created a need/opportunity - as I said in my email the other day, I think GTC can be in a position to water & provide some care of these trees, in partnership with local residents (who should be encouraged to get involved), per the use of the bowser truck you mentioned. I also think	64. With regards to the Binscombe Field tree planting, please see earlier response. GTC will always be open to community engagement projects especially those that support environmental projects.

Respondent	Subject Area	Comments	Response
		<p>that GTC should work proactively with WBC and organisations like COPSE (as I really think the Eashing project is fantastic) to identify smaller-scale planting opportunities within Binscombe.</p>	
	<p>Godalming Leisure Centre</p>	<p>Re: para 24.3-4 (ACTION 4 and ACTION 29) - I would like to be involved with any further projects regarding tree planting - as the massed tree planting on Binscombe Field happened subsequent to this document, it has already created a need/opportunity - as I said in my email the other day, I think GTC can be in a position to water & provide some care of these trees, in partnership with local residents (who should be encouraged to get involved), per the use of the bowser truck you mentioned. I also think that we should work proactively with WBC and organisations like COPSE (as I really think the Eashing project is fantastic) to identify smaller-scale planting opportunities within Binscombe.</p>	<p>65. Please see response 17.</p>
<p>Resident of Binscombe</p>	<p>General Observation</p>	<p>I am replying to a letter you sent to me a few months ago asking me to let you know what I felt about our local environment. I was so delighted about the plantation of a natural wood in the field opposite our local shop. Hopefully the rest of that field, which is used regularly for walking, will be cared for. We have a good natural footpath used by many local people with some beautiful trees along the side of foxes barn and its garden and I think it would be good to have a protection order on the trees there and possibly adding a few more. It is also an access area for wildlife connecting various other places.</p> <p>One thing which all our local residents are concerned about is our part of Binscombe Lane which is so close to the wonderful local medical centre. The traffic travels much too fast and causes concern for us all. We badly need something to restrict speeding and slow the traffic down.</p>	<p>66. Please see earlier responses regarding the issues you have highlighted. It is to be hoped that the proposals within the document will help alleviate the traffic issues and support the environment.</p>



Godalming
Town Council

Supporting Our Community

**Farncombe Village & Binscombe
Community Vision For A Greener Cleaner
Sustainable Future**

Draft 2 Issued 27 July 2022

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Context for Farncombe Village & Binscombe Community Vision

1. Preamble

The aim of this report is to:

- Provide the context and raise awareness of specific issues affecting Farncombe Village and the Binscombe Community areas.
- Identify current activity being delivered by Godalming Town Council (GTC) to support the general well-being of residents and the economic sustainability of the village centre and locality retail areas.
- Identify ways in which GTC can provide direct action, influence or support improvements within the Farncombe Village and Binscombe Community areas.
- Provide a basis for community engagement for the enhancement of the area.

2. Introduction¹

The built environment has a significant impact on people's general feeling of well-being. In considering how the built environment or 'place' can impact on those whose lives it touches, decision makers would do well to consider that the very large majority of research evidence points in the same broad direction; better place quality adds value economically, socially and with regard to health and environmental outcomes. The impacts of place are profound, contribute benefits to society over short, medium and long-term time horizons, and reverberate throughout the lives of citizens across all socio-economic strata.

Place quality is not an aspiration only to be considered when things are good or only for the wealthy. Instead, as the research evidence indicates, it is a basic necessity of urban life with profound and far-reaching impacts on the lives of citizens today and tomorrow. It is so important to basic well-being that it should be the expectation of all. This knowledge can be used to advance the case for quality when place-shaping policy, project or investment decisions are being made.

A VERY strong positive association between place derived value of all types (health, social, economic and environmental) and six qualities: greenness in the built environment (notably the presence of trees, grass, water, and open space – the latter if of good quality); a mix of uses (notably the diversity of land uses within a neighbourhood); low levels of traffic; the walkability and bike ability of places (derived from their strategic street-based connectivity and the quality of the local public realm); the use of more compact (less sprawling and fragmented) patterns of development; and ready, convenient connection to a good public transport network.

3. Area Characteristics

Farncombe village lies within a gently sloping area to the northwest of the Lammas lands; the floodplain to the River Wey. A defining characteristic of this relatively compact area being extensive views of the surrounding hills and woodland

Farncombe village is mainly residential interspersed with small business and retail outlets in the village centre. The Victorian village of Farncombe straddles the railway from the existing station down to the site of the original station (now Jewsons) with roads branching from a framework of earlier roads: Hare Lane, St John's Street, Farncombe Street, Summers Road, Lower Manor Road and Nightingale Road. The infill roads form an informal grid lined with housing predominantly of the Victorian era from small terraced

¹ Matthew Carmona (2019) Place value: place quality and its impact on health, social, economic and environmental outcomes, *Journal of Urban Design*, 24:1, 1-48, DOI: [10.1080/13574809.2018.1472523](https://doi.org/10.1080/13574809.2018.1472523)

cottage to semi-detached houses and larger "villas". Most houses are set back from the pavement with a garden proportionate to the building's size. Similarly plots and buildings are in proportion to each other.

The Farncombe area expanded throughout the 20th century with the boroughs first social housing being constructed in 1920 around the Oval and Broadwater Lanes. Between the wars the village continued to grow with developments spreading north beyond George Road creating the 'Tudors'.

Post war, and particularly during the 1950's, growth continued with the then Borough Council building the Binscombe extension which linked Farncombe Village with the historic hamlet of Binscombe. The Binscombe estate is a planned network of residential roads in the low lying land leading off and between Binscombe Lane, Green Lane/ Bourne Road and Furze Lane. The houses are relatively generous in size, generally set back from the road with good size front gardens many of which are used for car parking.

A notable feature of the area is the network of footpaths linking the housing and village centre as well as the town centre of Godalming. The ownership of these alleyways & footpaths is complicated, whilst Godalming Town Council has no direct responsibility for their maintenance, it does advocate on behalf of the community for their upkeep.

As well as housing development, the 1950's saw the industrial area of Farncombe around the Silo's decline to be replaced with housing and the opening of Broadwater Secondary School. The Long Gore Estate and development towards the upper reaches of Farncombe Hill and Northbourne area being the last major housing developments of the 20th Century in Farncombe.

Typically of the housing building programmes of the 1930's onwards, the area beyond George Road primarily consists of roads of very similar or identical houses, some hedges and greenery is present, as are some allotments, but more often than not is dominated by fairly featureless patches of grassed areas with limited benefits for wildlife. The Verges, areas of grass and communal play areas located throughout the area are often scruffy and poorly maintained.

At the outer reaches of the Parish, the 1960's and 1970's also saw development around the historic Binscombe settlement with the construction of 'Guildway Homes' as well as the Copse Side and Badger Close area along with the creation of new local schools. Within the Victorian and Edwardian centre of Farncombe village infill housing development continued throughout, in areas such as Llanaway Close, Little Thatch and other former small industrial and manufacturing sites.

The 21st century has seen continued pressure on land use for housing with new developments off Furze Lane and the removal of land from the greenbelt between Binscombe and Copse Side.

4. Conservation Areas

Binscombe Conservation Area is a medieval hamlet around Binscombe Farm. The farm has a Georgian brick façade but is timber framed at the back, and together with three other timber framed buildings forms a picturesque group in spite of more recent development.

The CA area map can be found at:

https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/heritage-and-trees/Heritage/Binscombe%20Conservation%20Area%20Boundary%20Map.pdf?ver=wQU42kOhsl-CIvOLqn_K0g%3d%3d

5. Public Services and the Public Realm

The provision of public services and facilities in the urban environment has a significant impact on the quality of life that residents and others enjoy. Good quality local public services, including education and training opportunities, health care and community facilities, are identified as one of the key elements for a Sustainable Communities Plan connected with crime reduction and community safety².

A home to live in is clearly the first and most vital consideration for everyone. Beyond this, most people wish their home to be set within an attractive and healthy environment. 'Green space' is not just good to look at, it provides room for outside leisure. Plants and trees contribute to air and water quality and we have a duty to manage our environment for the benefit of the flora and fauna that we share it with. A good environment helps to keep us health, both physically and mentally.

Traditionally we have tended to like roadside verges mown, woodland cleared of dead branches and open land free from brambles, nettles and ragwort. However, this is rarely the best management plan for nature. Setting aside land for nature reduces the space available for more utilitarian uses and there can be an indirect cost associated with managing land for its aesthetic or environmental benefit, which is why initiatives such as no-mow May and creating 'bug hotels' in woodlands etc should be especially important to local authorities in making best use of their green spaces budgets

There is a limit to the amount of land that that can be set aside for outdoor recreation, i.e. parks, play areas and playing fields. Many popular sports demand a significant amount of space and it is increasingly difficult to satisfy this demand. Nevertheless, these activities provide great benefit and must be accommodated as far as possible but it is recognised that informal, outdoor leisure is also important to health and well-being and a balance must be struck between the provision of formal and informal recreation space.

6. Community – Open Spaces, Sport & Recreation

If parks and green spaces are well managed, research has shown that communities use their local spaces more, have better relationships with their local councils and take some pride in the area where they live.³

Parks and green spaces contribute to all aspects of health and well-being including increasing levels of physical activity which could alleviate pressures on the NHS. Simply being outside in a green space can promote mental wellbeing, relieve stress, overcome isolation, improve social cohesion and alleviate physical problems.⁴

Parks provide spaces where people can get some fresh air, go for a walk, play, exercise or just enjoy the surroundings. Research by Keep Britain Tidy found that: "Visits to green spaces with friends and extended family groups were highly valued for enabling social bonding in largely natural and frequently picturesque surroundings."⁵

6.1 Broadwater Park

Broadwater Park is one of three significant public parks in Godalming owned and Managed by Waverley Borough Council, the others being the Burys and Phillips

² Office of the Deputy Prime Minister (2004) *Safer Places - The Planning System and Crime Prevention*

³ CBE Space. (2010). Urban Green Nation: Building the Evidence Base
https://www.designcouncil.org.uk/sites/default/files/asset/document/urban-green-nation_0_0.pdf

⁴ CBE. (2009). Future Health: Sustainable places for health and well-being

⁵ Keep Britain Tidy. (2010). People Places and their Green Spaces

Memorial Park and Holloway Hill recreation Ground. However, Broadwater Park at 73 acres is considerably larger and contains within its curtilage a number of areas designated for specific sports, Rugby, Football, Cricket, Tennis and Angling. Broadwater Park holds Green Flag Status.

Additionally, Broadwater Park is also home to the Godalming Leisure Centre, The Godalming Band Room, The Waverley Rangers workshop, the Godalming Angling Society Club House, Broadwater Park Community Centre – owned and operated by Godalming Town Council, as well as the former stable buildings owned by WBC and used to support local community groups. Clustered around these facilities are the residential houses of the park which were historically the estate workers homes of the former Broadwater House. These homes are now all private residences.

6.2 Parkrun at Broadwater Park

Parkruns are free weekly community 5k runs which take place every Saturday morning at 9am all over the UK and internationally. Supported by GTC and following a delayed start due to Covid 19, the first weekly Parkrun was held in the summer of 2021 and is now an established weekly event utilising a course agreed with WBC.

It is important that the Park Run continues in a way that does not have a negative impact on other users of the park.

6.3 Former Golf Course

Fronting onto Meadow and adjacent to the Godalming Town Football Ground, the former Broadwater Golf Club offers a significant opportunity for additional new or alternative leisure and recreational facilities. Whilst not in its ownership, following a presentation by a young campaigner for Biking and Skateboarding, Godalming Town Council has publically expressed support for repurposing some parts of Broadwater Golf Club site to include a combined Skateboard, BMX, scooter and outdoor activity hub with associated infrastructure, incorporating nature trails and environmental enhancements. Godalming Town Council has indicated its willingness to work with Waverley Borough Council for such facilities to be provided. However, GTC's will consider any proposal brought forward for this site on its merits and overall benefit for the community.

6.4 Godalming Leisure Centre

Opened in 2012, the leisure centre was built on a greenfield site fronting Summers Road, with car parking provided on land that had formed part of Broadwater School's playing field. The site of the old swimming pool which the new centre replaced, was returned to green space.

6.5 Godalming Leisure Centre - Extension

In 2018, Waverley Borough Council agreed a plan to extend the Leisure Centre, including developing just under 4,000m² of additional parking on a disused part of Broadwater school playing fields, in exchange for funding to build a new 3G pitch at the school.

In considering the extension of the Leisure Centre, Godalming Town Council would wish to see a robust business case before any further development is allowed to take place in this, already significantly developed area of the park. Such business case should take into account the existing supply of recreational and fitness facilities in the area, including community facilities such as Broadwater Park School Community Gym, private membership fitness centres and multi-sports facilities in neighbouring areas such as the Surrey Sports Park as well as the specific needs of the community. Additionally, in light of Waverley Borough Councils declared climate emergency, GTC would question the

desirability to focus additional facilities at the existing Leisure Centre location, as opposed to expanding opportunities at other locations, such as Godalming 6th Form College in Busbridge Ward or at Rodborough School in Milford, thus reducing the need for extended vehicle movements across the local road networks.

Additionally, Godalming Town Council would also wish to see comprehensive traffic analysis that model the impact of any extension of the Leisure Centre, especially in relation to any culminate affect associated with the expansion of Broadwater School. Additionally, although potentially exempt by virtue of development for recreational purposes, Godalming Town Council would be concerned with the over-riding of Green Belt protection to provide additional car parking spaces. This is especially true as the land in question also forms part of the existing school playing fields.

6.6 Farncombe Cricket/Sports Ground

Farncombe Cricket Ground is located on Broadwater Park, fronting to Summers Road. The ground consist of two cricket pitches used by Farncombe Cricket Club and Farncombe Wanderers. The club houses and grounds of each club are leased from WBC. Farncombe Cricket Club, in addition to the traditional men's cricket teams, also has both youth and ladies cricket teams.

Out of season the outfield of the cricket pitches are also marked out as football pitches that are available for hire through WBC. Both Cricket and Football are supported by publicly owned changing facilities. In 2020 GTC conducted a feasibility for the renovation of these facilities and applied Neighbourhood CIL funding. The refurbishment project lies with WBC who are responsible for the changing rooms.

In order to achieve a greater public benefit from the Changing Rooms and Broadwater Park, GTC has entered into a lease arrangement with WBC that will see the repurposing of part of the building for community use with the intention to relocate the Godalming & Villages Community Store to Farncombe.

6.7 Guildford Rugby Club & Broadwater Pavilion

Founded in 1922, lying on the north-eastern section of Broadwater Park, Guildford Rugby Club's grounds straddling the border of Waverley and Guildford Boroughs. The first team pitch, which is also flood lit for evening training, as well as the Club House are on the Godalming side of the boundary.

The club house is a relatively modern facility which in addition to accommodating the clubs changing rooms and fitness area, also boasts not only the club bar, but also one of the largest private venue hire facilities with on-site catering in the area. The venue area of the club is known as Broadwater Pavilion.

The Rugby club is a Community Amateur Sports Club and is keen to be able to utilise its grounds and facilities for community events which is an objective that GTC are keen to support.

6.8 Godalming Town Football Club

Godalming Town Football Club is a semi-professional football club, which currently plays in the Combined Counties League Division One. Run with a community emphasis, the football ground is located at Wey Court on the southern edge of Broadwater Park.

In addition to the playing pitch and associated training area, the football ground also has a club house that is hired as a venue, predominately used on a paid basis as an after school club as well as a polling station and a range of community meetings.

As with the other sports clubs located on Broadwater Park, Waverley Borough Council are their landlords who are charged with the care and custody of this prime community assets.

6.9 Farncombe Youth Football Club - Meades Park – Green Lane

Meades Park is home to the Farncombe Youth Football Club, which is one of, if not the largest, provider of youth activity in Farncombe and potentially the whole town. Supporting over 500 boys and girls, FYFC is a key community facility. As with most grass roots sports clubs, better facilities would enable greater support for young people. The main areas of concern at Meades Park include the need for flood lights to enable after school training during the winter months, and the provision of an artificial pitch to allow for all weather provision.

6.10 Canon Bowring Recreation Ground

Owned and managed by WBC, the Canon Bowring recreation ground is accessible from Lower Manor Road and Wolseley Road. Within the recreation ground is an informal football pitch, children's playground and basketball hoop, which needs upgrading. The recreation ground is used by Godalming Junior School and has, in the past been the location for local fetes. This site had traditionally not been accessible to dogs which meant it was a `safe space` for those with young children and the pupils at Godalming Junior School. This designation was removed from the recreation ground as a whole when the Waverley Public Space Protection Order Number 2 (Dog Control)⁶ and now only applies to the children's play and the basketball court area. For the remainder of the recreation ground, dogs should be kept on a lead at all time.

The protection order is in place until December 2022 when it is scheduled for review, as part of the review, GTC would wish to see the recreation ground revert to the previous designation as being a dog exclusion zone.

6.11 St John's Church Quiet Garden

The churchyard at St John's has been closed to new burials for many years. Over the decades it had become untidy and served little useful purpose. In 2008 the churchyard was cleared and new paths and planting areas were laid out to create a focal point for the people of Farncombe to meet, sit and chat – a sort of enclosed Village Green. Thus the Quiet Garden came into being.

The Quiet Garden was created with support from a number of organisations including including Living Spaces, Breathing Places, Waverley Borough Council, Godalming Town Council, Surrey County Council, Loseley Christian Trust and the E R Thomas Trust. Farncombe residents donated plants, trees and benches and the garden is maintained by volunteers who give much of their time and skills to provide this tranquil place in the centre of the village.

6.12 Combe Road Recreation Ground

Accessed from Combe Road and Green Lane, the Combe Road recreation ground is an informal grassed area with a small children's play area within. The facilities for young children are of rather poor quality and there have been local requests for them to be upgraded.

Godalming Town Council believes that the Combe Road recreation ground should be a 'safe space' for children to play. As such, it should enjoy the same designation as those

⁶ <https://www.waverley.gov.uk/Services/Benefits-and-community-support/Crime-and-safety/Public-Space-Protection-Orders-PSPOs/Dog-control-PSPOs>

expressed for the Cannon Bowring recreation ground. Subject to consultation, Godalming Town Council would wish, as part of the December 2022 review of the Public Space Protection Order, for this area to also be a designated dog exclusion zone.

6.13 Allotments

The majority of Godalming & Farncombe's allotment land (83%) is owned by Godalming Town Council with the remaining 17% being a private allotment owned by the Farncombe & District Allotment Association. The bulk of the Town Council's allotment land is leased to the Farncombe & District Allotment Association.

Seventy Six (76%) of Godalming & Farncombe's allotment land is concentrated in two areas, Meadow/Catteshall and the 'Tudors' area of Farncombe.

The allotment sites in Farncombe are:

- George Road – 1.25 acre – Council Owned – Leased to the Allotment Association
- More Road – 4 acre – Council Owned – Leased to the Allotment Association
- Green Lane – 2.5 acres – Farncombe and District Allotment Association owned

George Road Allotments/More Road Allotments are within 200 metres of each other. Although adjacent to More Road allotment site, the Farncombe & District Allotment Association's site at Green Lane there is no inter-connection between the sites.

The Council owned allotments in Farncombe are all classified as Statutory Allotments. Although there is no legal number of allotment plots that the Town Council must provide, a figure often quoted, from the 1969 Thorpe Report,⁷ is 15 plots per 1000 households. On this basis Godalming would be providing for approximately 150 plots. At present, excluding Green Lane, Godalming's publically owned allotments can in theory provide 192 x 10 Rod Plots. However, in practice not all plots are 10 Rods as these are considered to be too large for many to manage, allowance must also be made for footpaths and non-cultivated areas. However, at present the availability of allotment plots is meeting demand.

There is the potential that more land could be made available at Meadow to provide additional plots if required in future.

6.14 Play Areas

In developing its play area strategy⁸, Waverley Borough Council has identified seven wards that fall below the borough average for both equipped play provision and the Fields-in-Trust standard for informal play space. These include Godalming Binscombe, with Long Gore particularly poorly served with no play areas to the North of Green Lane.

Additionally, the provision for those with disabilities is also poor with the play areas offering an accessible roundabout or swing, but little else. Most of the area's playgrounds are accessed over grass, which limits accessibility.

With the exception of the Multi Use Games Area at Broadwater Park and a rather sad basketball hoop at the Canon Bowring Recreation Ground, there are no activity play facilities for teenagers.

⁷ The National Archive, Kew – Department of the Environment: Directorate of Rural Affairs, Departmental Committee of Inquiry into Allotments 'The Thorpe Report': submission of report to Ministers; drafting, 1970, Ref: AT 26/26

⁸ Waverley Borough Council (2015) *Waverley Play Area Strategy 2014-2024*

Outside of Broadwater Park, the other play areas managed by Waverley Borough Council within the Farncombe village and Binscombe areas are:

- Canon Bowrings recreation ground
- Longbourne Green Play Area
- Combe Road Park

Non local authority owned play areas are provided on the Northbourne Estate and within the Greensand Way development.

7. Natural Environment – Trees

In considering the natural environment of Farncombe and Binscombe, the starting point should be that as we face climate change and that as ambitious by the declaration of Climate Emergencies from Godalming Town, Waverley Borough and Surrey County councils, the first actions we should be taking is the protection of our existing natural environment.

The best tree for helping carbon reduction is the one that is already planted, as such, the protection of our existing tree stock should be of paramount importance to the community. Binscombe & Farncombe overall have far less tree cover than the rest of Godalming yet few protections exist to look after them.

Trees within the Binscombe Conservation area are subject to some protection, as are those individual trees that are subject to Tree Preservation Orders (TPO). However there are many mature, yet common trees, which have no protection whatsoever and are at the mercy of whoever happens, at the time, to own the land they grow upon. Godalming Town Council does not believe this to be good or appropriate stewardship of assets that are of such important to both the community and its immediate and future well-being.

8. Community Meeting Places

8.1 Broadwater Community Centre – Youth Centre

Broadwater Park Community Centre (BWPC) is a relatively modern (30 years old) purpose built community centre located adjacent to Godalming Leisure Centre and the only secondary school located within the Parish of Godalming. Opened in 1991, Broadwater Park is an exception to the majority of other users of the park, in as much as the grounds upon which it sits, including its car parking area, are held freehold by the Town Council.

The Community centre was built in the grounds of the former walled garden of Broadwater manor. The surviving boundary wall is known as a 'crinkle-crankle' wall or serpent wall and is Grade II listed.

The Community centre was until September 2021 a general use community building hired out for a range of activities. However, following its closure during the 2020/21 pandemic, Godalming Town Council re-designated the centre as a stand-alone youth centre facility for young people of secondary school age, staffed and managed by professional youth workers employed by GTC.

8.2 Binscombe Church

Binscombe Church usage has exceeded the current building's capacity and facilities, as such a number of activities being temporarily held at Broadwater School. Binscombe

Church had gained planning permission for a major development on their existing site in Barnes Road. However, in order to carry out the work significant funds are required, as of October 2021, approx 75% of the fundraising target of £1.7m had been reached. The church holds various activity sessions and is also used as a polling station.

8.3 St John's Farncombe

St John's opened in 1849 as the Anglican Parish Church of Farncombe. In addition to a place of worship, the church building and the adjoining St John's Hall is used by a range of community groups and clubs, including the Farncombe Music Club, which hold regular music gigs in the church.

8.4 Farncombe Day Centre

Adjoining Bowring House, a retirement housing complex run by Waverley Borough Council, the Farncombe Day Centre is a registered charity supported by Waverley Borough Council and Godalming Town Council that provides a welcome for people, mainly over the age of 50, living in Farncombe & Binscombe as well as the wider area. It provides lunches, socialising and activities. The Centre also offers hairdressing, chiropody and bathing services.

The Community Meal service is operated from the Day Centre's kitchen.

8.5 Baden Hall

Built at the end of the 19th century, the Baden Hall located in Tottenham Road is home to the Farncombe Scout & Guide Group. As with many community buildings of its age, Baden Hall has a number of challenges to enable it to become a more energy efficient and environmentally friendly building. The Scout Group has an ambition to increase the insulation value of the building to make it not only more efficient and cost effective to operate, but also more attractive for other community hire when not used for scouting.

9. Schools

9.1 Primary & Secondary State Schools

Farncombe and Binscombe is served by four schools, see table below⁹.

School	Age	School Type	School Capacity	School role (Jan 2022)	% of children eligible for Free School Meals
Farncombe CofE Infant	4-7	Voluntary Controlled	150	149	12.5%
Godalming Junior	7-11	Foundation	240	239	7.5%
Loseley Fields Primary	4-11	Academy Converter	420	348	25.3%
Broadwater	11-16	Academy Converter	600	572	15.4%

Points of note are:

- Broadwater School is the only secondary school in the Civil Parish of Godalming.
- There is no state (local authority) nursery school provision in the Farncombe and Binscombe area.

⁹ <https://get-information-schools.service.gov.uk>

- Loseley Fields Primary school is the only school for pupil under 11 in Godalming with a specified Special Educational Needs provision – providing for Moderate Learning Difficulties with 14 pupils supported from a capacity of 14.
- Broadwater School has a specified Special Educational Needs provision for 11-16 year old pupils with Speech, Language and Communication Needs (SLCN)

9.2 Pre-School and Family Centre Provision

Although as stated at 8.2 there are no local authority nurseries in the Farncombe and Binscombe area, although there are three privately operated pre-school nurseries that accept government funded clients. Alongside a universal provision for 15 hours per week of funded childcare over a 38 week period for children aged 3 & 4, the government provide a number of other childcare funding options depending on individual circumstances.¹⁰

Targeted, referral based family support is provided by the Barnado's charity on behalf of Surrey County Council at the former Loseley Fields Sure Start Centre, which is now known as Loseley Fields Family Centre.¹¹

10. **Medical, Dental & Well-Being**

Although served by two pharmacies, located in Farncombe Street and at 106 Binscombe within the Binscombe Medical Centre, Farncombe & Binscombe has only one dental practice operating within its area located at Binscombe Crescent close to Binscombe Medical Centre and has no opticians.

10.1 The Binscombe Medical Centre

A medium sized practice looking after the health needs of just over 10 000 patients in the Godalming area, was opened in 1990 at its current location. The Godalming & Farncombe Neighbourhood Plan states that Binscombe Medical practice is considered by the senior partner as having reached capacity. Moreover, the practice has stated a desire to relocate to a much larger, purpose-built, environmentally sustainable medical facility within the current practice area. The practice owners would envisage this facility offering additional services to the local community including upgraded pharmacy and physiotherapy in addition to outpatient facilities for the Royal Surrey Hospital consultants to provide community-based clinics.

10.2 Farncombe Community Garden

GTC made an introduction between the Binscombe Medical Centre and SCC which has led to the Binscombe Medical Centre reaching agreement to lease a plot of land from Surrey County Council on Summers Road (beside Broadwater Lodge). A business plan has been developed for submission to the Charity Commission. Whilst the Medical Centre has provided the seed funding there is a need for a lot of fund raising to take place and an application has been made to the Your Surrey Fund and Waverley Borough Council's Strategic CIL funds.

10.3 Public Toilets

GTC operates public toilets located at the junction of Farncombe Street and Station Road. The toilets are a unisex accessible facility.

10.4 Street Furniture – Benches, Shelters and Planters and Public Notice Boards

There are five bus shelters located within the Farncombe and Binscombe area, the shelters located at Furze Lane and St Johns Street are the responsibility of Godalming

¹⁰ <https://www.childcarechoices.gov.uk>

¹¹ <https://www.barnardos.org.uk/what-we-do/services/waverley-family-centres-2-sites-hale-and-loseley>

Town Council. The shelters located on Meadow by Kings Road, Elizabeth Road and at the Meadow/Bridge Road Roundabout layby are the responsibility of WBC.

GTC has installed a number of public benches within the Farncombe and Binscombe area. Public benches provided by GTC are located at Marshall Road adjacent to the railway footbridge, Long Gore shopping parade as well as by the bus stops at Spring Grove and Green Lane (opposite Barnes Road) additional on street public seating is located by the Binscombe Crescent Shops and St Johns Church Garden and at the Meadow end of Church Walk adjacent to Wey Court. Public seating is also provided by WBC within the Cannon Bowring recreation ground and Broadwater Park, including around Broadwater Lake and along the edge of the park on the Guildford Road.

WBC are planning on providing public seating on Binscombe Field located between Binscombe Lane and Mark Way.

There are a number of bus stops, notably along Farncombe Street and Binscombe Lane which could benefit from adjacent public seating.

GTC also provides and maintains a number of Public Notice boards, which in addition to the posting of statutory public notices, such as election notices, are available for use by residents. GTC periodically clears the public noticeboards to remove out of date notices and to carry out maintenance and repair. Notice board provided by GTC are made of recycled materials and are of a uniform design throughout the area. Notice board in Farncombe and Binscombe are located at:

- Green Lane by Long Gore shopping parade
- Elizabeth Road and the junction of Farncombe Hill
- St John's Street towards the junction with Farncombe Street
- Meadow/Kings Road bus stop (to be replaced 2022)

Additional public noticeboards could be located on Binscombe Lane by the Binscombe Crescent Shopping parade.

With the exception of litter bins which have been replaced by both GTC and WBC, the maintenance of the public realm has predominately fallen to GTC to manage. Prior to 2019, this was undertaken by out-sourcing repairs. Following the appointment of GTC direct maintenance staff, the repair and refurbishment of the public realm street furniture will now be, wherever possible and safe to do so, undertaken by the GTC maintenance team.

In relation to highways infrastructure, GTC remains actively engaged with SCC Highways for the identification and reporting of highway defects as well as working with Surrey Members to identify areas in need of improvement or intervention by SCC Highways.

11. Transport – Accessibility, Walkability and Bikeability

Although Farncombe and Binscombe rises towards Farncombe Hill, the general topography is relatively gentle with the lower lying areas being predominately on the flat, this should mean that walking and cycling around the area is reasonably accessible. However, reliance on the car as a means of getting about is high, it being the predominant mode of travel for the community of Godalming and Farncombe. Many of the journeys are short, local journeys within Godalming and Farncombe, which could potentially be replaced by walking or cycling, particularly through effective use of techniques that serve to change how road space is used and prioritised in terms of who

uses it. The Godalming and Farncombe Neighbourhood Plan identified that every working day, approximately 1,600 commuters travel within the Neighbourhood Plan area to get to work with 45% doing so by car.

11.1 Walking

Walking around Binscombe and Farncombe is relatively simple. The established network of lanes and alley's provides easy links between most areas and facilities. However, the majority of the alleys and lanes are bordered by hedges with the responsibility for the maintenance of the hedges being a mix of either the adjoining landowner, SCC or WBC. The maintenance of the hedges is varied and often results in overgrowth causing difficulties for pedestrians, especially wheelchair users and those with push chairs and buggies.

Whilst GTC has in the past been funded by SCC to carryout hedge cutting on a number of alleyways, following the restructuring of SCC Highways maintenance delivery, the continuance of this arrangement is uncertain.

11.2 Accessibility

Walking around Binscombe and Farncombe is an easy option for a large proportion of residents. However, due to the inconsistent provision of dropped kerbing at road junctions and crossing desire points, examples being by bus stop locations, walking is made more challenging for those with reduced or limited mobility, including parents with buggies and toddlers, the elderly, wheelchair users and those requiring the support of walking aids. The poor condition of pavements, especially around the Spring Grove area of Binscombe and the general lack of traffic calming measures at a number of strategic locations – specifically the key walking routes to schools' - also adds to the difficulties faced by some residents.

11.3 Bikeability

Cycling and walking along most roads within the Farncombe and Binscombe area is relatively safe but is less so along busy roads such as Binscombe Lane, Summers Road, Bourne Road and Green Lane. Calming measures are needed to reduce traffic speed along these roads and to increase the space available to pedestrians and cyclists. This would be a positive step towards achieving a shift from cars to more active forms of travel. Additional secure cycle parking would also be of benefit.

Within Farncombe's Victorian centre such as George Road, Kings Road and Wolseley Road and in some parts of the Binscombe residential estate, the reduction of road width due to the volume of on-street parking creates challenges for cyclists, whereas around the retail centre of St Johns Road and Farncombe Street the increased traffic volumes and speed are a cause of concern.

The Godalming & Farncombe Neighbourhood Plan identified that more people cycling locally would mean reduced pressure on parking in the town centre and reduce congestion on the roads at key times. This is particularly the case if cycling is used as a mode of travel to work when the roads are busiest. For instance, around 1,000 vehicles travel into Godalming along Meadow/Bridge Road between 8am and 9am each weekday morning. Evidence gathered to inform the Neighbourhood Plan suggests that as much as a quarter of these cars may be coming from as close as Farncombe or Binscombe and travelling elsewhere in Godalming. Even if only a third of these trips could be shifted to bike (or walking) this would contribute greatly to improving traffic circulation and reducing the impact of traffic.

11.4 Guildford-Godalming Greenway

Many people find road traffic intimidating and are discouraged from cycling as a result. Parents are understandably reluctant to allow their children to cycle on or near busy roads. The provision of a well-designed and largely off-road route would offer a protected and suitable environment in which children and others can be safe and secure. This is the principal aim of the Guildford to Godalming Greenway, the provision of an alternative route suitable for day to day activities such as getting to school, going shopping, commuting to work or simply enjoying time out in the fresh air that will alleviate the concerns associated with busy roads.¹²

Whilst the spine of the Guildford to Godalming Greenway is to provide a safe route between the two conurbations, it is equally important that safe routes are provided from the residential areas of Binscombe and Farncombe to the spinal route travelling either towards Godalming or Guildford.

GTC has engaged with the Godalming Cycle Campaign, Waverley Borough Council and Surrey County Council to support the Greenway. In doing so, GTC's priority has been to ensure that feeder routes are able to connect to the spine. Additionally GTC wishes the spine to traverse across Godalming to enable Farncombe and Binscombe to be safely linked to Godalming Town Centre and onwards towards Ockford Ridge, Milford and Witley.

In pursuance of that aim, GTC funded a feasibility study for the cross Godalming section and put forward proposals that would link the greenway's spine from Broadwater Park, through Farncombe and onwards towards Godalming. Both SCC and WBC have consulted on route options.

12. Transport – Car Use

Whilst Binscombe and Farncombe could not to be considered as a gridlocked area, surveys conducted for the Neighbourhood Plan indicated that reliance on the car as a means of getting about is high and is the predominant mode of travel for the community of Godalming and Farncombe. Although the goal of any transport policy must be to reduce car use, there is a balance to be struck between discouraging car use where possible and providing for needs where appropriate.

Transport is used principally for people to access services - education, healthcare, shopping, jobs and leisure. Enabling people to access these services as easily as possible, and preferably as close as possible to where they live, minimises cost, time and use of resources. As such, until public transport becomes resident's first choice, there does need to be satisfactory provision of parking to help the local centres to thrive.

Whilst it could be argued that local centres such as the Binscombe Crescent and Long Gore shops have adequate parking facilities to match their needs, the same argument may not necessarily hold true for the Farncombe retail centre. The combinations of activities within this area, be it retail, assemblies in the church or the day centre, social gatherings in the café's or the need for practical services such as the pharmacy or laundrette, individually and collectively place a strain on the adequacy of the available on-street and retail off-street parking

Although Farncombe as an area has at 71% the lowest access to a car, compared to an average of 85% across the town and 96% in some other areas, it is faced with similar, parking problems around its retail centres as other locations. Parking issues around the Farncombe village retail centre could of course be seen as a sign of a successful local

¹² http://www.guildfordgodalminggreenway.com/?page_id=30

centre. Whilst the ideal would be for people to walk or cycle to the local retail centres, if residents are using their vehicles to access a retail offering, it is preferable that they support the local centres rather than travelling further afield.

Parking and road safety issues in and around the centre of Farncombe are further compounded by the prevalence of commuter traffic. Much of which, according to anecdotal evidence, travels in from outside the area to make use of the free parking spaces and the opportunity to get a seat on the train before Guildford. The level of commuter traffic appears to be particularly acute on the residential roads around the station.

12.1 Electric Vehicle Charging Points

In considering private vehicle use, with the government announced phasing out of internal combustion engines (ICE), the need/demand for appropriate infrastructure to support electric vehicles (EV) must be addressed.

For many EV drivers the need for on-route EV charging is a logistical requirement that is largely met by private provision on retail and business sites, for the majority of EV users the ability to charge overnight is a greater everyday need. Whilst changes in planning regulations will require all new build premises with parking facilities to provide EV charging points and government grants are likely to be available for a number of years to support householders who are able to provide for off-road EV charging, for residents who do not have off-street parking facilities the transition from ICE to EV holds more challenges.

Government figures show that around 40% of Britain's 33 million cars belong to households without off-street parking, with the percentage increasing towards 60% in areas of higher population density. It is estimated that between 400,000 and 500,000 on-street EV chargers will be required by 2030 when half of the UK's cars should be electric. However, if the infrastructure isn't there then people will hesitate to buy an electric car unless they are forced to. Good infrastructure will be essential to convincing more and more residents to go electric¹³

The provision of EV charging facilities within residential areas with predominantly on-street parking needs to be addressed in order to support the transition to EV. With a clear cessation date for the sale of private ICE vehicles, it could be argued that it is the responsibility of government agencies at all levels to push for the installation of on-street EV charging facilities even in the face of opposition from current residents. GTC will work closely with WBC and SCC on their roll-out programmes and push hard for on street EV provision that reflects the constraints of the local environs.

12.2 Twenty Is Plenty

Godalming Town Council believes that the implementation of a wide-area 20mph speed limit on residential roads, combined with a public information campaign, would have immediate beneficial impacts on road safety, air quality, active transport and community well-being and would support the Council's climate emergency objectives. The creation of a 20mph zone within the main residential areas of Binscombe and Farncombe, could not only create a safer environment, but also a cleaner and healthier place to live.

¹³ <https://www.reuters.com/technology/rocking-down-electric-avenue-good-luck-charging-your-car-2021-10-13/>

13. Transport – Public Transport

13.1 Bus Services

Bus services are an important part of creating a strategic shift away from the private car. Bus routes need to serve key locations such as the town centre and the railway stations more frequently and more reliably in order to increase bus use.

Other than direct Godalming/Guildford routes along Meadrow, Farncombe & Binscombe are served in varying degrees by the Number 46, 42, 503 and 523 bus services.

No. 46. Aldershot, Farnham, Elstead, Shackleford, Hurtmore, Godalming, Farncombe, Compton and Guildford - This route serves part of Green Lane, Barnes Road/Spring Grove, Binscombe Lane/Farncombe Street and Nightingale Road. Towards Godalming the route is served by 12 buses Mon – Fri (roughly 1 per hour between 06.45 and 18.49) and 11 on a Saturday (roughly 1 per hour starting at 08.29) and 11 busses towards Guildford Mon-Sat from approx 07.30 to 18.51

No.42. Cranleigh, Nanhurst Corner, Alfold Crossways, Dunsfold, Loxhill, Hascombe, Busbridge, Godalming, Catteshall, Farncombe and Guildford. - This route serves Furze Lane, Birch Road, Silo Drive and Silo Road, Warren Road, Elizabeth Road, Farncombe Street, St Johns Road and Hare Lane. On a weekday there are 7 buses on this route.

No 503 between Hambledon - Milford – Guildford operates one service a day via Farncombe on a Monday, Wednesday and Friday serving Summers Road, St John's Street and Hare Lane. - This service provides a public transport route to the Mill Medical Practice and the Sainsbury's Superstore. The pickup from St John's Farncombe being at 10.49 with a return journey towards Guildford arriving at St John's Street at 12.50.

No 523 between Guildford, Farncombe, Godalming, Busbridge and Milford Hospital operates two services service a day via Farncombe on a Tuesday and Thursday Friday serving Summers Road, St John's Street and Hare Lane. - This service provides a public transport route to Milford Hospital. The pickup from St John's Farncombe being at 09.50 and 12.50 with the return journeys toward Guildford arriving at St Johns Street at 10.30 and 13.30

No buses run in Farncombe or Binscombe on a Sunday or Public Holiday, there are no bus routes that drop off or pick up outside Farncombe Station or at the Binscombe Medical Centre and the frequency of the bus services from Binscombe and Farncombe towards Godalming and Guildford is considered inadequate and does little to encourage the use of public transport as a realistic, viable alternative for private car use for short local journeys. Additionally, the many sport facilities reached, via Summers Road, on Broadwater Park are also not well served with only a three day a week service which excludes Saturdays when the Park Run is held.

13.2 Railway Services

As with bus services, the railway should be an integral part of the public transport network serving the needs of the community.

Until March 2021, Farncombe Station had historically been serviced by 4 trains per hour during peak periods and two trains per hour during the off-peak period, reducing to one off-peak train per hour on a Sunday. However, as part of the railways response to changes in services due to changes in rail travel during and post the Covid pandemic, the train services stopping at Farncombe were reduced to 3 trains during peak travel times and 1 train per hour during off-peak times.

Godalming Town Council and many community groups were proactive in pushing for this the service to be re-instated to pre-covid levels. Initially SWR indicated that the service would be re-instated as part of a service review for the train schedules from December 2022¹⁴. However, pleasingly the 2nd off peak service was re-instated 11 months earlier in January 2022.

It has been the aspiration of many to also see the Saturday and Sunday service increased to two trains per hour to promote leisure travel. This would not only service visitors who wished to visit the area or access the Surrey Hills, but would also provide greater choice for residents to travel along the main line to Portsmouth or London or many other destinations for leisure.

13.3 Rail/Bus Integration

Although the Neighbourhood Plan supports the redesign of the forecourt at Godalming and Farncombe railway stations so that buses can stop outside the entrance and create an environment suitable for all users, at present no buses stop at Farncombe Station.

Passengers arriving from the Portsmouth direction seeking onward travel by public transport would need to walk either to Nightingale Road bus stop D for routes towards Guildford/Compton (Watts Gallery) or to St John's Street bus stop B for routes towards Dunsfold/Cranleigh direction. If buses do not stop directly at a railway station, then clear unambiguous signage and information boards are needed to assist visitors to easily transit from rail to bus and to promote local places of interest, shops and café's that are available during the waiting time between bus and train and visa-versa.

It is also important that, in order to minimise journey times, the rail and bus timetabling is also integrated. When considering the onward journeys from Farncombe Station the two most likely journeys are to either Watts Gallery in Compton (No.46 bus) or towards Winkworth Arboretum (No 42 Bus).

For Journeys from the Portsmouth end of the line the weekday and Saturday integration towards Compton has an average of 43 minutes between train arrival and bus service, this allows for a relaxed transit and the opportunity to take advantage of the Station Café or other outlets in Farncombe. However, whilst a morning transit to Winkworth would result in a reasonable 30 minute wait between train arrival and bus departure, the afternoon timetabling of the Non42 bus sees it depart 1 minute after the arrival of the Portsmouth train, meaning that passengers will likely experience nearly an hour's wait.

For trains arriving from the London direction, whilst the onward journey on the No 42 bus towards Winkworth would average a 45 minute wait, for those wishing to visit Watts Gallery the wait would be extended to 55 minutes.

With no bus services on a Sunday, the public transport option to Watts Gallery is more challenging and would mean a 2^{1/2} mile walk or cycle and for those planning on visiting Winkworth the distance is 3 miles.

14. **Economic Profile and Potential Forces for Change**

Waverley in general is an affluent area with a buoyant local economy and low level of unemployment. Farncombe village and the locality shopping parades at Binscombe offer a mix of retail, professional services and residential. Despite the economic shock experienced by the retail sector during the Coronavirus pandemic, the level of

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unoccupied retail units remained low, with the September 2021 Waverley retail unit vacancy survey showing no vacant units in the Farncombe retail area. However, by Spring 2022, the picture had changed when a number of retail units had become vacant during the same quarter. This has had the effect of significantly altering the feel of the village retail area.

Retail Vacancy Rates - Waverley Retail Centres for February 2022

Location	Retail Premises	Vacant	Vacancy Rate
Farnham	240	9	4%
Milford	23	1	4%
Farncombe	40	5	13%
Godalming	202	18	9%
Haslemere	119	8	7%
Bramley	30	3	10%
Wey Hill	72	2	3%
Cranleigh	113	8	7%

The table above provides a comparative indication for February 2022. Farncombe had seen 5 of its 40 retail units become vacant which created a 13% vacancy rate. Whilst the highest rate since 2018 at the time of writing, a planning application for one unit to become a restaurant was being considered by the planning authority.

Despite the above, there remains a strong presence of shops in Farncombe and Binscombe and residents continue to be served by several independent and national retailers, as well as takeaway food outlets, cafes and charity shops. Within the area there are three convenience supermarkets, a white goods retailer, a post office, restaurants, barbers, hairdressers and smaller convenience stores as well as a laundrette, vets and a garage with car showroom.

Although there is no longer any banks operating in the Farncombe or Binscombe. Most services that were available within a locality bank can be done at the post office. This adds to the importance of the Farncombe Post Office. As at December 2021, the area also has three externally accessible cashpoint machines.

Despite the Neighbourhood Plan identifying that the retail needs of the expanding population would be best served through small scale expansion of Farncombe Local Centre (NP Policy GOD 4)¹⁵ and Waverley Local Plan Policy TCS2 of the LPP1 providing some safeguards to local centres¹⁶ the conversion of commercial properties to residential has already been experienced in Farncombe in the loss of the bank building, dry cleaners and the former bakery and pet shop as well as the Owen Road development.

Whilst Waverley as the Local Planning Authority was able in April 2019 to make an Article 4 Direction to remove permitted development rights that allow the change of use from commercial uses to residential in the commercial area of Beacon Hill near

¹⁵ <https://godalming-tc.gov.uk/wp-content/uploads/2019/04/Godalming-NP-Referendum-Version-April-2019-Part-1.pdf>

¹⁶ https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/LPP1_July_2019_web.pdf?ver=M4C0VK_SH7V54tLWEaTftA%3d%3d (page 98)
https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/LPP1_July_2019_web.pdf?ver=M4C0VK_SH7V54tLWEaTftA%3d%3d (page 98)

Hindhead¹⁷, achieving the same protection for the retail centre of Farncombe has, due to changes announced in July 2021 (see para 14), been made more challenging. However, this is a move that the Town Council would support.

A further concern is that the range of retail outlets on Farncombe Street has become more restricted in recent years. Whilst local residents would like to see a greater variety of shops, the reality is that the market determines the available retail offering. However, whilst local authorities cannot influence or prevent individual retailers operating within existing 'Class of Use' of a property, they can, if appropriate, manage changes of the class of use of a property. This does afford an opportunity to influence planning decisions towards a suitable balance of retail outlets.

15. Restricting Article 4 Directions

New text was added to Paragraph 53 of the National Planning Policy Framework in July 2021 on Article 4 Directions (areas where certain permitted development rights are unavailable) to make it tougher for Local Planning Authorities to secure blanket A4Ds. Additional text also requires that A4Ds be restricted to the smallest geographical area possible and based on robust evidence.

The new wording seeks to limit the use of A4Ds to core primary shopping areas. The policy prioritises the high street uses over residential uses, albeit only where a change to residential would "include the loss of the essential core of a primary shopping area which would seriously undermine its vitality and viability"

16. Business Improvement District

Godalming Town Council, alongside The Godalming & District Chamber of Commerce and Waverley Borough Council are supporting the development of a Business Improvement District (BID) within the Godalming Area. As part of that process GTC will seek opportunities to explore whether the Farncombe and Binscombe retail areas might be able to benefit from being either a formal part of a BID area or from opportunities that might be available as businesses although not part of the formal BID area.

17. Built Environment

17.1 Development

Farncombe and Binscombe are areas with a relatively high density of housing and little land for significant further development. Public parks and allotment sites form the majority of the open space in the area. As such, with the notable exception of land taken out of the Green belt on the outskirts of Binscombe, the amount of potential development land is predominately limited to infill land and the redevelopment/conversion of existing developments.

17.2 Permitted Development Rights

Since 2013 the scope of Permitted Development Rights (PDR) available under the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") as amended¹⁸. Part 1 of Schedule 2 to the Order sets out the permitted development rules concerning what enlargements, improvements, alterations and other additions a householder may make to their house and the area around it without the need for an application for planning permission.

¹⁷ <https://www.waverley.gov.uk/Services/Planning-and-building/Planning-strategies-and-policies/Article-4-directions>

¹⁸ The Order and subsequent amendments can be found at: <http://www.legislation.gov.uk/uksi/2015/596>

Although PDRs do not remove requirements for permissions or consents under other regimes such as the building regulations¹⁹ and the Party Wall Act²⁰, they do allow householders to improve and extend their homes without the need to apply for planning permission where that would be out of proportion with the impact of works carried out. Larger single storey rear extensions are subject to a neighbour consultation scheme.

Additionally, The Government has implemented significant changes to the use classes system in England (Use Class Order 1987) through the new Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The main driver of change has been a need to enable the repurposing of buildings on high street and town centres.

The new permitted development rights significantly extend the scope of new development which can be carried out without planning permission.

Taken together, the changes represent a very significant shift in control away from local authorities and the communities they represent, into a significantly less regulated environment. Overall, the local planning authority has lost a significant degree of control over changes of use.

17.3 Land South East of Binscombe

A review of the Green Belt boundary in Waverley was undertaken in 2014. The purpose of the Review was to assess the performance of the Green Belt designation against NPPF criteria and to then consider specific areas of search for boundary adjustments. The study made a number of recommendations and identified land that could be removed from the Green Belt.²¹

Subsequently as part of the Local Plan process, an area of land to the south east of Binscombe was removed from the Green Belt and designated for housing development. This land now forms part of the settlement area of Godalming and is no longer be within the Area of Great Landscape Value.²²

17.4 Telecoms Masts

There are continuing ad hoc attempts by the telecoms companies to install 20 meter monopoles to support their 5G networks. These are often in inappropriate locations (two attempts in Marshall Road; at the bottom of the Farncombe Hill open green space by Binscombe Crescent). Fortunately, WBC Planning have rejected some of the very inappropriate developments. GTC remains convinced of the need for coordinated planning of telecoms infrastructure by the telecoms companies working with WBC, GTC and other local stakeholders. GTC will continue to lobby for this more rational, proactive and inclusive approach to planning.

¹⁹ Information on building regulations can be found at <https://www.gov.uk/building-regulations-approval/whenyou-need-approval>

²⁰ Guidance on the Party Wall etc. Act 1996 can be found at <https://www.gov.uk/party-wall-etc-act-1996-guidance>

²¹ Waverley Borough Council Green Belt Review Parts 1 and 2: August 2014
<https://haslemeretc.org/wp-content/uploads/2021/02/WBC-Green-Belt-Review-Part-1.pdf>

²² https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/LPP1_July_2019_web.pdf?ver=M4C0VK_SH7V54tLWEaTftA%3d%3d page 113 – 114.
https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/LPP1_July_2019_web.pdf?ver=M4C0VK_SH7V54tLWEaTftA%3d%3d page 113 – 114.

18. House Prices and the Need for Social Housing

Just over 100 years ago, in response to the housing crisis that existed at the time, the then Godalming Borough Council built the first social (Council) housing at The Oval in Farncombe. The same Council continued with the building of Council Housing to deal with housing crisis in the area and created what became known as the Tudors followed by the Binscombe extension in the 1950's. Nearly 70 years on the Farncombe and Binscombe area still faces a housing crisis centred on the ability of local residents to be able to afford a decent home, be it as owners or renters.

At £602,000, Surrey has the second highest average house prices out of 55 England and Wales counties. Only greater London is more expensive,²³ and although the average house price in the GU7,3 postcode area (Farncombe and Binscombe) of £526,138 is some £76,000 lower than the Surrey average, the median salary in Waverley Borough is £3,300 lower than the Surrey average and some £14,000 below the median salary in the highest earning borough in Surrey (Runnymede).²⁴

Within Waverley Borough the median salary in 2021 of £28,400 was £2,900 lower than the UK average. Likewise, the average salary in Waverley at £32,800 was also below the UK average of £38,300²⁵.

However, with a below average income level, the average property prices in GU7,3 post code area, which covers Farncombe and Binscombe, shows a stark and alarming disparity when compared with the average property prices for England.

At the lower end of the housing market, the average sale price for flats and maisonettes in Farncombe and Binscombe, as reported by Zoopla for the previous 12 months of sales from the date of this report, was nearly 37% higher than the average in the UK.²⁶ Likewise, significant higher prices in comparison to the UK average are experienced when purchasing a terraced property (+50%), semi-detached properties (+64%) and detached properties at (+69%).

Taken as a whole, with a median salary of £28,400 and an average house price for the area of £526,138, a Farncombe household with two median earners would have a house cost to earnings ratio of 9.2. Even at the lower end of the housing market the ratio would be in the region of 6.55. This compares with an average ratio for England of 5.26 for the average house and 4.33 at the lower end of the market.

With house prices to income ratios being so high, many in the GU7,3 postcode area have little option other than to rent. However, the average rental price of property in the GU7 area of £1,502²⁷ takes a much higher proportion of household income than would be the case in many other areas of the country. A household with two median incomes in Farncombe would be paying approximately 40% of their income in rent, whereas the average rent for a household with the same income living in Lincoln would be just 15%.

When considering the median salary vs housing costs, many essential workers will be earning below the median wage. As well as nurses with starting salaries of £25,655, a healthcare assistant at £17,699, a primary school teacher starting on £25,714 or a newly qualified police constable with a starting salary of £21,402 who will take 5 years to reach the median salary, will all be better off working in other areas of the country with lower

²³ <https://www.plumplot.co.uk/Surrey-house-prices.html>

²⁴ <https://www.plumplot.co.uk/Surrey-salary-and-unemployment.html>

²⁵ <https://www.plumplot.co.uk/Surrey-salary-and-unemployment.html>

²⁶ <https://www.zoopla.co.uk/house-prices/uk/>

²⁷ https://www.home.co.uk/for_rent/godalming/current_rents?location=godalming

housing costs. As workers with portable skills and nationally agreed pay structures, the danger of essential worker skill shortages serving the Farncombe and Binscombe area is very real. There are many more essential workers who serve or support the community such as cleaners, classroom assistants and shop workers who are equally challenged by high housing costs in Farncombe and Binscombe.

In setting out the housing cost challenge faced by many in the community, Godalming Town Council believes that a sustainable solution for the lowest paid, but essential workers in our community, can only be achieved through the provision of affordable rented housing.

As such, whilst there are few development sites in the Farncombe and Binscombe area, GTC would wish that if development is to occur on sites such as the Land to the East of Binscombe then any development should be first and foremost for the provision of socially rented housing.

In Considering options for socially rented developments, Godalming Town Council would wish to see WBC exploring as many options as possible, including in a similar fashion to that undertaken at Ockford Ridge, the regeneration of some of the older social housing stock in the area as well as innovative developments utilising factory made modular building that would not only speed up the delivery of social housing but would also reduce the carbon footprint associate with traditional building techniques.

notes:

1. The median salary is the middle income for the population. i.e. half the population earn below that amount and half earn above that amount. The average salary is the mathematical mean for all salaries earned by the population.
2. Waverley Borough is the lowest level that salary figures could be determined.

19. Community Use of the Built Environment

The built and green environment of Farncombe and Binscombe is used by residents to access day-to-day facilities, but it is also used to provide a focal point for a variety of organised activities.

For a number of years, St John's Church have held a number of community events including the 'Village Show' which is a local produce show. Likewise the Day Centre holds a summer fete, a Christmas bazaar and hosts the Farncombe Village Christmas Lights switch on event.

Godalming Town Council had for 3 years organised a village fete on the Canon Bowring recreation ground, this was then passed on to the community to run. Unfortunately, without the input of the Council this event became unsustainable for the resources available and is no longer held on the recreation ground. However, a number of the local schools hold annual fetes and Christmas sales.

As stated earlier a parkrun is now held each Saturday morning at Broadwater Park

Outwith of the Farncombe village area, an annual firework event is organised by the Farncombe Youth Football club and held at Meades Park, and a number events are held at the Rugby Club at Broadwater Park, including the NCT low bangs firework display.

In 2020 Godalming Town Council lobbied WBC to enable Farncombe Street between the Junction with St John's Road and the Western Railway Crossing to be used for on-street trading. As such, the possibility exists for an occasional market to be held at that

location. Use of the Farncombe Station Car Park has also been mooted as a possible location for holding occasional markets.

19.1 Farncombe Station Signal Box

In 2023 the signalling requirements for the London to Portsmouth will be operated from an operational control centre located at Basingstoke, as such the signal boxes along the line will become redundant. Whilst negotiations are taking place between Network Rail, the Community Rail Network and the Railway Heritage Trust to determine whether the listed signal box at Haslemere Station can be preserved as a railway heritage museum, it is likely that Farncombe's signal box will be mothballed or demolished.

The building itself is unsuitable for re-purposing to other uses without considerable expense, Godalming Town Council consider that a beneficial outcome for the community would be for the railway operators to remove the building and structures so that the land it currently occupies could be used to provide a small garden area with shelter for use by those waiting at the crossing whilst the barriers are down.

19.2 Telephone boxes.

Godalming Town Council has adopted the phone box in Spring Grove. The council plans to undertake the refurbishment, painting, replacement glass and electrical safety as required by the adoption agreement with BT. Additionally the Council will apply for any planning permission required to change its use from a telephone Kiosk to whatever purpose is finally agreed. Local Councillors will consider options for the future use to which the kiosks should be put.

20. **Public Art**

With the exception of the picture boards installed on the Southbound platform and artworks displayed in the waiting rooms of Farncombe Station, there is a notable absence of street art within Farncombe and Binscombe. However, there are a number of places where art could add to the street scene, such as the gable walls of the public toilets, the green at The Oval or by the Day Centre

A number of organisations, including the Centre for Active Design, set out that a vibrant public art programme offers a range of benefits and opportunities for enhancing the urban environment, increasing the use and enjoyment of public space and building social cohesion. Public Art provides a means of celebrating culture, diverse communities and shared history. It contributes to civic pride and helps forge a positive identity for the town. Through art the town can project its collective identity and vision, while individuals and community groups are also empowered to express their unique identities.

Public art supports the creative industries, creating opportunities for artists and designers. Public art can also:

- energise public spaces;
- expand thinking;
- transform the places where we live, work and play;
- create places of interaction; and
- lead to a sense of civic pride.

21st century, public art does not need to be considered as statues and monuments whose meanings fade into obscurity. In this context public art could be graffiti walls, murals or paintings as well as sculpture. It can be permanently displayed as part of the street scene or it could be transient art displayed or provided in a publicly accessible building such as the station waiting rooms.

GTC's Role in the Farncombe Village & Binscombe Area

21. Public Realm and Built Environment

21.1 Planning

GTC reversed a previous decision to disband its planning committee by the establishment in January 2020 of the Environment & Planning Committee (E&P). The E&P is responsible for providing advocacy on behalf of local residents to ensure that the character of the Farncombe Village and Binscombe Community area is not adversely impacted by developments.

21.2 Guildford to Godalming Greenway – Linking Residential Areas

Whilst the Guildford to Godalming Greenway is potentially an important step towards providing a practical alternative option for travel between the two towns, the Town Council also wishes it to be a catalyst to provide safe routes for local residents to walk and cycle from Farncombe and Binscombe into the town centre.

21.3 Benches & Bus Stops & Notice Boards

There are a number of bus stops, notably along Farncombe Street and Binscombe Lane which could benefit from adjacent public seating. An audit of potential locations and an installation plan, based on available funds, should be agreed. Likewise both the St John's and Meadow bus stops could benefit from refurbishment and where appropriate additional locations suitable for bus stop provision should be identified.

Although private land, GTC should seek to acquire permissions to install a public notice board at Binscombe Crescent Shops.

21.4 Farncombe Station Signal Box

To investigate and work with Network Rail and the Community Rail Partnership to explore options for use of the land current occupied by the signal box for when the signal box becomes defunct.

22. Business & Economic Development

22.1 Regeneration and Supporting the Local Economy

GTC, in common with all other Town & Parish Councils, has very few statutory duties. However, it does hold The General Power of Competence. The General Power of Competence (GPC) was introduced by the Localism Act 2011 and took effect in February 2012. In simple terms, it gives councils the power to do anything an individual can do provided it is not prohibited by other legislation.

The GPC will allow GTC to support its community by being a positive actor in working for greater economic growth and resilience in the local communities. The GPC provides both a legal power on which to act and/or giving greater confidence to work in new and innovative ways.

GTC's role is, as far as possible, to ensure that the Farncombe and Binscombe retail areas remains a visually attractive and vibrant location for businesses to operate.

23. Transport

23.1 EV Charging Points

The provision of EV charging facilities within residential areas with predominantly on-street parking need to be addressed in order to support the transition to EV. With a clear cessation date for the sale of private ICE vehicles, it could be argued that it is the responsibility of government agencies at all levels to push for the installation of one-street EV charging facilities even in the face of opposition from current residents. GTC works with both WBC and SCC to identify potential locations for EV Charging points.

23.2 Twenty Is Plenty

On 11 March 2021, Godalming Town Council approved a motion calling on SCC to support the creation of 20mph zones in and around Godalming. In doing so Godalming Town Council stated that it believes that the implementation of a wide-area 20mph speed limit on residential roads, combined with a public information campaign, would have immediate beneficial impacts on road safety, air quality, active transport and community well-being and would support the Council's climate emergency objectives. The creation of a 20mph zone within the main residential areas of Binscombe and Farncombe, could not only create a safer environment, but also a cleaner and healthier place to live.

23.3 Transport and Access Master Plan

While the Council will continue to advocate for improvements in infrastructure and accessibility, there is a need to develop a more strategic plan addressing road usage and routes. This needs to be developed in consultation with local residents, schools, businesses, and other stakeholders, to form a coherent plan of improvement which will make routes from/to and through Farncombe and Binscombe safer and greener.

This would also look in more detail at 20mph limits, Greenway connections, changes in road layouts, pavements, traffic calming, buses at Farncombe Station and more widely etc.

24. **Green Environment**

24.1 Floral Godalming (Farncombe & Binscombe)

Floral displays softens the built environment by providing colour and interest, helps support pollinating insects and provides a sense of civic pride and well-being.

Troughs, baskets and planters installed in key locations complement those businesses and property owners who also strive to brighten up the area with floral displays. If Floral Godalming were to be extended into the Farncombe and Binscombe area, the public display element would be planted up, installed, watered and maintained by GTC staff in as economical and sustainable way as possible. However, whilst GTC does seek to attract sponsorship of the floral displays, in terms of staff time, infrastructure and plants etc, the majority of the costs lie with GTC.

In looking to expand into the Farncombe and Binscombe area, for the scheme to have a significant impact, it is important that the local community and not just the Town Council, are involved in creating displays. Displays need not be limited to planters but may involve the planting of verges and other poorly maintained/minimal diversity grassed areas.

24.2 Tree Planting

With a focus on residential areas and verges for tree planting, as a community within a wider borough, GTC would wish to see tree planting being undertaken in

line with the Waverley Tree Planting Strategy. Location of sites and type of trees should be identified through consultation with local residents, businesses and schools.

24.3 Protection of Trees

In order to provide added protection to trees not subject to a TPO, Godalming Town Council would wish to see WBC add all trees lying within a conservation area, protected woodland or other area where trees are subject to protection by a local policy from felling, topping, lopping, uprooting, wilful damage or wilful destruction with a trunk diameter of 75mm or more when measured at 1.5m above ground level, added to the WBC digital mapping system

Godalming Town Council will, as part of its review of the Godalming & Farncombe Neighbourhood Plan, as is already the case for the wooden hillside of the town, seek to establish an area protection for the tree stock within the Farncombe and Binscombe area.

24.4 Allotments

GTC to explore future availability of additional allotment sites.

25. Community Facilities, Events, Venues.

25.1 Farncombe Youth Football Club - Meades Park – Green Lane

Meades Park, home to the Farncombe Youth Football Club, is one of the largest, provider of youth activity in Farncombe and Binscombe. As a key community facility, GTC to work with the FYFC management team to support bids for ground improvements that will benefit the future members of the club without inversely impacting on the surrounding neighbourhood.

25.2 Broadwater Park Changing Rooms

The changing rooms at Broadwater park are an underused asset to the community, due to their dilapidate state. GTC believe they need to be refurbished in order to utilise their full potential and become a valued community facility. GTC will continue to work with WBC to support the funding applications for improving the changing rooms and providing an operating base for the Godalming and Villages Community Store.

25.3 Community Events

GTC recognises the importance of events within the community and stated its commitment to their delivery, both directly and indirectly by adopting a clear policy position to support community events.²⁸

In 2020 Godalming Town Council lobbied WBC to enable Farncombe Street between the Junction with St John's Road and the Western Railway Crossing to be used for on street trading. As such, the possibility exists for an occasional market to be held at that location.

²⁸ <https://godalming-tc.gov.uk/wp-content/uploads/2020/08/Community-Events-Support-Policy-30-April-2020.pdf>

25.4 Baden Hall

As with many community buildings of its age, Baden Hall has a number of challenges to enable it to become a more energy efficient and environmentally friendly building. As one of the few buildings available for community hire GTC wishes to work with the Baden Hall management group to support its future availability.

25.5 Telephone boxes.

Godalming Town Council has adopted the phone box in Spring Grove. The council plans to undertake the refurbishment, painting, replacement glass and electrical safety as required by the adoption agreement with BT. Additionally the Council will apply for any planning permission required to change its use from a telephone Kiosk to whatever purpose is finally agreed. Local Councillors will consider options for the future use to which the kiosks should be put.

25.6 Public Art

Godalming has a thriving arts community, be it art group collectives where individual artists collaborate to create exhibitions, commercial galleries, artisan craft makers, drama groups or artistic performers.

GTC to work with local art groups, WBC and other land owners to determine options for public art within the Farncombe and Binscombe area.

GTC Action Plan

26. Action Plan - Context

GTC's Programme 2019-2023 informs many individual work strands being considered or actioned by the Council. However, whilst providing the generality of aims and objectives, the programme leaves the detail to be considered elsewhere.

This report seeks to consider in the round a number of the aims and objectives contained within the programme as they pertain to the Farncombe Village and Binscombe Community areas. Having looked at what GTC is either currently doing, planning to do or could do if it so wished, a table of current or potential actions is set out below.

27. Table of Actions

Action 1 Planning

Continue to provide an opportunity for the public to express their views on planning matters and to provide advocacy for the protection of the character of the Farncombe and Binscombe locality. Utilise GTC's social media to promote knowledge of how residents are able to express concerns to Members at meeting of the council or its committees.

Work to ensure, by advocacy and planning comments and objections, that the character of the Farncombe Village and Binscombe Community area is not adversely impacted by developments.

Farncombe retail; PDR etc.

Support affordable and social housing for the community.

Action 2 Guildford to Godalming Greenway – Linking Residential Areas

Support the Greenway and advocate for it to be a catalyst to provide safe routes for local residents to walk and cycle from Farncombe and Binscombe into Godalming town centre.

Action 3 Community Events

Continue to support local community events.

Support local market events in the Farncombe Station area via the Rail Partnership Consult on the desirability of holding market events in Farncombe Street between the Junction with St John's Road and the Western Railway Crossing.

Action 4 Floral Godalming (Farncombe & Binscombe)

Work with the local community to expand Floral Godalming into the Farncombe and Binscombe area. Displays need not be limited to planters but may involve the planting of verges and other poorly maintained/minimal diversity grassed areas.

Floral Godalming (Farncombe & Binscombe) should also consider locations for tree planting within the area.

Action 5 Benches & Bus Stops & Notice Boards

Conduct an audit of potential locations for new benches and agree an installation plan, based on available funds. Refurbish the St John's and Meadow bus stop shelters Identify additional locations suitable for bus shelter provision.

Action 6 Farncombe Signal Box

Work with Network Rail and the Community Rail Partnership to explore options for use of the land current occupied by the signal box for when the signal box becomes defunct.

Action 7 Telephone Kiosks

The Council has adopted the phone box in Spring Grove. The council plans to undertake the refurbishment, painting, replacement glass and electrical safety as required by the adoption agreement with BT. Additionally the Council will apply for any planning permission required to change its use from a telephone Kiosk to whatever purpose is finally agreed. Local Councillors will consider options for the future use to which the kiosks should be put.

Action 8 Public Art

GTC to work with local art groups, WBC and other land owners to determine options for public art within the Farncombe and Binscombe area, including, for instance, the gable walls of the GTC-operated public toilets in Station Road.

As far as possible GTC will also support the preservation of historic signage and 'Ghost Advertisements/Brickads' within the village centre.

Action 9 Regeneration and Supporting the Local Economy

GTC's role is, as far as possible, to ensure that the Farncombe and Binscombe retail areas remain a visually attractive and vibrant location for businesses to operate

If required, GTC will work with and support the Local Planning Authority for the making of an Article 4 Direction for the Farncombe retail centre to remove the permitted development rights that allow the change of use from commercial to residential.

Through its Environment and Planning Committee. GTC will seek to influence planning decisions that contribute to creating and maintaining a balanced retail offering and hospitality offering.

Action 10 Baden Hall

As one of the few buildings within the area available for community hire, GTC will work with the Baden Hall management group to support works to improve the energy efficiency and equality provision to allow the building to meet community needs.

Action 11 EV Charging Points

GTC will work with both WBC and SCC to identify potential locations for EV Charging points.

Action 12 Twenty is Plenty

The Council will lobby the Highways Authority to consult with residents for the creation of a 20mph zone within the main residential areas of Binscombe and Farncombe, to not only create a safer environment, but also a cleaner and healthier place to live.

Action 13 Farncombe Youth Football Club - Meades Park – Green Lane

GTC to work with the FYFC management team to support bids for ground improvements that will benefit the future members of the club without adversely impacting upon the surrounding neighbourhood.

Action 14 Allotments

GTC to explore future availability of additional allotment sites

Action 15 Youth Provision

Godalming Town Council is committed to the provision of the Godalming and Farncombe Youth Centre and Drop-In-Centre for young people of Secondary School age located at Broadwater Park. GTC will, where possible, seek to expand its youth provision to match the local need.

Action 16 Alleyways and Footpaths

Continue to advocate for the upkeep of alleyways and footpaths (which are the responsibility of SCC, WBC and local residents)

Action 17 Godalming & Villages Community Store

Support the relocation of the Godalming & Villages Community Store to new premises located at Broadwater Park, Farncombe.

Action 18 Recreation Grounds

Advocate for Waverley Borough Council to consult with residents to review the Public Spaces Protection Order at the end of 2022 to establish support for the Canon Bowring Recreation Ground to revert to its previous designation as a dog exclusion zone.

Similarly, GTC will support consultation for the Combe Road Recreation Ground to also become a dog exclusion zone in the same review.

Advocate for improved provision for those with disabilities, including improved access to existing facilities.

Support the repurposing of some parts of the former Broadwater Golf Club site to include a combined Skateboard, BMX, scooter and outdoor activity hub with associated infrastructure, incorporating nature trails and environmental enhancements.

Notwithstanding the above Godalming Town Council remains open to other proposals brought forward for this site on its merits and overall benefit for the community.

Action 20 Public Notice Boards

Investigate provision of a public noticeboard on Binscombe Lane by the Binscombe Crescent shopping arcade. GTC to identify improved noticeboard designs as part of future replacement program.

Action 21 Rail/Bus Integration

Advocate for the redesign of the forecourt at Farncombe railway station so that buses can stop outside the entrance, as envisaged by the Neighbourhood Plan and for the 46 Bus to stop at Farncombe Train Station.

Action 22 Highways Infrastructure

Remain actively engaged with SCC Highways for the benefit of the local area and to engage the Surrey County Councillor for Godalming North in identifying areas in need of improvement or intervention by SCC Highways.

Action 23 Accessibility, Walkability and Bikeability

Advocate for effective use of techniques to change how road space is used and prioritised in terms of who uses it in line with the recently revised Highways Code – priority for pedestrians, cyclists and horses. Support a campaign to publicise the revised priorities.

Action 24 Transport and Access Master Plan

Produce a transport and access master plan that looks at improvements in infrastructure and accessibility, road usage and routes. Developed in consultation with local residents, schools, businesses, and other stakeholders, the aim would be to produce a coherent

plan of improvement which will make routes from/to and through Francombe and Binscombe safer and greener.

Action 26 Rugby Club

Identify whether the Council is able to support community events held at Broadwater Pavilion and the Rugby Club grounds.

Action 27 Possible Extension of Godalming Leisure Centre

To review and comment upon the WBC business case for any extension of the Godalming Leisure Centre, takes the following into account in determining observations and Godalming Town Council's support or otherwise:

- That the specific recreational, leisure and fitness facility needs of the community have been identified.
- The identified needs of the community have been measured against the existing supply of recreational, leisure and fitness facilities within the area, including community facilities such as Broadwater Park School Community Gym, private membership fitness centres and multi-sports facilities in neighbouring areas such as the Surrey Sports Park.
The desirability of focusing any additional facilities identified by the community needs analysis at the existing Godalming Leisure Centre location, as opposed to expanding opportunities at other locations, such as Godalming 6th Form College, Rodborough School in Milford, or new facilities located in areas of significant residential expansion such as Milford, or Dunsfold Park, thus reducing the need for extended vehicle movements across the local road networks.
- the desirability of provision of additional car parking spaces in light of WBC's declaration of a climate emergency
- the over-riding of Green Belt protection and loss of school playing fields to provide additional car parking spaces at Godalming Leisure Centre.

Godalming Town Council would also wish to see a comprehensive traffic analysis that models the impact of any extension of the Leisure Centre, especially in relation to any cumulative effect associated with the expansion of Broadwater School

Action 28 Protection of Trees

In order to provide added protection to trees not subject to a TPO, Godalming Town Council will:

- Request that WBC adds all trees lying within a conservation area, protected woodland or other area where trees are subject to protection by a local policy from felling, topping, lopping, uprooting, wilful damage or wilful destruction with a trunk diameter of 75mm or more when measured at 1.5m above ground level, added to the WBC digital mapping system
- Through the review process of the Godalming & Farncombe Neighbourhood Plan review process seek to establish an area protection order for the tree stock within the Farncombe and Binscombe area

Action 29 Encourage Tree Planting

In collaboration with the Waverley Tree Planting Strategy and consultation with local residents, businesses and schools, identify potential sites within the Farncombe and Binscombe area with a focus on residential areas and verges for tree planting.

Action 30 Social Housing

In consultation with local residents, GTC will support improvement to the existing social housing stock by WBC and for future provision of properties to be made available as social rented homes.



Godalming
Town Council

Supporting Our Community

GODALMING TOWN CENTRE AREA

Preserving the Past, Protecting the Present, Planning the Future

Adopted by Full Council – April 2021

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GLOSSARY OF TERMS

Built Environment - encompasses all forms of building (housing, industrial, commercial, hospitals, schools etc.), and civil engineering infrastructure both above and below ground and includes the managed landscapes between and around buildings.

Community Wellbeing - the combination of social, economic, environmental, cultural, and political conditions identified by individuals and their communities as essential for them to flourish and fulfil their potential.

Socio-economic Strata - refers to the condition within a society where social classes are separated, or stratified, along economic lines.

Urban Life - Urban life refers to the life of the people living in towns and cities.

Place-shaping - a term coined in the Lyons Inquiry (2004-7) into the form, function and funding of local government in England. Lyons suggested that local government should act as the voice of a whole community and as "an agent of place"

Walkability - Walkability is a measure of how friendly an area is to walking. Walkability has health, environmental, and economic benefits.

Bikeability - Bikeability is (in line with its sibling term 'walkability') an indication of the ability of the urban infrastructure to support and foster cycling as a mode of transport and mobility.

Green environment - the natural environment within an urban area such as parks, verges, sports fields and other unbuilt areas.

Staycation – a collection of activities held during the first week of August to provide 'a holiday at home' for local residents.

Staycation Live – a music festival held over the first weekend of Staycation.

On-Line Retail – consumer retail purchases made via the internet.

Off-line Retail – consumer retail purchases made in a physical retail outlet such as a shop or market stall.

Public Works Loan Board - a lending facility operated on behalf of HM Treasury to provide loans to local authorities, and other specified bodies. Loans are made mainly for capital projects.

Social Return [on investments] - a principles-based method for measuring extra-financial value such as environmental or social value.

Permitted Development Rights - The Town and Country Planning (General Permitted Development) (England) Order 2015 (the "GPDO 2015") is a Statutory Instrument, that grants planning permission for certain types of development such as change of use of offices to residential dwellings. Development undertaken in this way is referred to as permitted development.

Article 4 Direction Order - An Article 4 direction is made by a local planning authority to restrict the use of permitted development rights. An Article 4 Direction does not in itself prohibit any action but means that a landowner is required to seek planning consent whereas without the direction this would not be necessary.

Community Infrastructure Levy - The Community Infrastructure Levy is a charge levied by local authorities on new development in their area. It is an important tool to help deliver the infrastructure needed to support development.

Catch 22 Situation– a dilemma or difficult circumstance from which there is no escape because of mutually conflicting or dependent condition.

20 is Plenty - a campaign for a default speed of 20mph on residential streets and in town and village centres, without the need for physical calming.

Performing Rights Society – a partner organisation of PRS for Music, a British music copyright collective, which undertakes rights management for musical works on behalf of its members. This includes licencing venues for live musical performances.

SCC Members Community Allocation – a fund provided to each Surrey County Councillor to help residents, voluntary and community organisations deliver activities that benefitted local people in their neighbourhoods.

Business Improvement District - business led partnerships which are created through a ballot process to deliver additional services to local businesses. They can be a powerful tool to allow the business community and local authorities to work together to improve the local trading environment.

PART ONE

1. Preamble

This report aims to:

- Provide the context and raise awareness of some of the issues affecting the Town Centre area and how the Town Centre relates to Community well-being.
- Identify current activity being delivered by Godalming Town Council (GTC) to support the general well-being of residents and economic viability of the Town Centre area.
- Identify ways in which GTC can provide direct action, influence or support further improvements within the Town Centre area.

2. Introduction¹

The built environment has a significant impact on people's general feeling of well-being. In considering how the built environment or 'place' can impact on those whose lives it touches, decision makers would do well to consider that the very large majority of research evidence points in the same broad direction; better place quality adds value economically, socially and with regard to health and environmental outcomes. The impacts of place are profound, contribute benefits to society over short, medium and long-term time horizons, and reverberate throughout the lives of citizens across all socio-economic strata.

Place quality is not an aspiration only to be considered when things are good or only for the wealthy. Instead, as the research evidence indicates, it is a basic necessity of urban life with profound and far-reaching impacts on the lives of citizens today and tomorrow. It is so important to basic well-being that it should be the expectation of all. This knowledge can be used to advance the case for quality when place-shaping policy, project or investment decisions are being made.

A *VERY strong positive* association between place derived value of all types (health, social, economic and environmental) and six qualities: greenness in the built environment (notably the presence of trees, grass, water, and open space – the latter if of good quality); a mix of uses (notably the diversity of land uses within a neighbourhood); low levels of traffic; the walkability and bike ability of places (derived from their strategic street-based connectivity and the quality of the local public realm); the use of more compact (less sprawling and fragmented) patterns of development; and ready, convenient connection to a good public transport network.

In considering these very strong positive associations, the Godalming Town Centre area could potentially be described as the ideal location to represent all these qualities. However, there is a body of evidence that suggests car dependence and poor maintenance/dilapidation (including of green spaces) has an equally strong negative association as qualities to be avoided when shaping the built environment.

3. Godalming Town Centre Conservation Area

Godalming central retail area lies within the Godalming Town Centre Conservation Area (CA). The character of the CA relies on the many listed buildings in the compact historic core and contains a mix of uses, including retail, office and residential. There are 125 listed buildings, 15 heritage features and 2 buildings of local merit within the CA.

Overall, the CA appears to be in a good condition, but there are some buildings and locations which, due to condition, materials, street furniture and other factors currently detract from the CA. Whilst not all the remedies for these issues lie with GTC, there are areas, such as advocacy for good design and planning, the maintenance of street furniture and acting as the 'local eyes' for the reporting of

¹ Matthew Carmona (2019) Place value: place quality and its impact on health, social, economic and environmental outcomes, Journal of Urban Design, 24:1, 1-48, DOI: [10.1080/13574809.2018.1472523](https://doi.org/10.1080/13574809.2018.1472523)

issues to the relevant authorities, that GTC can play a significant role in maintaining the character of the CA. Indeed, it could be argued that, if not GTC than who?

Connectivity to the open green spaces: the Phillips Memorial Park, the allotments and the churchyard, is also an important aspect of the CA, in particular the relationship with the River Wey and the Lammas Lands beyond, and should be considered in any review or plans for enhancing the public realm within the CA. This connectivity should play an important role in any consideration for projects that seek to link the main retail areas towards the green spaces, in particular the Wiggins Yard and Crown Court Environmental Improvement Projects.

4. Important Features and Vistas

The “Pepperpot” or Old Town Hall, owned by GTC, is an important landmark, which is represented as the “symbol of the town’s independence” and used as the Town Council’s logo. The Pepperpot is the historic and present-day focal point for public announcements and events. Included in the heritage features located within the CA is the tall iron hand lever pump at The Pepperpot, which provided a communal water supply before mains water was laid on. This hand pump, like the exterior of The Pepperpot was last painted and preserved over 10 years ago and is now in need of repainting. It is suggested that The Pepperpot, whether overtly acknowledged or not, is seen as a symbol of civic pride by many residents who will consider any lack of upkeep or maintenance as a dereliction of public responsibility by GTC.

Church Street has arguably the most character in Godalming with many 17th century timber framed buildings. This street also meanders to reveal the 12th century Grade 1 listed Church of Saint Peter and Saint Paul. The street furniture in the area around the church and iron stone pavement was replaced approx. 6 years ago and an additional public bench, which is well used, was installed.

Crown Court is a gateway location within the town centre and is used for public events such as markets, community activities and also houses the town centre’s public toilets. It is surrounded by listed buildings with a walk-through arch constructed in the early 1950s from the original materials of earlier buildings and flagstone paving. This area is owned by Waverley Borough Council (WBC) with an agreement in place for GTC to manage its use for community events. Along with its historical character, its position adjacent to the town’s main car park makes this an ideal location for small ‘markets’ and community events. It is suggested that this area is under-utilised and that options for enhancing the area and making it more inviting and relevant should be explored. Likewise, in considering the positive benefits of linking the urban environment to the green environment of The Burys, Phillips Memorial Park and river side, any improvements in this area should aim to achieve a sense of flow between the two.

One of the key characteristics of the CA is the “yards” located behind the main streets. Many of these “yards” would have housed workshops in the past. The “yards” are mainly in private ownership, one exception being Wiggins Yard where the maintenance responsibilities are undefined, resulting in the historic cobbles needing substantial works to make the passage between Bridge Street and The Burys useable by pedestrians, including wheelchair users.

5. Open Space and Landscape

This section is concerned not just with the ‘fixed’ built environment but also the influences on the landscape through interventions such as ‘Floral Godalming’ and ‘In Bloom’. Colourful flower planters, window boxes and hanging baskets within a built environment can create a stronger sense of pride of place, contributing to a cleaner and greener place to live and visit, with higher environmental awareness.²

² <https://www.rhs.org.uk/get-involved/britain-in-bloom/why>

If parks and green spaces are well managed, research has shown that communities use their local spaces more, have better relationships with their local councils and take some pride in the area where they live.³

Parks and green spaces contribute to all aspects of health and well-being including increasing levels of physical activity which could alleviate pressures on the NHS. Simply being outside in a green space can promote mental wellbeing, relieve stress, overcome isolation, improve social cohesion and alleviate physical problems.⁴

Parks provide spaces where people can get some fresh air, go for a walk, play, exercise or just enjoy the surroundings. Research by Keep Britain Tidy found that: "Visits to green spaces with friends and extended family groups were highly valued for enabling social bonding in largely natural and frequently picturesque surroundings."⁵

Parks and green space can provide schools with a living, breathing, fully interactive and continually changing outdoor classroom; a wonderful resource with which to support curriculum activities. Access is easy and because they exist locally, visits can be frequent allowing longer-term projects to be undertaken. The Local Park or green space has become an increasingly popular destination for study of the natural environment as well as social and urban development.⁶ In this context, GTC has supported Moss Lane School in accessing outside space. A final thought in support of the importance of the town centre area green spaces comes from the Urban Parks Forum which contends that green spaces support childhood and provide a freedom so often denied in congested traffic-strewn streets. They can help counter the negative effects of urban growth on the public environment and encourage children to become better stewards of the environment in the future.⁷

The Phillips Memorial Park (which includes The Burys Field) is the only open green space in the CA. The Phillips Memorial Cloister itself is a quieter space but unfortunately has been subject to vandalism in the past. This might be because the structure is less open and has limited natural surveillance. On the whole the park is well maintained by WBC and in the summertime many people use the park and enjoy events such as the Sunday 'Music in the Park' concerts and the Staycation Live Music Festival. There are additional structures/buildings such as the bandstand, the bowls green and hut, the church and the children's playground which also add to the ambience of the area. The allotments also add variety to this area. As well as the traditional use of the bandstand for concerts, residents take advantage of the covered structure of the bandstand for a variety of exercise activities. The bandstand and Phillips Memorial Park are used on average for less than 100 hours per year for organised public events (including Concerts, Staycation, Town Show etc.). Greater use of these public realm assets should be explored.

Most of the CA, including the "yards", is accessible to the public with the CA being reasonably permeable for pedestrians. The key gateways by foot into the centre include Crown Court car park, Wiggins Yard, Lower South Street, Oglethorpe Court Passageway, Queens Street, Wharf Street, Station Approach, Mill Lane, Pound Lane and Church Street. Of these Wiggins Yard and Oglethorpe Court Passageway are the least accessibility friendly routes, Oglethorpe Court Passageway because of a flight of steps with no adjacent ramp and Wiggins Yard by lack of maintenance.

The main footpaths on the High Street were subject to an improvement scheme in the early 1990s. They have red brick paving, granite setts in certain parts and traditional kerbstones. There is a mixture of signage including traditional finger posts. On the High Street there are traditional style guard rails and bollards, which are also utilised by GTC to support Floral Godalming planters.

³ CABE Space. (2010). Urban Green Nation: Building the Evidence Base
https://www.designcouncil.org.uk/sites/default/files/asset/document/urban-green-nation_0_0.pdf

⁴ CABE. (2009). Future Health: Sustainable places for health and well-being

⁵ Keep Britain Tidy. (2010). People Places and their Green Spaces

⁶ Urban Parks Forum. (2002). Your Parks: the benefits of parks and green space

⁷ Urban Parks Forum. (2002). Your Parks: the benefits of parks and green space

The ownership of the street furniture and public realm infrastructure such as bells, bollards and rails has been the focus of much dispute, resulting in GTC becoming custodians by default. The red brick paving is no longer produced resulting in an increasingly patchwork look to the pavements. The granite kerbs in the High Street and Bridge Street are generally in good condition. However, due to the size and frequency of delivery vehicles driving on and off of the loading bay areas which necessitate 'bumping' over the kerbs, an increasing number of the kerb stones are becoming displaced. The mounting of the pavement area also causes damage to the crossover drains. Whilst the buildings along Godalming High Street and Bridge Street have historic character, the 1990's design of the pavements and carriageway have not stood the test of time, are dated and increasingly challenging to maintain. Although beyond GTC's ability to fund, the Town Council does have a role in lobbying the Highways Authority and Principal Authorities for more than 'make do and mend' patchwork repairs to the Godalming CA and should be seeking wholesale regeneration of the low-level street scene of Godalming High Street, Queen Street, Wharf Street and Bridge Street, including the provision of 'shared space' and pedestrianisation as a means of traffic control and reduction.

Traffic is one way on the main roads: Bridge Street, Wharf Street, the High Street and Church Street. This, in addition to Flambard Way, has helped reduce traffic through the CA. Traffic calming, in the form of speed bumps and pedestrianisation of the High Street on Saturdays, has been implemented. Additionally, since May 2020 an 18-month Temporary Road Order (TRO) has been available for use to aid social distancing requirements. During periods of operation the TRO has significantly reduced the vehicular obstructions along the main section of the High Street and on the whole was well received by residents. As indicated by the research evidence mentioned in the introduction, low levels of traffic along with improved walkability and bikeability are positive associates of wellbeing in place-shaping and consideration should be given to options for improving the pedestrian experience within the central retail area of the Town Centre.

6. Community Use of the Town Centre Built Environment

The Town Centre's built and green environment is used by residents and visitors to Godalming to access day-to-day facilities, but it is also used to provide a focal point for a variety of organised activities as well as less formal and more ad-hoc events.

For a number of years, Godalming has had a programme of annual events held on the High Street & Church Street and associated areas, The Burys or the Phillips Memorial Park. Additionally, in more recent times GTC has also organised or managed events that have been based within the Crown Court pedestrian area.

The majority of these events are either totally free at the point of entry or at worse seek a donation to help cover the organiser's fixed costs (Town Show and Staycation Live), the only current community event that has an entry fee, is the Godalming Community Run. 2020 saw the cancellation of all the 'traditional' community events and it is likely that the majority will also be either cancelled or rescheduled for 2021. With a two-year hiatus, a possibility exists that some events will not continue or if they do so, the organisers may take the opportunity provided by the enforced break to 're-brand' or alter the delivery model of their event.

7. Street Furniture and Decluttering

It is important to reinforce the distinctiveness of Godalming through a clear and consolidated approach to street furniture, including bollards, lamp posts, benches and litter bins. In order to ensure consistency throughout the CA, as far as reasonably practicable, coordinated street furniture has been implemented throughout the town by GTC and WBC. However, improving the CA does not just mean the installation of new coordinated street furniture, it also means rationalising what is already there and removing or repositioning signage and street furniture that is no longer required or used.

With the exception of litter bins which have been replaced by both GTC and WBC, the maintenance of the public realm within the CA has predominately fallen to GTC to manage. Prior to 2019, this was undertaken by out-sourcing repairs. Following the appointment of GTC direct maintenance staff, the repair and refurbishment of the public realm street furniture will now be, wherever possible and safe to do so, undertaken by the GTC maintenance team.

In relation to highways infrastructure, GTC remains actively engaged with SCC Highways for the identification and reporting of highway defects as well as working with Surrey Members to identify areas in need of improvement or intervention by SCC Highways.

8. Public Art

There is a notable absence of physical street art within Godalming. However, there are a number of places where art could add to the street scene, such as Crown Court, the public realm next to The Red Lion pub or the entrance to Wharf Street from Flambard Way, where the circular 'plinth' on the west side of the street was, when the town centre scheme was originally envisaged, intended to be a location for public art.

A number of organisations, including the Centre for Active Design, set out that a vibrant public art programme offers a range of benefits and opportunities for enhancing the urban environment, increasing the use and enjoyment of public space and building social cohesion. Public Art provides a means of celebrating culture, diverse communities and shared history. It contributes to civic pride and help forge a positive identity for the town. Through art the town can project its collective identity and vision, while individuals and community groups are also empowered to express their unique identities.

Public art supports the creative industries, creating opportunities for artists and designers. Public art can also:

- energise public spaces;
- expand thinking;
- transform the places where we live, work and play;
- create places of interaction; and
- lead to a sense of civic pride.

However, in the 21st century, public art does not need to be considered as statues and monuments whose meanings fade into obscurity. In this context public art is not just art displayed within the street scene, it can be any art form, from physical art such as sculpture, paintings or drawings to performance art such as drama, dance and speech. It can be permanently displayed as part of the street scene or it could be transient such as performance art on the bandstand or any form of art displayed or provided in a publicly accessible building such as the Museum, shops, cafes, restaurants and pubs etc.

9. Economic Profile and Potential Forces for Change

Waverley in general is an affluent area with a buoyant local economy and low level of unemployment. Godalming town centre is a mix of retail, office and residential. The majority of homes in this part of the Ward are privately or social rented. Despite the economic shock experienced by the retail sector during the Coronavirus pandemic, the level of unoccupied retail units remains relatively low (8% Feb 2021). There remains a strong presence of shops and residents continue to be served by independent butchers, bakers, greengrocers, delicatessens, clothing stores, hardware stores and cafes. However, whilst not having been impacted by the closure of major multinational fashion retailers as deeply as larger regional centres, changes to retail banking and other business closures have resulted in a number of retail units becoming vacant.

Although high streets and town centres have continuously evolved over the last 100+ years, the rate of change over the last decade has significantly increased due to the speed of changing consumer habits. As with many other town centres, Godalming retailers are facing the challenge of changing purchasing habits, which quickly accelerated during 2020 and the first quarter of 2021. Online sales penetration has continued to reach new heights, and according to the Office for National Statistics they accounted for a 31.9% share of total UK retail sales in the last quarter of 2020. However, although some retailers saw online sales rise enough to counteract losses from in-store transactions, for many, this placed a further squeeze on margins due to the incurred costs of delivery/returns. As would be expected, fashion and footwear retailers were disproportionately impacted by Covid

restrictions. This impact has been seen in Godalming with the closure of a number of national clothing retailers. Of the various sectors, homeware retailers continued to report promising growth figures mainly due to a very strong residential sales market and homeworking triggering additional home improvements. Ongoing growth has cemented objectives regarding store expansion for some, including B&M, who opened 16 new stores in the period, with an additional 18 expected in the current quarter. The challenge for Godalming and WBC economic development strategy, is attracting expanding sectors to replace those whose retail model is no longer viable. Questions that need to be asked are what attracts companies such as B&M to a location and is there anything that GTC can do to improve the attractiveness for companies to locate to Godalming?

Historically Godalming has had a relatively low rate of change of shops which has provided a fairly stable retail offering. Indicators such as lease lengths dropping to record lows could be seen as part of the changing pattern and uncertainty surrounding the future direction of off-line retail. For new high street deals, leases averaged 7.6 years in 2020, down -7.1% on the 2019 average. It is interesting to note that although local authorities might not be as active investors as they once were in the commercial property sector due to the changes in the Public Works Loan Board criteria for loans, this does not seem to have affected their appetite for the retail sector. This is because much activity centres on buying within their locality, and thus it can be justified as a regeneration focused decision rather than a purely income focused one. However, while the rationale amongst local authorities has definitely swung towards “social return” being more important than income return, such assets also need to be good income generators to service the borrowing while the council focuses on supporting the continued viability of its town or high street’s retail offer.

At a macro level, there was a slight resurgence in investment activity in high street shops in the final quarter of 2020. However, 55% of the transactions were on food stores which are seen as a low-risk, Covid- defensive segment of the market. The overall volume of shop assets traded in the second half of 2020 does indicate that there is some confidence amongst investors. Therefore, it is important that Godalming is seen to be a positive investment opportunity and one that has resisted a spiral of decline.

It is expected that that shop unit freehold purchasing and leasing activity will be biased towards the second half of the year, once social distancing measures have reduced, and non-essential retail has reopened. Sizeable questions remain around retailer viability and how rent levels etc are priced in, but where there are supportable income streams in the right locations it is expected that there will be an increasing level of private investor interest. That said property companies will continue to be more focused on assets where there is an opportunity for conversion, typically to residential uses.⁸

This latter aspect has already been experienced in parts of Godalming. However, the ability to bypass local accountability and decision making to re-purpose existing retail and office space is, thanks to the existence of the Conservation Area (CA), not available to developers via the Permitted Development Rights route and therefore planning applications must be submitted for any Change of Use within the bounds of the Godalming Town Centre CA. Likewise, the Article 4 Direction, which was made in May 2020, removes Permitted Development Rights for the conversion of office buildings to residential dwellings in the Article 4 Directive area around Godalming Railway Station.

⁸ <https://pdf.euro.savills.co.uk/uk/commercial-retail-uk/shopping-centre-and-high-street---q4-2020.pdf>

PART TWO

10. GTC's Role for the Town Centre Area Built and Green Environment

GTC is involved in a number of activities in relation to the town centre area built and green environment including the use of the town centre's open spaces.

10.1. Planning

GTC reversed a previous decision to disband its planning committee by the establishment in January 2020 of the Environment & Planning Committee (E&P). The E&P is responsible for providing advocacy on behalf of local residents to ensure that the character of the Town Centre CA is not adversely impacted by developments. – **Action 1.**

10.2. Article 4 Directive

An Article 4 Direction restricts the scope of permitted development rights in relation to a particular area or site. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Within the Borough of Waverley, there are currently only two areas subject to an Article 4 Direction. The first area was established for Beacon Hill and was set up as a pilot scheme, with the Godalming Railway Station area being the first location outwith of the pilot scheme to be subject to an Article 4 Direction order.

Although the making of an Article 4 Direction is the responsibility of the Local Planning Authority, the Godalming Article 4 Direction resulted from direct lobbying by GTC, who provided evidence-based data in support of the Article 4 Directive. <https://www.waverley.gov.uk/Services/Planning-and-building/Planning-strategies-and-policies/Article-4-directions> The E&P has a responsibility to challenge any Prior Notification Notices for development within the Godalming Article 4 Direction area. – **Action 2.**

10.3. Wiggins Yard Environmental Improvement Scheme

The Wiggins Yard Environmental Improvement Scheme is an aspiration for a joint venture between WBC and GTC. The project's main priority is to improve the pedestrian link between Bridge Street and The Burys Field, which is safe to use by all within our community, including wheelchair users and those using buggies and mobility scooters. The project is predicated on the preservation of the historic setting of Wiggins Yard and the reuse of the existing cobbles and setts.

The outcome of this project will contribute to improved connectivity between the built and green environment within the Town Centre area. To date WBC has led on this project in relation to legal issues, the commissioning of viability studies and securing funding to be used toward this infrastructure project via an S106 financial contribution. Whilst a number of issues are still to be resolved, it is expected that if all pre-conditions are resolved, GTC will take on responsibility for the delivery of the works and future upkeep of the 'Wiggins Yard' passageway. – **Action 3**

An aside of this project will be to provide a pedestrian link into Bridge Street for cyclists who have made use of the cross-town cycle link to come into town and have 'parked' their bike in the shelter located outside of WBC offices.

10.4. Guildford to Godalming Greenway – Cross Godalming Section

The Guildford to Godalming Greenway is potentially an important step towards providing a practical alternative option for travel between the two towns, but equally important is the opportunity to provide a safe route for local residents into the town centre.

The Greenway aims to provide a route suitable for day-to-day activities such as getting to school, going shopping, commuting to work or simply enjoying time out in the fresh air⁹.

The Greenway project is not only supported by GTC but by both Waverley and Guildford Borough Councils. In July 2018 GTC agreed that Officers should work with the Godalming Cycle Campaign to explore options to enable consideration of the project for Community Infrastructure Funding. Whilst the opportunities for funding have experienced a number of setbacks, the project continues to resonate and find traction amongst both decision makers and the wider public.

In October 2020, GTC agreed to fund a Design and Feasibility Study for the 'Cross Godalming' section of the route, which passes through the Town Centre area green environment. In providing the grant for the Design & Feasibility Study, GTC requested that the study considers what route could link the Greenway from the Phillips Memorial Park to the High Street. Such a link could help reduce private vehicle traffic with the Town Centre, thus making it a more pleasant experience for pedestrians within the Town Centre built environment. – **Action 4**

10.5. **Current Pedestrianisation**

Since 2001 Godalming High Street, between its junction with Queen Street and its junction with Church Street has been subject to a Permanent Road Traffic Order. The effect of the order is to restrict traffic on a Saturday between 10am and 4pm from entering the controlled area. There are a number of exemptions including public transport buses and vehicles belonging to residents or workers who have a designated parking place within the controlled area.

Access to the restricted area is controlled by a rising bollard, which for safety reasons must be manually operated on each first occasion of daily operation. On a Saturday this operation is carried out by the On-Street Parking Enforcement Officer. Subsequent lowering of the bollard is achieved by use of an access control card. In accordance with the terms of the Permanent Road Traffic Order, GTC acts as an agent for SCC for the issuing of the access cards.

In May 2020 an additional Temporary Road Traffic Order was issued to support Social Distancing measures that permitted traffic restrictions within the same area between 10.30am and 3.30pm Mon-Sat. The main differences being that the exemptions were widened to permit delivery vehicles access and that GTC staff carried out the daily activation of the bollard between Mon-Fri. In extending the operation between Mon-Fri a greater number of access cards are required in order to accommodate business requirements that had not been required just for the Saturday operations.

Whilst the bollard was not operated Mon-Fri during periods of national lockdown when non-essential shops were closed, it remained operational on a Saturday in accordance with the Permanent Order. With reopening of non-essential shops expected on the 12 April, GTC will recommence the weekday operation of the bollard through to 21 June when, unless social distancing requirements remain extant, the bollard operation will revert to Saturday's only as the purpose of the Temporary Order will no longer exist. However, if social distancing requirements of some description remain in force, GTC will seek further guidance on whether the Temporary Road Traffic Order should remain in operation. – **Action 5**

10.6. **Future Pedestrianisation**

Once the Temporary Road Traffic Order falls away, either through its purpose no longer existing, or through time expiry of its maximum period of operation, the limit of traffic

⁹ <http://www.guildfordgodalminggreenway.com>

restrictions within Godalming High Street will fall back onto those permitted by the Permanent Order.

During the period of operation of the Temporary Road Traffic Order the overwhelming consensus of nearly 2000 users of the High Street surveyed by GTC found the extended restrictions to be a positive benefit. This is in keeping with the evidence highlighted at paragraph 1 regarding the positive association of low levels of traffic, walkability and bikeability. The Temporary Road Traffic Order put into practice actions that had been discussed for many years but not implemented due to a classic Catch 22 situation. Without evidence further restrictions could not be justified, without implementing the restrictions evidence could not be attained!

However, it should be noted that the operation of the extended restrictions was not without issue. With the increased residential population of the Town Centre area and reliance by businesses on just in time deliveries, the logistic challenges and potential disruption to residents and businesses are significantly greater than when the Permanent Order was granted in 2001. That said, it could also be argued that the benefits that could be derived are also significantly greater than in 2001.

The 'pedestrianisation' or more correctly the Road Traffic Restriction Order required to make permanent amendments to the current traffic arrangements lies with Surrey County Council. However, it could be argued that if GTC considers that extending the Road Traffic Restrictions granted in 2001 would be beneficial to the well-being of residents and businesses then it has a responsibility to advocate those benefits to SCC and take a lead on promoting traffic reduction measures within the town centre.

Whilst the physical restriction of some traffic would help to improve the environment, so could the control of traffic speed within the Town Centre area. Speed control for all traffic within the whole of the Town Centre area could be achieved through the implementation of an area wide speed restriction such as advocated by the "20 is Plenty" campaign. – **Action 6**

10.7. **Crown Court Pedestrian Area**

As stated earlier, Crown Court pedestrian area is a gateway location which has the potential to become a focal point for community activity, be it increased market style events, as a showcase location for the performing arts, or indeed just as a simple but pleasant resting point to sit and talk with friends. However, it also has the potential to become a linkway to provide flow from the built environment to the green environment.

GTC does have a stake in Crown Court in that it has the leases of, and manages, the Crown Court public toilets. GTC also organises, manages or is a partner organisation for the majority of the community events that are held within the town centre, including the Friday pop-up markets, the Farmers' Markets, Spring, Summer and Christmas Festivals, all of which utilise Crown Court. However, GTC does not have ownership of Crown Court pedestrian area, and therefore can only act as an advocate for improvements to this area. Such advocacy may, if the Council felt it would benefit residents, extend to financial support to the owners for improvements through the use of Neighbourhood CIL funding.

In recognition of its position to provide advocacy for environmental improvements to this key location, in September 2020, GTC agreed to establish a working group to explore ideas and options relating to the Crown Court area. – **Action 7**

10.8. **Community Events – The Green Environment**

Crown Court pedestrian area and the High Street are not the only locations within the town Centre area used to host community events. The three main festivals plus the annual town show all utilise Church Street as well as Crown Court and the High Street. The annual Remembrance Parade also uses the High Street and Church Street but also gathers at the War Memorial in the Phillips Memorial Park.

The Phillips Memorial Park hosts a number of events throughout the summer months, most notable of which are the Music in the Park concerts held each Sunday, 3pm to 5pm between May & September at the Godalming Bandstand, The Rotary Club's Duck Race, The Godalming Community Run and the Staycation Live Music Festival held over two days in August. Whilst GTC supports all these events, all except the Godalming Run utilise the Godalming Bandstand.

Godalming Bandstand is owned by GTC, although the land it sits upon is leased at a peppercorn rent from WBC. The Bandstand is licensed for regulated entertainment. However, whilst GTC may give permission for the use of the bandstand, permission is required from WBC for any associated activities within the Phillips Memorial Park. This is a protective arrangement to safeguard the park. Whilst GTC does not pay for the use of the Park (including The Burys Field) for each occasion of use, it does pay an annual fee to cover administrative costs incurred by WBC to process land use permits for GTC and other community organised events.

The Bandstand is used by a wide cross section of the community, be it people using it for early morning yoga, exercise routines, family picnics or just as a sheltered meeting place. Although the Bandstand does have a schedule of charges set against its use, apart from the Music in the Park concerts who pay for approx. 52 hours of use per annum, the reality is that no other fees are collected for the use of the Bandstand. It could be argued that the one organisation that is charged provides the greatest community benefit from the use of the bandstand, with many hundreds if not thousands of residents and visitors each year enjoying the Sunday afternoon concerts. Additionally, GTC also recovers the cost of the Performing Rights Society licence fee from the concert organisers. In arranging the concerts, the organisers not only need to find sponsors for the bands, they also need to raise funds to pay the hire charges and the performing rights fee. In considering the community benefits derived from the provision of these free to attend public concerts, GTC may wish to review the application of a hire fee for community use of the Bandstand, and whether such fee should be limited to the recovery of the cost of the Performing Rights Society licence fee. The cost of the electricity is paid by the concert organisers. – **Action 8**

The Burys Field forms part of The Phillips Memorial Park. The main activities taking place at the field are skateboarding and youth football. Although WBC owns, maintains and manages the field, including sports bookings, the flood lights are powered from the Wilfrid Noyce Centre (WNC). The current floodlights were provided by grants from SCC Member's Communication Allocation and a grant from WBC with GTC arranging for the installation works. Whilst the lights are adequate for training, they would be improved by the repair of a defective light column (requiring the replacement of the underground power supply cable). – **Action 9**

When required, water and power is also provided from the WNC for community events, such as the Town Show and St John's Spring Fair, held on The Burys Field. GTC makes no charge for this provision. However, where a community event also requires the use of the WNC, that is provided via grant aid in kind.

With the combined organised community usage of The Phillips Memorial Park and Burys Field, excluding football training and matches, being less than 100 hours per annum, it could be argued that these are underutilised community assets and that it should be possible to hold a greater number of community events at these locations. Such events could include the Godalming Green Gala, to be held for the first time in August 2021. There are also opportunities for WBC to permit more commercial events such as, amongst other activities, outdoor cinema, which was successfully arranged in 2019, funfairs and circus. - **Action 10**

10.9. **Community Events – Town Centre Built Environment**

GTC recognises the importance of events within the community and stated its commitment to their delivery, both directly and indirectly by adopting a clear policy position to support community events.

Due to the Coronavirus pandemic, it was not possible to deliver upon this commitment in 2020. However, GTC hopes to be able to resume community events in 2021 starting with the Farmers' Markets in April when non-essential retail is to be allowed. If the recovery maintains the trajectory outlined by the Government, it is anticipated that the Music in the Park concerts will resume on 27 June, and that the first major GTC community event will be the Green Gala in August 2021. The Round Table's Town Show is expected to be held on Saturday, 19 September and the Christmas Festival is expected to be held on the 27 November. Whilst not quite the full slate of annual events, it is hoped that they will provide a launchpad to the continuance of Godalming's collective community spirit.

Looking forward to 2022 and beyond, GTC is seeking to hold a number of new events including the Godalming Gig and the Godalming Fringe. Additionally, GTC will be looking to work with other community groups and organisations to join in the national celebrations of Her Majesty Queen Elizabeth II Platinum Jubilee, 2-5 June 2022. – **Action 11**

10.10. **Floral Godalming**

Floral Godalming softens the built environment within the town centre built up environs, provides colour and interest, helps support pollinating insects and provides a sense of civic pride and well-being, especially when the effort involved in Floral Godalming is recognised by external organisations such as South East in Bloom.

The troughs, baskets and planters are installed on rails and bollards with the town centre, as well as a number of public buildings and complements those businesses and property owners who also strive to brighten up the area with floral displays. The flower troughs etc are planted up, installed, watered and maintained by GTC staff in as economical and sustainable way as possible. However, whilst GTC does seek to attract sponsorship of the floral displays, in terms of staff time, infrastructure and the cost of the plants etc, the majority of the costs lie with GTC. It is the aspiration of GTC to expand Floral Godalming to cover a wider area, in particular the town centre approach roundabouts at the Inn on the Lake and Meadow/Bridge Road/Chalk Road. The Town Council also wishes to see the pedestrian approaches to the town benefit from Floral Godalming through the installation of flower troughs on the pedestrian safety barriers around the pedestrian refuges located by the Chalk Road roundabout and the pedestrian crossing points located along Flambard Way. – **Action 12**

As the scheme expands, the supporting infrastructure and staff time will also need to expand. This could be in the form of a community greenhouse located in the rear garden of Broadwater Park Community Centre that could support community growers 'Godalming Growers' to produce plants from seed. Whilst there would be costs in setting up such a structure to support this type of community involvement, and there would still be a need for GTC staff resource for oversight and support, these should be balanced against the longer-term benefits from greater community involvement in Floral Godalming. – **Action 13**

10.11. **Signage, Rails, Bollards, Bells & Benches**

Following the refurbishment of the High Street in the late 1990's by SCC, the maintenance of the installed infrastructure, signage, rails, bollards, bells and benches has been an issue of much debate between a number of authorities. Whilst the maintenance of the footpaths and carriageway clearly lies with SCC highways, the maintenance and repair of the street furniture has been less clear, resulting in its deterioration.

In 2013/14 GTC worked with SCC to implement some of the outcomes from the Town Centre CA appraisal, which included the removal of redundant street furniture, the installation of new,

or the relocation of some existing furniture to where it would provide a greater benefit, the repair and replacement of damaged items and the repainting of all remaining items.

Since that time, GTC has been the custodian of the town centre area street furniture, especially since the introduction of Floral Godalming, which relies upon this infrastructure. It is now approaching 7 years since the last full audit and targeted maintenance program. With GTC now having the benefit of a directly employed maintenance capability, during 2021 it is planned to conduct a full audit, repair and repaint of the existing street furniture and to establish a future maintenance cycle.

The fingerpost signage within the CA was audited in 2012 with some redundant signs being removed and others 'repointed' and additional fingers added where necessary. The town centre fingerposts and signage should be considered in the round with the fingerposts installed by WBC along the riverside walk and the Phillips Memorial Park as well as directional and info-signage and maps located at the railway station and WBC car parks. Any audit of GTC signage should incorporate all signage, irrespective of installer, and look to ensure accuracy of information. – **Action 14**

10.12. The Pepperpot

As indicated at paragraph 4, The Pepperpot as an iconic building in the ownership of GTC should be well maintained, although the interior has recently been renovated, the exterior is beginning to show signs of age and is in need of repainting. Additionally, the bell stick needs repairing which can only be carried out if scaffolding is erected to gain access to the cupola – **Action 15**

GTC should investigate the possibility of installing 'fixed' tables and benches in the area around The Pepperpot for use by town centre visitors. Public seating with tables in this area could add vibrancy to the immediate area and provide an outside seating area for patrons of a number of small café's and food outlets who do not have outside space. – **Action 16**

Buildings of Local Merit

Godalming has many beautiful buildings which contribute greatly to the individual appeal of the town. While many of Godalming's buildings are already protected by listed building status, there are others that do not meet the Department of National Heritage's listing criteria but could be recognised as being of importance to Godalming.

There are only 2 buildings of local merit (BLMs) within the CA, at 96 and 117 High Street [96 is currently occupied by Arthouse Unlimited and 117 by McAllister Thomas Fine Arts]. Both are Georgian, 2 storey, red brick or rendered with original windows. They have retail/restaurant use on the ground floor. They are well preserved and maintained and fit in well in the street scene. Under the National Planning Policy Framework, BLMs are considered to be designated heritage assets.¹⁰

There are no additional planning controls for BLMs but, the identification does mean it is a material consideration in planning applications. Although BLMs are adopted by WBC acting as the local planning authority, it is for the responsibility of the local town or parish council for going through the process to identify BLMs.¹¹

Godalming Town Council could, as exemplified by Cranleigh and Farnham, take a local lead in the identification of BLMs. If the Council were to put forward a scheme to identify potential BLMs, it is suggested that it does so in collaboration with the Godalming Trust and Godalming Museum. Any such scheme should not be limited to the town centre area but should cover the civic parish of Godalming. – **Action 17**

¹⁰ WBC – Godalming Town Centre Conservation Area Appraisal September 2013, para 3.6

¹¹ <https://www.waverley.gov.uk/Services/Planning-and-building/Heritage-trees-and-design/Buildings-of-Local-Merit>

10.13. **Public Art**

Godalming has a thriving arts community, be it art group collectives where individual artists collaborate to create exhibitions, commercial galleries, artisan craft makers, drama groups or artistic performers. However, whilst their individual contributions are greatly appreciated and admired by those who are fortunate enough to know about them, as a collective their impact upon the town could be so much greater.

There are a number of community forums who seek to represent and promote a shared interest e.g., Sports Godalming, the Godalming Green Forum, but at present there is no forum or collective representation of the arts community. – **Action 18**

10.14. **Regeneration and Supporting the Local Economy**

GTC, in common with all other Town & Parish Councils, has very few statutory duties. However, it does hold The General Power of Competence. The General Power of Competence (GPC) was introduced by the Localism Act 2011 and took effect in February 2012. In simple terms, it gives councils the power to do anything an individual can do provided it is not prohibited by other legislation.

The GPC will allow GTC to support its community in difficult times to arrest and prevent a perception of decline within the town centre retail area, manage change and be a positive actor in building back the retail and business base and working for greater economic growth and resilience in the local communities. The GPC provides both a legal power on which to act and/or giving greater confidence to work in new and innovative ways.

The narrative set out in this paper and the action highlighted below are all within the power of GTC to enact. Whilst individually, each area is a laudable aim unto itself, combined they provide a strong message that Godalming is a resilient community, that is capable of adapting to economic and societal changes, thus avoiding an actual or perceived environment of decline.

The recovery from the economic impact of the Coronavirus pandemic within our community can only be achieved by working in partnership with others. The existing business community has a vital part to play in ensuring it provides a welcoming and supportive environment to customers and clients, that its offering meets their needs and the service provided is such that they feel the benefits of 'supporting local'.

GTC's role is, as far as possible, to ensure that Godalming town centre remains a visually attractive and vibrant location for business to operate. Godalming needs to be a location of first choice and not one of last resort. By doing so, GTC provides the tools for Business Waverley¹² to work to attract new businesses to Godalming. – **Action 19**

10.15. **Business Improvement District**

With a business turnover of over £4.9 billion, and the highest density of businesses in Surrey, Waverley punches above its weight when it comes to business.¹³ That is not to say that there is not more that could be done to support the business community or that the business community should not look at options to support themselves.

One option for the business community to develop resilience and to ensure that Godalming is a location of first choice for customers, clients and businesses looking for new opportunities, is to identify a programme of improvements that will enhance the business environment and then to seek to implement those improvement projects via a Business Improvement District (BID).

¹² <https://www.businesswaverley.co.uk/en-GB>

¹³ <https://www.businesswaverley.co.uk/en-GB/page/5d95c2ca0f0bdc187fdb7951>

Waverley Borough Council has supported the local Chambers of Commerce in conducting a feasibility and viability study for the creation of BID areas. As part of that study GTC, along with a number of other businesses and the Godalming & District Chamber of Commerce, identified a viable BID area. The next stage of the BID process is to establish the BID criteria, this would include the aims of the BID, i.e., what are the project objectives and costs. From the establishment of what businesses wish the BID to provide and the cost of doing so, it is possible to determine the required levy to be applied to local business rates and the minimum business rate threshold for paying the BID levy.

Although the establishment of a BID area was first mooted in 2018, the enforced closure of businesses during 2020 put its progress on hold. It is expected that WBC and the Chambers of Commerce within Waverley will recommence work on the BID in September 2021.

As a main provider of community events and infrastructure, as well as a potential payee of the BID Levy, GTC does have an interest in the BID process. However, it should be noted that although a BID can provide events and services to benefit a business area, such provision should not be a replacement for the events, activities or services already provided. That is not to say that the BID cannot contribute to improved or expand provision, or if successful commission the provision of additional services from GTC.

Whilst the details of how or whether the BID process is taken forward is yet to be determined, a consideration for its development is the cost of establishing the evidence base and BID prospectus to take to referendum. Whilst GTC, as a public body, cannot lead on the BID, it is able to support organisations in developing the BID. – **Action 20**

10.16. **Devolution of Public Assets**

The Government has stated “power should be exercised at the lowest practical level - close to the people who are affected by decisions, rather than distant from them. Local authorities can do their job best when they have genuine freedom to respond to what local people want, not what they are told to do by Central Government. In challenging financial times, this freedom is more important than ever, enabling local authorities to innovate and deliver better value for taxpayers’ money”.¹⁴

In providing the tools to enable words to become actions, the Government introduced the ability for a local council to obtain the General Power of Competence. As stated earlier, GTC holds this General Power. The granting of this power to GTC has allowed it to take over the ownership of the Godalming Museum building, and in partnership with the Godalming Museum Trust provides a Museum Service for the benefit of the town. Likewise, it also permitted the transfer of the public toilet facilities to GTC to ensure that such provision continues to be provided. These are examples of choices that can be made and outcomes that can be achieved when principal and local councils work together for the benefit of the local area.

There are a number of other areas where GTC believes the control of public assets from the principal authority to the local council would be to the benefit of the local community.

Although just outside the town centre area, two such assets, Charterhouse Green and The Lammas Land adjacent to Meadow allotments, are considered to be place shapers not only for the immediate locality but also for the general feeling of community that greater use of these assets could achieve. Requests for the transfer of both these land assets have been made to WBC. – **Action 21**

¹⁴ Communities and Local Government (2011) A Plain English Guide to the Localism Act https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5959/1896534.pdf

GTC would also wish to explore the transfer of a number of other local assets from larger authorities to the custodianship of the Town Council as representatives of the local community. These would include:

- the freehold of the public toilets – enabling long term investment;
- the Crown Court pedestrian area – providing a clearer line between community management, maintenance and future investment responsibilities;
- the freehold of the Wilfrid Noyce Centre – safeguarding the provision of this important Community asset; and
- the freehold of The Burys Scouts HQ – passing responsibility for the support and development of this important youth facility to the local community.

The future of principal authorities is under much debate and consideration, with each having to manage their statutory responsibilities in an ever-challenging financial environment.

It is suggested that whatever the future of larger authorities, any direction of travel will tend towards more remote and less local involvement, with an increasing number of discretionary, non-statutory provisions becoming the responsibility of local communities. It is argued that where a community is served by a local council, that council would be the logical conduit for local activity. GTC would wish to see this process managed in a proactive and collaborative manner for the benefit of the present and future local community. – **Action 22**

PART THREE

11. Action Plan

GTC's programme 2019-2023 informs many of the individual work strands being considered or actioned by the Council. However, whilst providing the generality of aims and objectives, the programme leaves the detail to be considered elsewhere.

This document has sought to consider in the round, a number of the aims and objectives contained within the programme as they pertain to the town centre area. Having looked at what GTC is either currently doing, planning to do or could do if it so wished, a table of current or potential actions is set out below.

12. Table of Actions

Action 1	Planning
Continue to provide an opportunity for the public to express their views on planning matters and to provide advocacy for the protection of the character and historic setting of the town centre area. Utilise GTC's social media to promote knowledge of how residents can express concerns to Members at meeting of the council or its committees.	
Action 2	Article 4 Directive
Environment & Planning Committee to monitor planning schedules to ensure that any matter relating to Change of Use development within the Article 4 Direction Order area is subject to a planning application and to review all planning applications for development within the Article 4 Direction Order area.	
Action 3	Wiggins Yard Environmental Improvement Scheme
To continue to explore options with WBC for the environmental improvement works to Wiggins Yard, bring forward proposals that are within the available S106 funding agreement and also provide the maximum benefit for residents. GTC to consider proposals and if approved, formally accept responsibility for the delivery of the project.	
Due to delays caused by the Covid pandemic and legal complexities regarding ownership and liabilities, combined with increased costs against a fixed S106 provision, the delivery of the Wiggins Yard Improvement Scheme has become less viable. GTC has sought clarification on the use of the allocated funds and likely timescale for project delivery.	
Action 4	Guildford to Godalming Greenway – Cross Godalming Section
When available bring the outcomes of the Design and Feasibility report to the Environment & Planning Committee and, if appropriate, support a bid for Strategic CIL funding.	
The Cross Godalming section of the Godalming Green has been awarded £200,000 Strategic CIL funding in order to take the delivery of the scheme forward. Additionally Surrey County Council has held public engagement and consultation events to determine support and route preferences for the delivery of the wider Guildford to Godalming Greenway project.	
Action 5	Current Pedestrianisation
Continue to implement the road traffic restrictions upon Godalming High Street to meet the requirements of the Temporary Road Traffic Order. Continue to be informed by Government Covid-19 regulations and social distancing protocols for the operation of the Traffic Order post 21 June 2021. – ACTION COMPLETE due to lifting of Covid restrictions and Government guidelines	

Action 6	Future Pedestrianisation
<p>Work with SCC Member for Godalming North to establish options for traffic reduction within the Godalming town centre area to improve walkability and bikeability, including traffic access and speed restrictions. To bring forward proposals for endorsement by GTC and subsequent submission to SCC.</p> <p>GTC has made a submission to SCC on potential options to improve walkability and bikeability, including traffic access and speed restrictions with the primary retail area. SCC require GTC to work up its proposals for further consideration, as such GTC is seeking costs for professional support for doing so.</p>	
Action 7	Crown Court Pedestrian Area
<p>Crown Court Working Group to consider options for improvements to the Crown Court pedestrian area and to seek the support of WBC for its implementation. To bring forward the preferred option for endorsement by GTC and, where required, Full Council approval for Neighbourhood CIL Funding.</p> <p>GTC awaiting the outcomes of the Godalming Central improvement options before taking this forward.</p>	
Action 8	Community Events – The Green Environment
<p>Seek GTC approval to waive hire fee for the bandstand for use by organisations or groups providing free community events. Action approved and implemented by GTC policy & Mananagement Committee</p>	
Action 9	Community Events – The Burys Flood Lights
<p>Obtain costings for the repair of the defective flood light column and bring to Policy & Management Committee for funding consideration.</p>	
Action 10	Community Events – The Green Environment
<p>Work with WBC to identify further opportunities for community and commercial events that provide a benefit, attraction or activity for residents.</p> <p>GTC held its first Green Gala on the Burys Field in August 2021, with the event scheduled to be repeated in August 2022. Godalming Beer Festival is to be held in September 2022 at the Burys and the Rotary Duckrace also scheduled for September 2022. An organisation has been identified for the potential delivery of an event in May 2023 to replace the St Johns Spring Fair which was last held on The Burys in 2019</p>	
Action 11	Community Events – Town Centre Built Environment
<p>Continue to support and organise community events in line with GTC Community Events Policy and decisions of the Council. GTC continues to support Community events in line with its community event policy, this is not limited to main town events, but also to supporting smaller local events and school events through the loaning of equipment</p>	
Action 12	Floral Godalming
<p>Continue to implement Floral Godalming, seeking opportunities for sponsorship and working with SCC for the expansion of the scheme to incorporate the main approach roundabouts and roadside barriers at the pedestrian refuges around the approaches to the town.</p> <p>2022 has seem an expansion of floral Godalming within the primary retail area, although logistics and safety issues have currently limited the opportunity to incorporated areas outside of the primary retail area.</p>	
Action 13	Floral Godalming
<p>Seek to develop options for community engagement and involvement with the future of Floral Godalming, including options for ‘Godalming Growers’.</p>	

Action 14	Signage, Rails, Bollards, Bells, Benches & Buildings
	<ul style="list-style-type: none"> • Conduct a full audit of street furniture – Completed May 2021 • Implement a programme of repair and renovation during 2021 – A program of repair and refurbishment was started in 2021 and will be a continuous process. • Audit info-signage for accuracy • Work with other info-signage providers, including WBC, rail operators and the Community Rail Partnership to provide a co-ordinated approach to info-signage.
Action 15	The Pepperpot
	Bring forward plans for the exterior repair and repainting of The Pepperpot.
Action 16	The Pepperpot
	GTC to investigate the installation of 'fixed' public seating and tables in the area around The Pepperpot. – This was investigated and found to be inappropriate for the location
Action 17	Buildings of Local Merit
	GTC to champion a scheme for identification of Buildings of Local Merit and submit identified buildings for adoption by WBC.
Action 18	Public Art
	GTC to 'champion' the establishment of an Art Forum within Godalming to provide a collective voice to seek opportunities to promote, display or perform art, including art within the public realm. – In 2021, Art Godalming was setup as an umbrella organisation.
Action 19	Regeneration and Supporting the Local Economy
	<p>Work with WBC Economic Development Team (EDT) to promote Godalming as a positive business location, seek feedback from the EDT to identify negative issues that are within GTC powers and identify the role that Godalming Town Council and Waverley Borough Council can play in:</p> <ul style="list-style-type: none"> - encouraging small, locally based businesses in order to create a circular economy, keeping money in the local economy and promoting locally sourced and sustainable goods and services; - encouraging businesses which will make Godalming an attractive town for people to visit and in which to spend time."
Action 20	Business Improvement District
	<p>Support Godalming & District Chamber of Commerce with information or resource in preparing a BID plan. Requests for significant staff resource or any financial support to be brought to Policy & Management Committee for consideration.</p> <p>Godalming Town Council has provided financial support to enable the business community to take forward a BID proposal</p>
Action 21	Devolution of Public Assets
	<p>Report to Members on the progress of requested land transfers from WBC, Charterhouse Green and Lammas Land adjacent Meadow allotments.</p> <p>Action currently resides with WBC</p>
Action 22	Devolution of Public Assets
	GTC to agree which assets it wishes WBC to devolve to the Town Council and formally request WBC to transfer those assets of local community value to the Town Council.

WBC has supported GTC by leasing an area of former changing rooms to house the Community Store

The Godalming & District Chamber of Commerce represents a wide range of different sectors including retail, catering, professional services, industry and general commerce. As a group they also have the advantage of a community drawing on a huge range of skills, knowledge and resources to deliver real results to their membership. They cover the areas of Godalming, Farncombe, Compton, Hurtmore, Milford, Witley and Hascombe.

AGM February 2022. The current President is John Taylor from Cornmeter and he announced that the Networking events would restart this year, (which they did with the third and latest taking place on 24th June) also that the Food Festival would take place on 3rd July.

At the AGM there was also an update on the progress of BID by the Town Clerk...

Item from the minutes...The scheme is designed to be led by local businesses, not the local authority.

- *The scheme designates an area within the primary business area of the town.*
- *It is aimed at improving business opportunities in the town.*
- *WBC funded initial research which established that Waverley Borough is unusual requiring four BIDs for the four separate towns.*
- *Cost to progress from concept to ballot stage of the BID process - £38,500.*
- *Levy on business rates to fund the improvements identified within the BID process.*
- *Level of levy is determined by the size of business rates chargeable on a business. Businesses with a RV below a specific value would be exempt from payment.*

He explained how the scheme works...

- *Projects must be baselined with the local authorities so that the authority cannot lump existing services on to the BID.*
- *Godalming has the £38,500 funding through: • £13,500 WBC, • £13,500 GTC*
- *Balance from Waitrose, Cornmeter, GDCC*
- *Next stage is to appoint consultants to take the BID forward to the next consultation and costing stages. They will send a questionnaire to every business.*
- *Information is available on the GTC website with minutes from the meeting of the 13 February 2022*
- *JT commented that there is still a long way to go*
- *Concern that WBC is trying to offload responsibility for providing services*
- *Town Clerk commented that WBC would also have to pay if they were within the BID area. WBC is in fact the largest ratepayer in Godalming.*

There was also a presentation and discussion by Chris Skillicorn-Aston of Surrey Police on community issues. He explained that the police work in partnership with other agencies to resolve issues and welcomes any interaction with the members of the Chamber. All crimes and incidents must be reported via 999/101 or online. The assessment and deployment is on the basis of threat, harm and risk. Members to inform the Committee of any issues that they wish to be raised with CSA.

John updated the meeting on latest businesses moving into the High Street, namely - Up market Pizza, Mistral Cake and Patisserie, Shooting Star, Cosy Club (Barclays building) Marks & Spencer Food (M & Co building).

There was also a presentation by Matt Cadman of Lite Radio (Eagle Radio no longer exists). Target market 35+ age group, middle road ABC1 demographic. DAB surrey multiplex channel/online at www.literadio.co.uk

Supports charities including the Fountain Centre, Advertising rates are very competitive, Principle Partnership advertising rates for 12 to 16 specific, businesses with other benefits including one major event per year per partner

The website is www.godalmingchamber.org/ .

By the time you read this the Food Festival will have taken place...Hope you enjoyed it!

Councillor Michael Stubbs – 1 July 2022

GODALMING TOWN COUNCIL

Disclosure by a Member¹ 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]² [a registerable interest (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 Interests	Other Registerable Interests (Non-Pecuniary Interests)	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 registerable interest (non-pecuniary interest) is defined by Section 9 of the Godalming Members' Code of Conduct.