

## **GODALMING TOWN COUNCIL**

Tel: 01483 523575  
E-Mail: [office@godalming-tc.gov.uk](mailto:office@godalming-tc.gov.uk)  
Website: [www.godalming-tc.gov.uk](http://www.godalming-tc.gov.uk)

107-109 High Street  
Godalming  
Surrey  
GU7 1AQ

21 November 2025

I HEREBY SUMMON YOU to attend the **ENVIRONMENT & PLANNING COMMITTEE** Meeting to be held in the Council Chamber, Waverley Borough Council, The Burys, Godalming on THURSDAY, 27 NOVEMBER 2025 at 6.30pm.

*Andy Jeffery*

Andy Jeffery  
Chief Executive Officer

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

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

### **A G E N D A**

1. **MINUTES**

To approve as a correct record the minutes of the meeting of the Committee held on the 30 October 2025, a copy of which has been circulated previously.

2. **APOLOGIES FOR ABSENCE**

3. **DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE INTERESTS**

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

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

Councillor PMA Rivers

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

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

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

5. QUESTIONS BY MEMBERS

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

6. PLANNING APPLICATIONS – CONSULTATION

Members to consider the following application and supporting report (report attached for the information of Members):

**WA/2025/02162** – Land at Surrey Data Park, Langham Park, Catteshall Lane

Erection of open-sided canopy covered padel tennis courts with ancillary social and welfare facilities parking and associated works.

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

7. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

8. PRESENTATION FOR BIODIVERSITY IMPROVEMENT AT LAND ADJACENT TO BROADWATER COMMUNITY CENTRE

Members to receive a presentation from Jane Fitzsimmons, Senior Youth Support Worker at Broadwater Youth & Community Centre regarding proposals for biodiversity improvements at land owned by GTC to the rear of the Youth & Community Centre.

9. MOTION ON NOTICE – PEPPERHAROW ROAD ALLOTMENT LAND

Proposer: Cllr Ed Holliday, Seconder: Cllr Steve Williams

**Recommendation:**

Members to consider the Motion and, if minded, are requested to resolve to approve the implementation of the motion as set out in the motion.

**The Motion**

That Godalming Town Council recognises the Peperharow Road allotment land as a valued community asset and affirms its commitment to maintaining and enhancing the site for the benefit of as many local residents as possible in partnership with local residents, including the Peperharow & Dean Roads Residents' Association (PHDR RA).

The Council will:

- ensure that the one currently unallocated allotment is subdivided and allocated, giving priority to local residents at the earliest possible opportunity;
- take steps to increase the number of allotment plots on the site as a whole in due course;
- work with the PHDR RA with a view to:
  - establishing a medium-term plan for the entire site, exploring the potential use of less arable or flood-prone areas for wider community benefit, such as a shared space, community garden and/or natural play space;
  - developing a programme to clear the area not currently allocated as allotments to involve the Town Council's grounds team and local resident volunteers.
- invite comments on any proposals to develop the area not currently allocated as allotments from all Peperharow Road & Dean Road residents, including by means of a letter drop once a set of firm proposals has been developed for formal sign-off by the Environment & Planning Committee and Full Council.

### **Explanatory Note**

The Peperharow Road allotment land is a valued community asset within a residential area. This motion seeks to reaffirm the Council's commitment to managing the site for broad community benefit, while ensuring that any future changes are informed by meaningful engagement with local residents.

The proposed approach supports a two-phase consultation process:

- Phase 1: Gathering ideas through collaboration with the PHDR RA ; and
- Phase 2: Wider resident engagement, including a letter drop, to ensure all local voices are heard.

It also clarifies that standard allotment fees would apply to any community plots, that priority for allocation would be given to local residents, and that the use of less arable areas could be explored for complementary community purposes, such as a shared garden or natural play space.

This motion is consistent with previous discussions at the Environment & Planning Committee regarding the phased development of community-led ideas for the Peperharow Road allotment site.

## **10. WAVERLEY LOCAL PLAN – ISSUES & OPTIONS 2025 CONSULTATION**

### **Recommendations:**

Members are asked to:

- a. review the draft Town Council response and provide comments or amendments;
- b. consider the recommended answers and agree which points should form the Council's formal submission; and
- c. approve the final response for submission to Waverley Borough Council before the 8 December 2025.

### **Summary**

To consider the draft Godalming Town Council response (attached for the information of Members) to Waverley Borough Council's *Local Plan Issues & Options 2025* consultation and agree any amendments prior to submission. Members are also invited to review the accompanying set of recommended answers to the consultation's 70 questions.

## Background

Waverley Borough Council has published its *Local Plan Issues & Options 2025* for public consultation. This is an early-stage, high-level document intended to explore the main strategic choices that will shape the new Local Plan covering the period 2023–2043.

The purpose of the Options Paper is to:

- set out the key issues affecting the borough;
- present alternative approaches for where and how development might be accommodated;
- seek views on the principles that should guide the future Local Plan; and
- gather early feedback before detailed policies and site allocations are prepared.

This consultation forms the first step in a multi-stage plan-making process. The focus at this stage is on direction, objectives, and broad spatial options, rather than on specific sites.

## Consultation Details

The consultation runs until 8 December 2025. The full document and supporting materials can be accessed at: <https://waverley.inconsult.uk/IssuesAndOptions>

Hard copies are also available at Godalming Library and The Burys.

## Town Council Papers Provided

The following documents accompany this agenda item:

### a. Draft Town Council Response

- prepared to reflect a position of *cautious concern*, recognising the need for a new Local Plan while highlighting Godalming's significant environmental, infrastructure, and topographical constraints; and
- incorporates policies from the Godalming & Farncombe Neighbourhood Plan, the GTC Corporate Plan, and the Farncombe Village & Binscombe Community Vision Document.

### b. Recommended Answers to Key Consultation Questions

- structured responses aligned with adopted policies to assist Members who wish to complete individual consultation submissions or refine the Council's corporate position.

## 11. AARONS HILL RECREATION GROUND IMPROVEMENT PROJECT: LETTER OF SUPPORT

### Recommendation:

That Members approve the draft letter of support and authorise the CEO to issue it on behalf of Godalming Town Council.

Waverley Borough Council is developing proposals for a significant upgrade of Aarons Hill Recreation Ground, including the creation of a new concrete skate and bike park alongside wider landscaping, accessibility, and play improvements. Approximately £318,000 of Section 106 funding has been secured; however, an estimated further £170,000 is required. Waverley intends to submit a Strategic CIL funding bid to meet this shortfall and has requested a letter of support from Godalming Town Council to accompany its application.

### Background:

The proposed improvement scheme includes:

- a modern concrete skate and bike park suitable for bikes, scooters, skateboards, and inline skates;
- accessible pathways suitable for prams and mobility scooters;
- a designated seating area and outdoor gym;

- new tree and wildflower planting;
- a children's trim trail and informal woodland play features; and
- upgraded football goals and general enhancements to the recreation ground environment.

These improvements are intended to create a more welcoming, inclusive, and active community space serving all ages and abilities. A concept design has been shared with the Town Council (attached for the information of Members).

**Proposal:**

Waverley Borough Council has asked Godalming Town Council to provide a letter of support for inclusion in their Strategic CIL funding bid. A draft letter is attached for Members' consideration.

**Matters for Decision:**

Whether the Town Council wishes to provide a formal letter of support for Waverley Borough Council's Strategic CIL bid relating to improvement works at Aarons Hill Recreation Ground, and—if so—whether Members approve the draft letter as presented (attached for the information of Members).

12. COMMUNICATIONS ARISING FROM THIS MEETING

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

13. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 11 December 2025 at 7.00pm, or at the conclusion of the preceding Full Council meeting, whichever is later.

14. ANNOUNCEMENTS

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

6. PLANNING APPLICATION: WA/2025/02162 PROPOSED PADEL CLUB, LANGHAM PARK ROAD, GODALMING

**1. Proposal Summary**

The application proposes the redevelopment of a currently vacant plot at Langham Park Road to create a **padel tennis facility** comprising:

- 5 padel courts (4 doubles, 1 single);
- club administration and changing facilities (in converted containers);
- café/lounge area;
- lighting, fencing, and associated infrastructure;
- 7 on-site car parking spaces; and
- 10 on-site cycle parking spaces.

The site is located adjacent to a large Sainsbury's supermarket car park and within a mixed-use area that includes residential and commercial properties.

**2. Key Planning Considerations for Members**

The following issues have been identified for the Committee's attention:

**2.1 Car Parking Provision**

The application proposes 7 on-site car parking spaces, including 2 disabled bays. Surrey County Council's Vehicular and Cycle Parking Guidance (2021) requires:

- 4 car parking spaces per court;
- 5 courts × 4 = 20 spaces required;
- 13-space shortfall.

This is a significant under-provision. The applicant argues that the site's central location and proximity to public transport, combined with a managed booking system, justify the reduced provision. However, the number of courts implies up to 20 players per hour, and with typical overlaps between sessions, the likelihood of on-site congestion or off-site overspill could be high.

**2.2 Use of Third-Party Car Parks**

To mitigate the parking shortfall, the applicant refers to the adjacent Sainsbury's car park, which offers a 3-hour stay limit. This car park:

- is not under the control of the applicant;
- is provided for Sainsbury's customers only; and
- is maintained through the business rates and upkeep of a separate business.

There is no evidence of agreement with Sainsbury's to allow use of this parking for the padel club. Therefore, this cannot be considered a legitimate mitigation or part of the application's transport strategy.

**2.3 Impact on Local Highway Network**

The proposal suggests that overflow parking may occur on Catteshall Lane and surrounding residential roads. This is problematic due to:

- existing on-street parking pressures caused by recent residential developments;
- narrow carriageways and limited visibility at certain points; and
- increased risk of congestion, access obstruction, and reduced highway safety.

The cumulative impact on local roads could be significant, particularly during evenings and weekends.

## **2.4 Cycle Parking and Sustainable Travel**

The applicant proposes:

- 10 on-site cycle parking spaces; and
- references a further 24 spaces at Sainsbury's.

However:

- the Sainsbury's racks are also not under the control of the applicant;
- no agreement has been provided for their use by padel club patrons; and
- therefore, only the 10 on-site spaces should be counted.

While active travel is encouraged in policy, it could be argued that the application overstates the likelihood of cycling or walking:

- Padel players typically travel in groups and carry equipment;
- travel by foot or cycle is unlikely to be the norm, especially in bad weather or for evening bookings; and
- no travel plan or user survey has been submitted to support the model assumptions.

## **2.5 Booking System and Overlap**

Although the applicant references a managed booking system, no details are provided regarding:

- buffer periods between sessions;
- management of arrivals and departures; and
- measures to prevent clustering of players and vehicles at peak times.

Without these details, it is difficult to rely upon the system to mitigate the impacts of inadequate parking.

## **2.6 Noise Considerations**

A Noise Impact Assessment has been submitted. It suggests that predicted noise levels will be within acceptable limits if mitigation is applied, including:

- acoustic fencing, and
- court orientation.

However, the report assumes windows are closed in nearby properties and does not fully consider:

- cumulative noise from multiple courts;
- evening use; and
- impact on local amenity where residents may have windows open in warmer months.

Further scrutiny of noise controls and potential conditions may be warranted.

## **3. Planning Policy Context**

- **National Planning Policy Framework (2024):**
  - **Paragraph 111:** Development should be refused on highway grounds if the residual cumulative impacts are severe.

- **Surrey County Council Parking Guidance (2021):**

- 4 parking spaces per court for tennis/padel uses.

The application fails to meet minimum local highway standards and relies on third-party assets (car park and cycle racks) without permission or control, which runs contrary to good planning practice.

#### **4. Considerations for Members**

This proposal offers a valuable recreational facility, but key operational impacts – particularly parking and traffic management – remain inadequately addressed. The development is currently non-compliant with county-level parking guidance and places undue reliance on assets not under the applicant's control.

A balanced and cautious approach is recommended, ensuring that community amenity and road safety are not compromised.

Members may consider deferring determination and request:

- a revised parking strategy with SCC-compliant provision or a proven travel plan;
- formal agreements for any third-party parking/cycle rack use;
- clarification on booking system buffers and management controls; and
- a noise management plan confirming mitigation and usage hours.

Alternatively, on balance, Members may decide to raise an objection on the following grounds:

*“The proposal provides insufficient on-site car parking, relies on the use of third-party private parking and cycle infrastructure without agreement, and risks unacceptable cumulative impacts on the local highway network. The assumptions made in respect of sustainable transport are not evidenced and the application fails to meet Surrey County Council standards, contrary to the aims of the National Planning Policy Framework (2024), Paragraph 111.”*



## GODALMING TOWN COUNCIL

### ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 22 OCTOBER TO 17 NOVEMBER 2025

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 25/43</b>				
WA/2025/02033	Godalming Binscombe & Charterhouse	Erection of a single storey infill porch extension and associated works.	Penhaliday Hurtmore Road Godalming GU7 2RB	
TM/2025/02040	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 12/19	High Croft Frith Hill Road Godalming GU7 2EE	
WA/2025/02047	Godalming Binscombe & Charterhouse	Erection of a front porch and associated works.	6 Woodstock Grove Godalming GU7 2AX	
WA/2025/02037	Godalming Central & Ockford	Listed Building Consent for construction of a new arched doorway in the wall between Deanery Cottage and part of the walled garden to the rear of Deanery House; closure of an existing opening between the proposed new amenity space.	Deanery Cottage 26a Church Street Godalming GU7 1EW	
WA/2025/02052	Godalming Central & Ockford	Application for Advertisement Consent to display 1 non-illuminated fascia sign and 1 non-illuminated projecting sign.	80-82 High Street Godalming GU7 1DU	
TM/2025/02062	Godalming Holloway	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 11/17	Ravens Rake Holloway Hill Godalming GU7 1RZ	
WA/2025/02085	Godalming Holloway	Erection of extensions and alterations to bungalow to form a chalet bungalow following demolition of existing outbuilding; erection of boundary wall with vehicle and pedestrian entrance gates.	1 Beech Way Godalming GU7 1QG	
<b>WBC Weekly List 25/44</b>				
TM/2025/02091	Godalming Holloway	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 16/01	11 Tuesley Corner Godalming GU7 1TB	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
NMA/2025/02123	Godalming Central & Ockford	Amendment to WA/2023/01048 for the variation of condition 1 to allow for the substitution of two plans in order to make minor alterations to the approved landscaping scheme and the bin store finish	Woodside Park Catteshall Lane Godalming GU7 1LG	
CA/2025/02116		MUNSTEAD CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	Munstead Wood Heath Lane Godalming GU7 1UN	
<b>WBC Weekly List 25/45</b>				
WA/2025/02160	Godalming Binscombe & Charterhouse	Erection of extensions and alterations following demolition of existing extension.	81 Peperharow Road Godalming GU7 2PL	
WA/2025/02151	Godalming Central & Ockford	Application for display of a non-illuminated A-board sign.	104 High Street Godalming GU7 1DW	
WA/2025/02162	Godalming Central & Ockford	Erection of open-sided canopy covered padel tennis courts, with ancillary social and welfare facilities, parking and associated works.	Land at Surrey Data Park Langham Park Catteshall Lane Godalming	
WA/2025/02167	Godalming Holloway	Erection of single storey extension.	8 Heathfield Close Godalming GU7 1SL	
WA/2025/02163	Godalming Holloway	Erection of a covered structure to provide a teaching area.	Busbridge Infant School Hambledon Road Godalming GU7 1PJ	
<b>WBC Weekly List 25/46</b>				
WA/2025/02176	Godalming Binscombe & Charterhouse	Listed Building Consent for installation of cold-applied liquid waterproofing system to the pavilion roof (retrospective).	Memorial Chapel Charterhouse Hurtmore Road Godalming GU7 2DE	
WA/2025/02175	Godalming Binscombe & Charterhouse	Erection of a single storey extension and installation of window on ground floor west elevation.	55 Peperharow Road Godalming GU7 2PL	

<b><u>Ref</u></b>	<b><u>Ward</u></b>	<b><u>Proposal</u></b>	<b><u>Site Address</u></b>	<b><u>GTC Observations</u></b>
WA/2025/02230	Godalming Central & Ockford	Erection of single storey extensions and alterations with associated landscaping.	4 Miltons Crescent Godalming GU7 2NS	
WA/2025/02181	Godalming Holloway	Erection of a detached garage following demolition of existing garage.	Bargate House Tuesley Lane Godalming GU7 1SB	
WA/2025/02178	Godalming Holloway	Certificate of Lawfulness under Section 192 for alterations to first floor fenestration on eastern elevation with creation of a glass juliet balcony.	47 Minster Road Godalming GU7 1SR	
WA/2025/02189	Godalming Holloway	Erection of extensions and alterations including raising roof height and installation of dormer following removal of chimney stack; construction of vehicle access and dropped kerb with associated works.	The Lodge Godalming College Tuesley Lane Godalming	
TM/2025/02205	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 09/03	Birch Bassett 52 Busbridge Lane Godalming GU7 1QQ	
CA/2025/02224		MUNSTEAD CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	Munstead Wood Heath Lane Godalming GU7 1UN	

10. DRAFT TOWN COUNCIL RESPONSE TO THE WAVERLEY LOCAL PLAN ISSUES & OPTIONS 2025

**Introduction**

Godalming Town Council welcomes the opportunity to comment on the Waverley Local Plan Issues & Options 2025. We recognise the need for a new Local Plan and agree with the principles of positive plan-making, sustainability, and meeting local needs. However, Godalming is a highly constrained settlement with limited opportunity for expansion. Our response reflects a realistic assessment of what can be accommodated without undermining the town's character, infrastructure, and community wellbeing.

Our comments draw on the Godalming & Farncombe Neighbourhood Plan, the GTC Corporate Plan, and the Farncombe Village & Binscombe Community Vision, all of which prioritise sustainable development, protection of local character, and ensuring infrastructure keeps pace with growth.

**1. Housing Need and Spatial Strategy**

*Cautious Concern About Housing Numbers*

The Government's standard method figure of 1,458 dwellings per year severely overstates what Waverley can realistically accommodate. Godalming, in particular, faces constraints including:

- the River Wey valley;
- steep hillsides;
- extensive conservation areas;
- narrow road corridors and limited network capacity;
- environmental designations and flood risk; and
- the Thames Basin Heaths mitigation requirements.

These constraints are well-recognised in the Neighbourhood Plan and remain unchanged.

*GTC Position*

- We accept the need for new homes but strongly emphasise that Godalming's capacity is limited and should not be assumed to play a disproportionate role.
- Growth should prioritise:
  - brownfield and previously developed land;
  - town centre regeneration opportunities; and
  - small-scale, well-designed infill.
- Large-scale edge-of-settlement extensions around Godalming are unlikely to be sustainable given road capacity, topography, and landscape impact.

*Affordable Housing*

GTC supports the delivery of genuinely affordable housing—particularly smaller 1–2 bed units—as identified in the Neighbourhood Plan and reinforced during community consultations.

**2. Environment, Character and Biodiversity**

Godalming's setting in the Wey Valley is a defining feature of the town. The Neighbourhood Plan places great weight on conserving:

- the town's historic core;
- the character of Farncombe and Binscombe;

- the river corridor; and
- green gaps and key views.

GTC supports WBC's intention to place the environment at the heart of the spatial strategy and urges:

- protection of the green corridor through Godalming;
- biodiversity net gain above the minimum where viable;
- safeguarding of heritage assets and conservation areas; and
- a cautious approach to development on sensitive hillsides and high landscapes.

### **3. Transport and Movement**

The local network is already under strain, particularly:

- Flambard Way;
- Meadow;
- Borough Road/Farncombe Street;
- Holloway Hill; and
- A3100/A281 corridors.

Godalming Town Council supports:

- investment in active travel infrastructure;
- enhanced walking and cycling links between neighbourhoods;
- further improvements to station access at Godalming and Farncombe; and
- better east–west bus connectivity.

However, significant new housing without transport improvements would be unsustainable.

### **4. Town Centres: Godalming & Farncombe**

The Godalming & Farncombe Neighbourhood Plan seeks thriving, mixed-use centres. GTC supports:

- flexible uses that keep high streets active;
- reuse of vacant units;
- residential use above shops;
- enhancements to the public realm;
- protecting the primary shopping frontages in Godalming; and
- maintaining and strengthening Farncombe Local Centre.

We do not support any reduction in Farncombe Centre's boundary and are open to minor extensions where supported by community evidence.

### **5. Infrastructure**

Infrastructure capacity continues to be a source of concern. GTC emphasises an infrastructure-first approach:

- school capacity must be planned with Surrey County Council and its future successor, West Surrey Unitary Authority;
- primary care and dental provision require expansion;
- water/wastewater capacity and flood risk mitigation must be addressed before growth; and

- community facilities—especially in Farncombe and Binscombe—require investment.

Developments that proceed ahead of infrastructure risk undermining quality of life and community wellbeing.

## **6. Climate Change and Sustainability**

GTC supports:

- higher-than-minimum energy efficiency standards;
- rooftop and site-appropriate solar energy;
- climate-resilient design;
- water efficiency measures; and
- support for community-owned renewable energy schemes.

Given the Wey corridor's flood risk, Godalming would expect all new development to demonstrate exemplary climate resilience.

### **Conclusion**

Godalming Town Council supports the preparation of a new Local Plan but maintains cautious concern about the scale of housing growth proposed and the assumption that Godalming can absorb significant development. We encourage Waverley to adopt a balanced, capacity-led approach that respects environmental limits and prioritises infrastructure delivery.

## **Recommended Answers to Key Consultation Questions**

### *Spatial Strategy (Q4–Q8) Recommended Response:*

Godalming supports a balanced approach prioritising brownfield redevelopment, small-scale infill, and regeneration. Major edge-of-settlement expansions around Godalming are constrained by flood risk, topography, protected landscapes, and limited road access. Growth must be infrastructure-led and should avoid environmentally sensitive areas.

### *Environment & Biodiversity (Q17–26) Recommended Response:*

The Wey Valley corridor, steep wooded slopes, and conservation areas are critical to Godalming's identity and biodiversity. The Plan should exceed minimum biodiversity net gain requirements and strengthen green/blue infrastructure links. The historic environment—including the Godalming, Charterhouse, and Farncombe conservation areas—requires continued protection and policy reinforcement.

### *Housing (Q27–44) Recommended Response:*

Godalming supports a focus on smaller, affordable homes, including 1–2 bed units suitable for young people and downsizers. Development must respect existing character and comply with Neighbourhood Plan design policies. Large-scale new allocations in Godalming are not justified due to infrastructure pressure and environmental constraints.

### *Transport (Q45–54) Recommended Response:*

New development should contribute to active travel corridors, improved station access, and routes that link neighbourhoods to schools and shops. Godalming's network cannot support significant additional private car traffic without major investment. Public transport enhancements are essential.

### *Town & Local Centres (Q55–57) Recommended Response:*

Protecting and enhancing the primary shopping area in Godalming is essential. Farncombe Local Centre boundary should be retained or modestly extended where evidence justifies it. Mixed-use development and reuse of vacant units are supported.

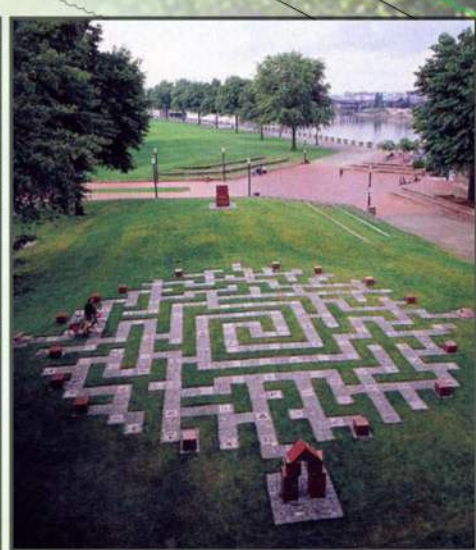
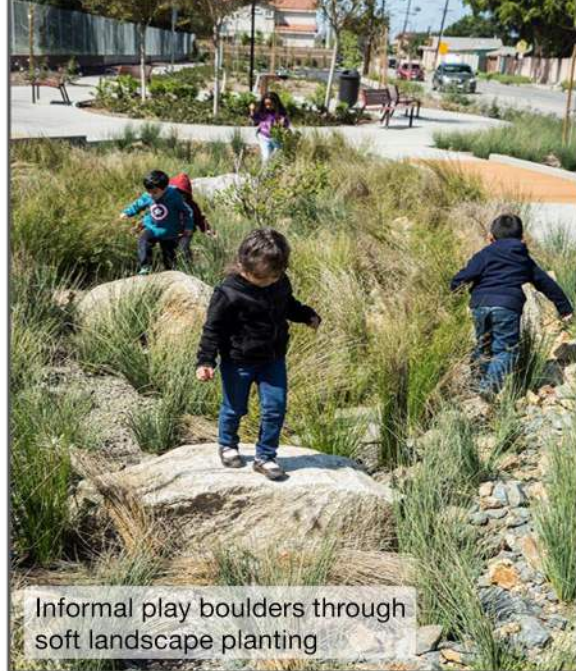
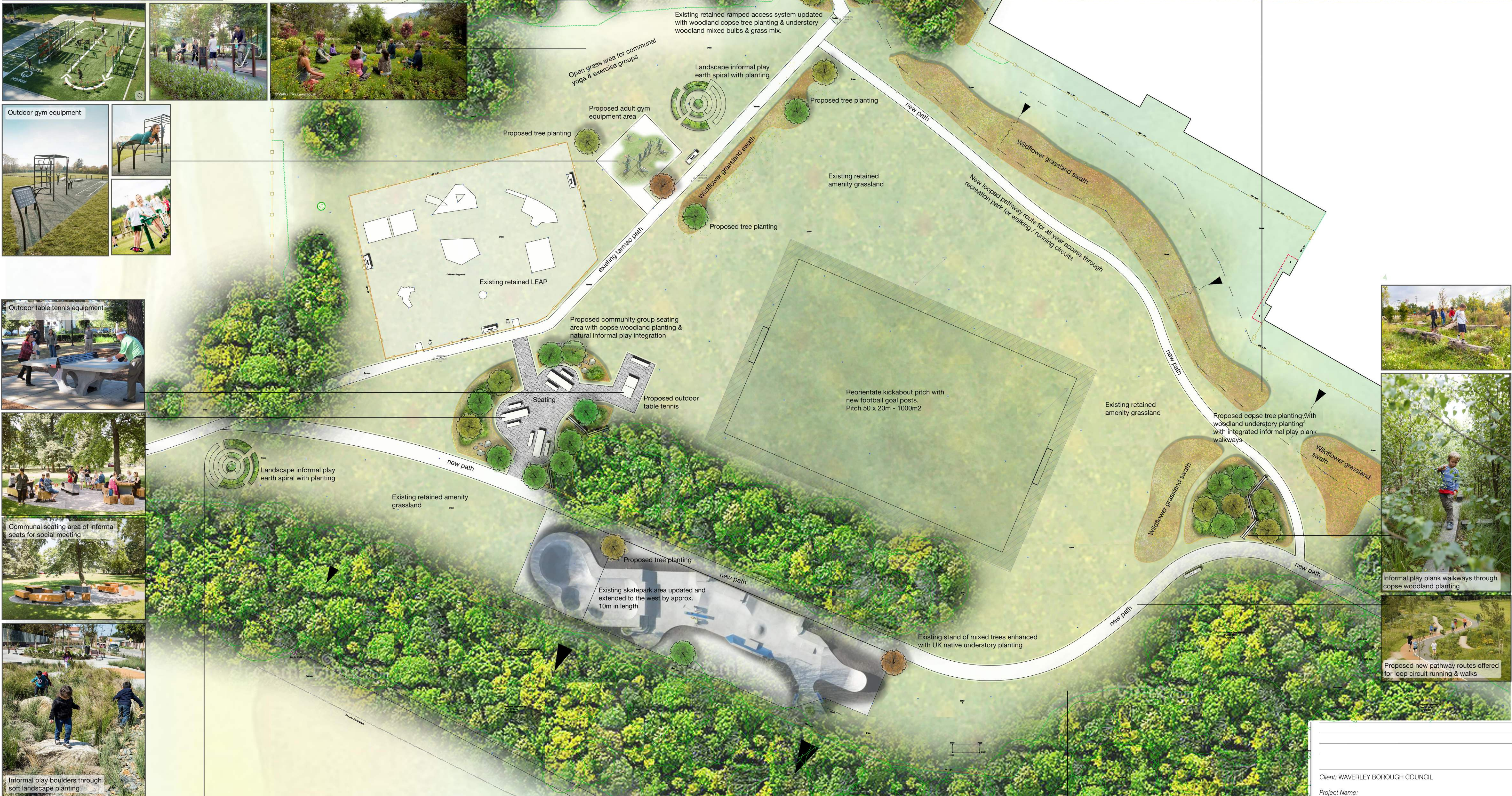
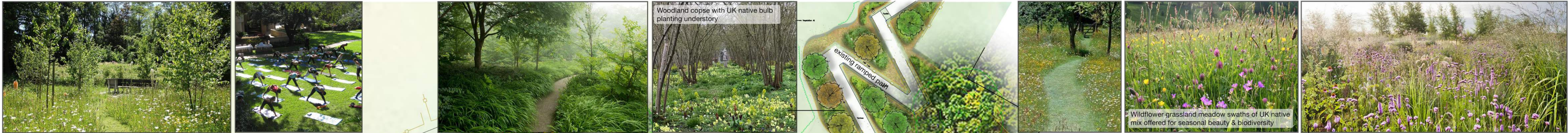
### *Infrastructure (Q58–65) Recommended Response:*

Infrastructure must precede growth, especially where school, health, and transport services are already stretched. Godalming supports a strengthened Infrastructure Delivery Plan and expects early engagement with town/parish councils.

### *Climate Change & Net Zero (Q66–70) Recommended Response:*

Support for higher energy-efficiency standards, community-led renewable projects, and water efficiency. All new homes should be resilient to overheating and flood risk. Renewable energy generation should be supported where landscape impact is acceptable.





Client: WAVERLEY BOROUGH COUNCIL

Project Name: AARONS HILL RECREATION GROUND, GODALMING

Drawing title: Concept Landscape Masterplan

Drawing no: PJC-1449-001 Rev: -

Scale: 1:250 at A1 Date: 07.08.2025

Drawn by: TR Designed by: TR

PJC

01323 832120

www.pjcconsultancy.com



# GODALMING TOWN COUNCIL



Chief Executive Officer: Andy Jeffery MSc MCGI

Tel: 01483 523575

E-Mail: [office@godalming-tc.gov.uk](mailto:office@godalming-tc.gov.uk)

107-109 High Street  
Godalming  
Surrey  
GU7 1AQ

27 November 2025

Andy Fernandez  
Project Officer  
Waverley Borough Council  
The Burys  
Godalming GU7 1HR

Dear Mr Fernandez

## **Re: Proposed Skate and Bike Park and Wider Improvements at Aarons Hill Recreation Ground**

Godalming Town Council welcomes Waverley Borough Council's emerging proposals for the improvement of Aarons Hill Recreation Ground, including the development of a new concrete skate and bike park and associated wider landscaping and accessibility works.

Members recognise the long-standing need for improved youth and family recreation facilities in this part of the town and are strongly supportive of investment that will encourage physical activity, social interaction and positive use of public open space. The concept design you have shared – combining a modern skate and bike facility with accessible paths, seating, outdoor gym, children's trim trail, informal woodland play features, planting and upgraded football provision – aligns well with the Town Council's aspirations for inclusive, healthy and resilient communities.

In particular, the proposed skate and bike park, designed for bikes, scooters, skateboards and inline skates, is welcomed as a facility capable of serving a broad range of users – from younger children learning new skills through to teenagers and adults who continue to enjoy skating and biking. The Council also welcomes the emphasis on accessibility, greening and the creation of a welcoming, well-designed environment for residents of all ages and abilities.

Godalming Town Council is pleased to support Waverley Borough Council's forthcoming application for Strategic Community Infrastructure Levy (CIL) funding to help meet the remaining project costs for the Aarons Hill Recreation Ground improvements. We consider this to be an appropriate and beneficial use of Strategic CIL, delivering a lasting enhancement to local infrastructure and the quality of life of residents.

Subject to the normal design development, consultation and statutory processes, the Town Council looks forward seeing the project progress.

Yours sincerely

**Andrew Jeffery**  
Chief Executive Officer

## GODALMING TOWN COUNCIL

Disclosure by a Member<sup>1</sup> of a disclosable pecuniary interest or other registerable interest (non-pecuniary interest) in a matter under consideration at a meeting (S.31 (4) Localism Act 2011 and the adopted Godalming Members' Code of Conduct).

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

**COMMITTEE:**

**DATE:**

**NAME OF COUNCILLOR:** \_\_\_\_\_

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

Agenda No.	Subject	Disclosable Pecuniary Interests	Other Registerable Interests (Non-Pecuniary Interests)	Reason

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

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

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

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

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