

GODALMING TOWN COUNCIL

Tel: 01483 523575

107-109 High Street

Godalming

Surrey

GU7 1AQ

E-Mail: office@godalming-tc.gov.uk
Website: www.godalming-tc.gov.uk

19 December 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, 8 JANUARY 2026** 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

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

Committee Members:	Councillor Kiehl – Chair Councillor Williams – Vice Chair
Councillor Adam	Councillor Marshall
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
Councillor Holliday	

AGENDA

1. MINUTES

To approve as a correct record the minutes of the meeting of the Committee held on the 11 December 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/2025/20422: Land between New Way and Aarons Hill Godalming

Application under section 73a to vary condition 1 (approved plans) and condition 11(bridleway and footpath improvements) of WA/2022/00048 to provide an alternative position of footpath/cycle link.

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

Due to the Christmas break, Members are requested to inform the Committee Chair and the Deputy Chief Officer by Tuesday, 6 January 2026 of any other applications contained on the planning schedule they wish to consider at the meeting.

7. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

8. NEIGHBOURING AUTHORITY PLANNING CONSULTATION – 25/P/01474: LAND BETWEEN NEW WAY AND AARONS HILL GODALMING

Members to note that GTC received notification from Guildford Borough Council in relation to application 25/P/01474, which had a response deadline of 26 December. As the Town Council owns the Ockford & Aarons Hill Hub that abuts the application site, Officers in consultation with the committee chair and ward members submitted a response (attached for the information of Members) under the delegated authority provided by Standing Order 33 xiv.

9. COMMUNICATIONS ARISING FROM THIS MEETING

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

10. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 29 January 2026 at 6.30pm.

11. ANNOUNCEMENTS

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

6. WA/2025/02422: LAND BETWEEN NEW WAY AND AARONS HILL GODALMING

Description

Application under section 73a to vary condition 1 (approved plans) and condition 11 (bridleway and footpath improvements) of WA/2022/00048 to provide an alternative position of footpath/cycle link.

Background

- Full planning permission was granted for 262 residential dwelling (78 affordable), 131sqm community building and open space on 19 February 2019 (WA/2018/1239).
- A Section 73 Minor-Material Amendment was subsequently approved on 23 August 2022 to vary Condition 1 and re-plan Plots 154-155 and 161-164 (WA/2022/00048).

Proposal

This application seeks to amend the later permission (WA/2022/00048).

Condition 11 on planning permission WA/2022/00048 states:

Prior to occupation of the 50th dwelling the improvements to Public Bridleway No. 6 and Public Footpath No. 577 shall be constructed in general accordance with Drawing No. ITB12206-GA-024 Rev B, and subject to the Highway Authority's technical and safety requirements. For the avoidance of doubt, the improvements to land outside of the 'red' and 'blue' boundaries will be implemented by SCC at the developer's expense via a S106 contribution.

The drawing referenced in the condition sets out footpath works both on and off-site. The plan included an annotation for a '3m pedestrian/cycle access' onto the bridleway to the north. This pedestrian/cycle access was never secured, and did not follow through to the approved site layout plans or Design and Access Statement. It is the only plan which specified this link, likely done in error, and was therefore not delivered.

The applicant states that the point shown on the plan became a bin collection point within a cul-de-sac, now Bengal Close (see Figure 1). They say it is therefore impractical to retrofit this area with an additional access.



Figure 1: Originally approved access, now bin store on Bengal Close

Cala proposed to remedy the conflicting plans and remove reference to this cycle/pedestrian access, noting that residents have alternative access points onto the adjacent footpath and bridleway.

The removal of the access in its entirety was not supported by Sustainability Officers so Cala is obliged to find an alternative position, considering the retrospective delivery of an access at the end of Bengal Close to be inappropriate. Having now considered the constraints of the site, Cala proposes an alternative access off Hornbeam Way, the loop road around the perimeter of the development.

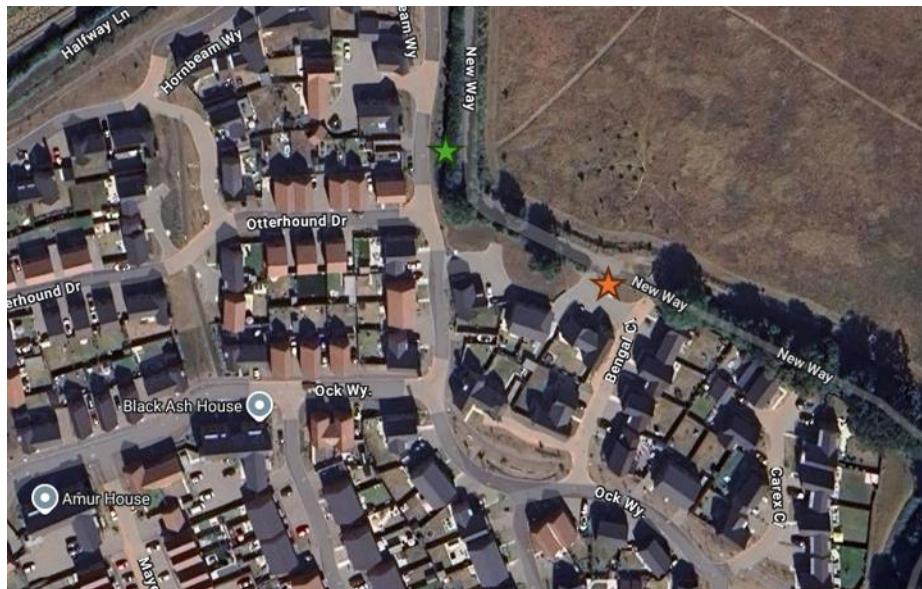


Figure 2: Aerial View showing original access (orange) and proposed access (green)



Figure 3: Plan showing original access (orange) and proposed access (green) and bridleway 6

The loop road is fully constructed and well used, and the applicant suggests that the construction of an access between Hornbeam Way and adjacent bridleway would result in minimal disruption to existing residents.

Cala advise that the route through the hedge has been considered by an Arboriculturist and deemed to be of minimal landscape impact. They state that the boundary hedge is growing on an earth bank and comprises predominantly Hazel and Blackthorn, with occasional Field Maple and the cut through would have minimal visual impact.

In view of the above, they propose that the condition is amended, noting the updated plan, as follows:

11. Condition:

Prior to occupation of the 50th dwelling the improvements to Public Bridleway No. 6 and Public Footpath No. 577 shall be constructed in general accordance with Drawing No. TS210753-GA and subject to the Highway Authority's technical and safety requirements. For the avoidance of doubt, the improvements to land outside of the 'red' and 'blue' boundaries will be implemented by SCC at the developer's expense via a S106 contribution.

Local Policy Background

Godalming & Farncombe Neighbourhood Plan

Policy GOD9 of the Godalming & Farncombe Neighbourhood Plan supports proposals that enhance identified Movement Routes around the parish. Bridleway 6 is identified in the Neighbourhood Plan as a Movement Route. The purpose of this is to encourage walking with less reliance on cars, but to also connect areas and residents to main services in Farncombe and Godalming.

Waverley Local Cycling and Walking Infrastructure Plan (LCWIP)

The LCWIP's key proposals are the improvement/creation of cycling routes and walking zones, which together create a walking and cycling network for the borough. Bridleway 6 is included in the LCWIP's Phase 1 proposed cycle route and the LCWIP specifically makes mention of the corridor having high potential for a further increase of cycling with several developments planned along the corridor.

Godalming Corporate Plan 2023-2027

The Corporate Plan has a strategic objective promoting active and sustainable transport options in the community, specifically with a commitment to 'support and engage with the LCWIP'.

Points to consider

1. *Impact on neighbouring properties*

The closest dwelling to the original access point is No. 3 Bengal Close and would be located directly opposite the front elevation of the dwelling, which includes a driveway, private garage, front door, two ground floor windows and four first floor windows, one of which has an outside balcony style seating area. The application documents state that the originally approved access point is now bin storage. Having looked on Google Street View there are paving slabs present, however bins appear to be located in other places around the properties.



Figure 4: Bin storage hard standing

The closest dwelling to the proposed access point is 31 Otterhound Drive. The proposed access would be visible from the eastern side elevation of the property, where there is one ground floor window and one first floor window.

The newly created access would avoid using a cul-de-sac and would be accessible directly from Hornbeam Way, which is a higher usage loop road within the development.

2. *Impact on existing hedgerow*

The application documents state that the hedgerow has been assessed by an arboriculturist and is deemed to be of minimal landscape impact. The hedgerow appears to be reasonably mature so is likely to have some biodiversity value and it is noted that trees have also been planted on this verge. The arboricultural assessment is not included in the documents submitted.

3. *Compliance with Local Policy*

The proposal seeks to link the development to the local bridleway network which would otherwise be unachievable. This link was always expected as part of this scheme and this proposal provides an opportunity to recover what was deemed to be a lost opportunity for connectivity from the site. The proposal complies fully with the priorities set out in the Godalming Neighbourhood Plan, the Waverley Local Cycling and Walking Infrastructure Plan and the Godalming Corporate Plan.

Recommendation

The proposed location is less visually intrusive to neighbouring properties and avoids the need for users to cut through a quieter cul-de-sac location. In light of this, the proposed location appears to be acceptable.

The lack of an arboricultural assessment submitted with the application makes it difficult to deem whether or not the existing hedgerow adds significant biodiversity value.

However, in the balance, the benefits this scheme brings by linking the development to the local walking and cycling network, and its strong compliance with objectives set out by Godalming Town Council, Waverley Borough Council and Surrey County Council in various plans, outweigh the potential small-scale impact on a hedgerow which would not be removed in its entirety.

It is therefore recommended that the Town Council **supports** this application and would go further to request that it is implemented as soon as practically possible.

GODALMING TOWN COUNCIL
ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 2 DECEMBER–29 DECEMBER 2025

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 25/49				
WA/2025/02353	Godalming Farncombe & Catteshall	Erection of a roof extension and alterations.	20 George Road Farncombe Godalming GU7 3LS	
WA/2025/02352	Godalming Holloway	Erection of extensions and alterations together with increase in roof ridge height, installation of dormer and rooflights to provide habitable accommodation; alterations to fenestration and external finishes.	20 Chestnut Way Godalming GU7 1TS	
TM/2025/02345	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 09/03	44 Busbridge Lane Godalming GU7 1QD	
PRA/2025/02370	Godalming Central & Ockford	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.86 m, for which the height would be 3.61 m, and for which the height of the eaves would be 2.55 m.	8 Victoria Road Godalming GU7 1JR	
CA/2025/02334		MUNSTEAD CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	4 Old Rectory Gardens Godalming GU7 1XB	
WBC Weekly List 25/50				
TM/2025/02383	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 12/19	Bryn Tor 14 Deanery Road Godalming GU7 2PQ	
WA/2025/02405	Godalming Binscombe & Charterhouse	Erection of a single storey extension with alterations to attached garage to provide habitable accommodation.	47 Cornfields Farncombe Godalming GU7 3PH	
TM/2025/02403	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/05	2 Mark Way Godalming GU7 2BE	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2025/02384	Godalming Central & Ockford	Erection of ground floor extension and alterations together with dormer extensions to provide habitable accommodation in roof space following demolition of existing conservatory.	3 May Close Godalming GU7 2NU	
WA/2025/02422	Godalming Central & Ockford	Application under Section 73A to vary Condition 1 (approved plans) and Condition 11(bridleway and footpath improvements) of WA/2022/00048 to provide an alternative position of footpath/cycle link.	Land Between New Way & Aarons Hill Godalming	
WA/2025/02412	Godalming Central & Ockford	Application for advertisement consent to display 1 x non illuminated free standing sign.	Godalming Dental 100 High Street Godalming GU7 1DW	
WA/2025/02385	Godalming Farncombe & Catteshall	Listed Building Consent for replacement exterior signage and decoration; erection of a wrought iron garden entrance arch with integrated lighting.	The Three Lions 55 Meadow Godalming GU7 3HR	
WA/2025/02393	Godalming Farncombe & Catteshall	Erection of single storey extension following demolition of existing conservatory.	20 Lammas Road Godalming GU7 1YL	
TM/2025/02402	Godalming Farncombe & Catteshall	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 28/05	11 Station Road Farncombe Godalming GU7 3NG	
WA/2025/02433	Godalming Farncombe & Catteshall	Advertisement Consent for 4 x illuminated sign written wall patches, 1 x non illuminated sign written wall patch and 1 bull nose swing sign with header and hanging panel.	The Three Lions 55 Meadow Godalming GU7 3HR	
WA/2025/02389	Godalming Holloway	Certificate of lawfulness S192 for erection of single storey rear extension.	82 Pullman Lane Godalming GU7 1YB	
WA/2025/02431	Godalming Holloway	Erection of single storey extension and alterations including link extension to existing detached garage; part conversion of garage to habitable accommodation and widening of existing access.	31 College Hill Godalming GU7 1YA	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 25/51				
WA/2025/02448	Godalming Central & Ockford	Listed Building consent for installation of replacement ATMs and associated works.	Natwest 77 High Street Godalming GU7 1AW	
TM/2025/02440	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 08/12	82 Pullman Lane Godalming GU7 1YB	
WA/2025/02460	Godalming Holloway	Erection of dormer extensions and installation of rooflights to provide habitable accommodation in roof space.	Vale Lodge Oakdene Road Godalming GU7 1QF	

Chief Executive Officer: Andy Jeffery MSc MCGL
Tel: 01483 523575
E-Mail: office@godalming-tc.gov.uk

107-109 High Street
Godalming
Surrey
GU7 1AQ

12 December 2025

Guildford Borough Council Planning Department
Millmead House
Millmead
Guildford
Surrey
GU2 4BB

Dear Planning Department

Re: Planning Application 25/P/01474

Godalming Town Council has considered the above application and wishes to submit the following representation.

While Godalming Town Council recognises the acute housing need across the region and welcomes the applicant's intention to provide 50% affordable housing, we must formally object to the application in its current form due to the unmitigated and unacknowledged impact on infrastructure and services within the Godalming area.

The site lies within the administrative boundary of Guildford Borough Council but sits adjacent to the community of Godalming, where the functional impact of the development will be most felt, notably at St Mark & All Saints School, on the local highway network and on local health services.

Godalming's capacity for additional housing is severely limited. The town faces:

- constrained highways with no realistic scope for expansion;
- utilities networks already operating near capacity;
- primary care and dental services that are struggling to meet existing demand; and
- schools approaching or at their limits.

Any attempt to accommodate further housing of this scale could risk overwhelming essential services, harming both existing communities and future residents.

Key Concerns:

- No cross-boundary infrastructure mitigation has been proposed for the direct pressures the development will place on Waverley Borough services, in particular those in the Godalming area.
- Although a Statement of Community Involvement has been produced and there appears to have been collaboration with Guildford Borough Council and Shackleford Parish Council (the parish in which the proposed development lies), other than a generic newsletter there has been no direct or meaningful engagement with Godalming Town Council, despite clear local impacts on the town and its services.
- No planning gain has been allocated to educational or recreational infrastructure in Godalming, where residents of the development are most likely to access services.

- The application documents refer to Guildford Borough Council's planning policy position but fail to acknowledge the cumulative impact of largescale developments in the local area. Circa 400 dwellings have been approved in the neighbouring village of Milford, with much of the traffic generated likely to travel to Godalming via the A3100, putting even further pressures on the local highway network and local services in Godalming.
- Green Belt harm has not been adequately addressed. The application site lies entirely within the Metropolitan Green Belt, forming part of parcel F18. By the applicant's own evidence the development represents a permanent loss of openness and a permanent change in land use. The proposal amounts to outward expansion of a large built-up area.

Godalming Town Council's Position:

Godalming Town Council does not necessarily object to the principle of development on this site. However, the Council urges Guildford Borough Council to:

1. Defer any approval until cross-boundary planning gain arrangements can be established with Waverley Borough Council.
2. Ensure a formal financial contribution is secured for:
 - a. enhancements to St Mark & All Saints School, including new play and games space;
 - b. provision of a Multi-Use Games Area (MUGA) for use by the school and the wider Godalming community; and
 - c. improvements to the local highway network, to mitigate the impact of increased transport movements.
3. Require a travel and access strategy that includes safe pedestrian and cycle links to schools and Godalming town centre.

Without these measures, the proposal does not represent sustainable development as defined in the National Planning Policy Framework (NPPF 2024, para 11) and conflicts with the principles of infrastructure equity and localism enshrined in the Localism Act 2011 and the Levelling-up and Regeneration Act 2023.

Godalming Town Council would welcome the opportunity to meet with Officers from Guildford and Waverley to explore collaborative solutions and ensure development brings benefit to all affected communities.

Yours faithfully

Andy Jeffery
Chief Executive Officer

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.