

GODALMING TOWN COUNCIL

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I HEREBY SUMMON YOU to attend the **PLANNING COMMITTEE** Meeting to be held in the Oglethorpe Room, Wilfrid Noyce Centre, Godalming on THURSDAY, 2 JULY 2026 at 6.30pm.

Dated the 26th Day of June 2026

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

Committee Members: Councillor Crowe - Chair
Councillor Martin
Councillor Marshall
Councillor Weightman
Councillor Williams

AGENDA

1. **MINUTES**

To approve as a correct record the minutes of the meeting of the Planning Committee held on the 28 May 2026, 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 Crowe Councillor Williams Councillor Martin

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

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

Members to consider the following applications.

WA/2026/00960: Land At Glennie, Ramsden Road, Godalming

Erection of a two storey dwelling, detached car port and bin/cycle store with associated amenity space and parking following demolition of existing garage

Report attached for the information of Members.

WA/2026/01104: Land Centred Coordinates 496293 144065 South Of Westbrook Road

Erection of a self/custom build detached dwelling with associated access and landscaping.

Report attached for the information of Members.

PRA/2026/01103: Dunedin House, 2 The Mews, Wharf Street, Godalming

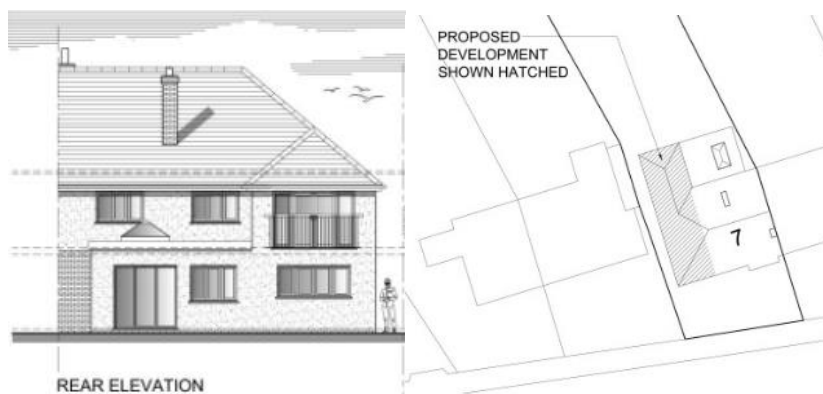
General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use from commercial, business and service (Use Class E) to 8 No. dwellings (Use Class C3).

Report attached for the information of Members.

WA/2026/01084: 7 Park Road, Godalming

Erection of two extensions and alterations to elevations including Juliet balcony following demolition of existing garage.

As Juliet balconies can often negatively impact on neighbouring properties' privacy, this application has been included for consideration. Having reviewed the application documents, officers can confirm that the proposed Juliet balcony is located on the rear elevation of the property. At the time of publication, no neighbour objections have been recorded on the Waverley Planning Portal.



7. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

8. WAVERLEY BOROUGH COUNCIL (WBC) LOCAL PLAN SCOPING CONSULTATION

WBC is preparing a new Waverley Local Plan which, when adopted, will guide development in the borough until 2044 and include policies to meet local economic, social and environmental objectives. The adopted Waverley Borough Local Plan (comprising Local Plans Part 1 and 2) will remain the key part of the statutory development plan until it is replaced.

WBC is undertaking a Scoping Consultation from Monday 15 June to Monday 27 July 2026. Consultation documents can be viewed [here](#). There are eight questions in total. Four seeking views on what the new local plan should contain, and four asking how people should be involved in its journey from preparation to final plan.

Recommendation

Members to consider and approve a response to the consultation. A draft response is attached for Members' information.

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 Planning Committee is scheduled to take place in the Oglethorpe Room on Thursday, 23 July 2026 at 6.30pm.

11. ANNOUNCEMENTS

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

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 8 JUNE 2026 - 22 JUNE 2026

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 26/23				
WA/2026/00963	Godalming Binscombe & Charterhouse	Erection of ground and first floor extensions and alterations following demolition of existing extension.	47 Silo Road Farncombe Godalming GU7 3PA	
WA/2026/00973	Godalming Binscombe & Charterhouse	Erection of single storey extension including installation of rooflights following demolition of existing single storey extension and shed.	6 Hillside Way Godalming GU7 2HN	
TM/2026/00958	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/04	2 Dormers Close Godalming GU7 2QX	
PRA/2026/00980	Godalming Binscombe & Charterhouse	Erection of a single storey rear extension which would extend 7 m beyond the rear wall of the original house for which the height would be 3.28 m and for which the height of the eaves would be 2.79 m.	27 Warren Road Farncombe Godalming GU7 3SH	
WA/2026/00997	Godalming Central & Ockford	Application under Section 73 to vary condition 2 (restrictions on use) of WA/2015/0716 to allow use of Unit 2 as a veterinary practice.	Innovation Place Douglas Drive Godalming GU7 1JX	
NMA/2026/00946	Godalming Farncombe & Catteshall	Amendment to WA/2024/01658 Rather than the approved removal of the wall section between two existing windows and the installation of French doors, the proposed amendment remains with the existing wall structure and both existing windows in their current positions, with the addition of a single new window in the intervening wall section and other changes.	21 Meadow Godalming GU7 3HP	
WA/2026/00960	Godalming Holloway	Erection of a two storey dwelling, detached car port and bin/cycle store with associated amenity space and parking following demolition of existing garage	Land At Glennie Ramsden Road Godalming GU7 1QE	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2026/00994	Godalming Holloway	Erection of two storey and single storey extensions with alterations to elevations.	18 Park Road Godalming GU7 1SH	
WA/2026/00990	Godalming Holloway	Alterations to attached garage to provide habitable accommodation with covered canopy extension together with erection of a detached storage building/carport.	Tanglewood Oakdene Road Godalming GU7 1QF	
TM/2026/00981	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 42/99	7 The Paddock Godalming GU7 1XD	
CA/2026/00944	Godalming Central and Ockford	GODALMING CONSERVATION AREA WORKS TO TREE	Hatch Mill 3 Mill Lane Godalming GU7 1EY	
WBC Weekly List 26/24				
WA/2026/01037	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for erection of a single storey extension following demolition of existing conservatory.	54 Birch Road Farncombe Godalming GU7 3NU	
WA/2026/01019	Godalming Binscombe & Charterhouse	Alterations to existing car port area to provide boot room/utility area including installation rooflight.	Flagstones Frith Hill Road Godalming GU7 2EE	
WA/2026/01020	Godalming Binscombe & Charterhouse	Erection of a single storey rear extension and alterations to existing garage to provide habitable accommodation including a front porch extension.	Saqqara Knoll Road Godalming GU7 2ER	
WA/2026/01016	Godalming Farncombe & Catteshall	Erection of a single storey extension and alterations together with hip to gable and dormer extensions and installation of roof lights to provide habitable accommodation in roof space.	69 George Road Farncombe Godalming GU7 3LU	
WBC Weekly List 26/25				
WA/2026/01067	Godalming Binscombe & Charterhouse	Erection of a single storey extension.	BRASS FARTHING 23 WOODMANCOURT GODALMING GU7 2BT	

Ref	Ward	Proposal	Site Address	GTC Observations
TM/2026/01090	Godalming Binscombe & Charterhouse	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER WA253	Ardmore 1 Hurtmore Chase Godalming GU7 2RT	
WA/2026/01075	Godalming Central & Ockford	Application under Section 19 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 1 (approved plans) of WA/2025/00852 to allow for the addition of a phasing plan and amendment to the entrance of first floor flat to provide porch.	Numbers 61 63 65 And 65a High Street Godalming	
WA/2026/01076	Godalming Central & Ockford	Application under Section 73 to vary conditions 1 (approved plans), 2 (vehicle and cycle arrangements) and 9 (cycle charging points) of WA/2025/00851 to allow an addition of a porch to serve first floor flat, the introduction of a phasing plan and provision of bin and cycle requirements during interim period between phases.	Numbers 61 63 65 And 65a High Street Godalming	
WA/2026/01104	Godalming Central & Ockford	Erection of a self/custom build detached dwelling with associated access and landscaping.	Land Centred Coordinates 496293 144065 South Of Westbrook Road Godalming	
PRA/2026/01103	Godalming Central & Ockford	General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use from commercial, business and service (Use Class E) to 8 No. dwellings (Use Class C3).	Dunedin House 2 The Mews Wharf Street Godalming	
WA/2026/01073	Godalming Central & Ockford	Erection of single storey extensions and alterations together with a raised terrace and relocation of existing air source heat pump to new flat roof following demolition of existing carport.	8 Hawthorn Road Godalming GU7 2NE	
WA/2026/01088	Godalming Farncombe & Catteshall	Erection of a single storey extension following demolition of existing.	87 Kings Road Farncombe Godalming GU7 3EU	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2026/01084	Godalming Holloway	Erection of two extensions and alterations to elevations including Juliet balcony following demolition of existing garage.	7 Park Road Godalming GU7 1SQ	

Application Reference

WA/2026/00960

Site

Land at Glennie, Ramsden Road, Godalming, GU7 1QE

Proposal

Erection of a two-storey dwelling, detached car port and bin/cycle store with associated amenity space and parking following demolition of existing garage.

Purpose of Report

To advise Godalming Town Council's Planning Committee on the planning application and to assist Members in deciding whether the Town Council should submit an objection, support, or neutral comment as a statutory consultee.

Summary

Glennie is a detached two-storey dwelling on Ramsden Road, on the northern side of the road. The house is set back at an angle and is served by a gated driveway and detached garage. The site includes a garden area with established trees and boundary planting. The mature copper beech on the frontage is protected by a Tree Preservation Order.

The application site forms part of the existing residential curtilage and lies within the Holloway Hill and Busbridge Character Area. Ramsden Road is characterised by large detached houses in spacious, verdant plots, with no established building line on the northern side.

The site lies within the following constraints:

- Ancient Woodland 500m buffer
- Wealden Heaths SPA 5km zone
- AQMA buffer zone
- Godalming Neighbourhood Plan designations
- Settlement boundary area
- TPO-protected tree on site

Planning History and Background

Relevant recent history includes:

- **WA/2025/01887** – self-build/custom-build dwelling, detached car port and bin/cycle store, granted
- **WA/2025/00142** – variations to prior approval, granted
- **WA/2023/01573** – extensions and roof alterations, granted

The current proposal is a revised scheme based on the earlier approved self-build/custom-build permission, but now appears to remove the self-build restriction and relies on a Biodiversity Net Gain Assessment and Statutory Metric to address the changed position.

Relevant Consultation Responses

Waverley Borough Council – Arboricultural Officer

No objection subject to conditions requiring:

- tree protection measures
- arboricultural supervision
- approved plans to refer to the Arboricultural Report and Tree Protection Plans

Surrey County Council – Countryside Access

No comment; the proposed works are not considered to impact the adjacent path.

Surrey County Council – Highway Authority

No objection in principle; request details of cycle parking and EV charging at any reserved matters/condition stage.

Thames Water

No comment.

Southern Water

Site not within Southern Water's supply area; Thames Water is the relevant undertaker.

CIL Team

Site identified as potentially CIL liable if permission is granted.

Neighbour comments

At least one neighbour representation supports the application.

Main Planning Considerations

Principle of Development

The site lies within the built-up residential area of Godalming and is not subject to the same Green Belt issues that affect nearby sites. The principle of a single dwelling on this residential plot is therefore acceptable in principle, subject to detailed design and amenity matters.

The development has also emerged from earlier positive pre-application advice and a materially similar approved scheme. This provides some support to the principle of development.

Character and Appearance

The proposed dwelling is of traditional two-storey form, using red multi handmade brick, timber painted casement windows and doors, Surrey sandfaced clay tiles, and a timber-framed porch. The design is intended to reflect the established character of Ramsden Road and the Holloway Hill / Busbridge area.

Officers may wish to note that the proposed scheme includes a detached car port and garage demolition, and the overall effect should be assessed against the spacious, verdant character of the street. The submitted drawings indicate the proposal is modest in scale and follows an established local style.

Residential Amenity

The applicant states that the dwelling has been positioned to avoid unacceptable impacts on neighbouring occupiers, including Glen Cottage and Glennie itself. The side windows on the proposed dwelling are to be obscure-glazed and limited in opening.

From the submitted plans and design statement, the relationship with neighbouring properties appears carefully considered. There is unlikely to be unacceptable overlooking or overbearing impact, subject to the precise siting and fenestration controls.

Trees and Landscaping

The site contains a mature copper beech protected by a Tree Preservation Order and other boundary trees and hedging. The submitted arboricultural report concludes that the retained trees can be protected, with the main development taking place outside sensitive root protection areas where possible.

The proposal requires the removal of group planting and hedges identified as low-value boundary features. The Tree Officer has raised no objection subject to conditions. The Town

Council may wish to consider whether the tree loss and relationship with the protected tree are sufficiently justified, but on the submitted evidence the impact appears manageable.

Members may also wish to consider whether Ramsden Road is characterised by properties with broad roadside frontages, and whether Glennie's frontage, at less than half the width of the majority of properties in the road, means that the introduction of a second property into such a limited frontage would amount to cramming, contrary to policy GOD5.

Ecology and Biodiversity Net Gain

The site is supported by a Biodiversity Checklist, Ecology work and a Biodiversity Net Gain Assessment. The BNG report concludes that the current proposal results in a loss of habitat units and hedgerow units unless off-site BNG units are secured.

The ecology checklist identifies a range of biodiversity sensitivities nearby, but the submitted ecological evidence states that there is no direct risk to bats or other protected species, subject to mitigation and enhancement.

Given the proposed removal of the self-build exemption, the application now needs to demonstrate compliance with mandatory BNG, and this appears to be addressed through off-site provision.

Access, Parking and Highway Safety

The existing access is to be retained and shared between Glennie and the proposed dwelling. The application provides for three additional parking spaces, including covered parking beneath the car port, a 7kW EV charger, and secure cycle parking.

Surrey County Council Highway Authority has no objection in principle. On the basis of the information submitted, the proposal appears acceptable in transport terms, subject to the detailed parking and cycle storage arrangements being secured.

Flood Risk and Drainage

The site is in Flood Zone 1 and is described as having very low surface water flood risk. The applicant proposes permeable paving, deep fill gutters and water butts to reduce runoff. This seems appropriate for the site.

Energy and Sustainability

The proposed development is supported by BREL and Energy Statement documents showing:

- heat pump heating
- efficient fabric
- low energy lighting
- renewable energy provision
- improved air tightness
- waste water heat recovery systems

The submitted compliance documents indicate the proposal performs well against Part L and achieves strong carbon savings. This is a positive aspect of the scheme.

Issues for the Town Council to Consider

Members may wish to consider the following before resolving whether to object or comment:

1. Whether the revised scheme is sufficiently distinguished from the previously approved self-build/custom-build permission.
2. Whether the removal of the self-build restriction is supported by adequate justification.
3. Whether tree protection and retention of the protected copper beech are sufficiently secured.
4. Whether the off-site BNG provision is robust and deliverable.

5. Whether the design remains comfortably in keeping with the character of Ramsden Road.
6. Whether any local concerns about intensification, neighbour impact, or loss of landscaping justify a formal objection.

Recommendation to the Planning Committee

It is recommended that **Godalming Town Council raises no objection** to the application, subject to the following points being reflected in any response:

- strong condition enforcement for tree protection and arboricultural supervision;
- secure delivery of the proposed off-site Biodiversity Net Gain;
- retention and protection of the mature copper beech and boundary vegetation where possible;
- detailed control over external materials, fenestration and lighting to protect residential amenity and local character;
- secure provision of parking, cycle storage and EV charging.

If Members are not minded to support the proposal outright, a **neutral comment** could be submitted asking Waverley Borough Council to ensure these matters are secured by condition.

Suggested Town Council Response

No objection, subject to:

- arboricultural protection being fully implemented;
- off-site BNG being secured prior to commencement;
- conditions securing materials, landscaping, cycle storage and EV charging;
- careful control of side windows and boundary treatment.

Application Reference

WA/2026/01104

Site

Land to the rear of Westbrook Road, Godalming, Surrey

Proposal

Erection of a detached residential dwelling (self-build) together with associated works to vehicular access and landscaping.

Purpose of Report

This report is presented by officers to Godalming Town Council's Planning Committee to assist members in considering whether the Town Council should submit an objection, support, or comment as a statutory consultee on this planning application.

Summary

The application seeks full planning permission for a detached dwelling on land to the rear of Westbrook Road, with associated access, parking, landscaping, tree protection, ecological mitigation and sustainability measures.

The site lies within the Green Belt and other landscape/ecological constraint zones. The applicant's case relies heavily on the emerging "grey belt" approach, together with the council's lack of five-year housing land supply, the site's proximity to Godalming Station, and the modest scale of the proposal.

Members are asked to consider whether the Town Council wishes to object or comment on the proposal, having regard to local planning policy, the site's constraints, and the supporting technical submissions.

Main Planning Considerations

Principle of Development

The proposal is for one dwelling on a site within the Green Belt. The applicant argues that the land should be treated as grey belt and that the proposal meets the relevant NPPF tests. Officers note that this is a matter for Waverley Borough Council to assess in detail. However, members may wish to consider whether the proposal's reliance on grey belt policy is persuasive in light of the local context, the site's edge-of-settlement position, and the recent appeal decision at Hydestile.

Housing Need / Self-Build

The application is presented as a self-build dwelling and would make a very small contribution to housing supply. That said, the self-build status does not remove the need for the proposal to be acceptable in planning terms, particularly in relation to Green Belt, landscape and access matters.

Landscape and Visual Impact

The site is within the Area of Great Landscape Value and the Godalming Hillsides. The submitted drawings show a detached dwelling of traditional form, with landscaping intended to soften views.

Members may wish to consider whether the scale, siting and visual impact are acceptable, particularly given the sensitive landscape designations.

Highways and Access

The application includes revised vehicular access arrangements. Surrey County Council Highway Authority has indicated that the location is acceptable in principle, subject to further technical details at the later stage.

The Town Council may wish to note whether the access, parking and turning arrangements appear satisfactory from a local highway safety perspective.

Trees and Ecology

The supporting arboricultural report concludes that two Category U trees would be removed, with the remainder retained and protected. The ecological appraisal identifies habitats and species considerations and proposes mitigation and enhancement measures.

Members may wish to consider whether the ecological and arboricultural impacts are sufficiently addressed, or whether further clarification should be sought.

Sustainability

The submitted energy and climate documents indicate a high level of fabric efficiency, renewable energy provision, heat pump heating, EV charging and cycle parking.

Issues for the Town Council to Consider

Members may wish to consider whether the Town Council should raise concerns on the following grounds:

- whether the site should properly be regarded as grey belt;
- whether the proposal is appropriate in Green Belt and AGLV terms;
- whether the development would harm the Godalming Hillsides landscape character;
- whether the access and highway arrangements are sufficiently robust;
- whether the ecological and arboricultural impacts are fully mitigated;
- whether the proposal sets an acceptable precedent for similar development.

Recommendation to the Planning Committee

On the information currently available, the proposal is technically supported by a number of specialist reports and has received some positive pre-application and highway commentary.

However, the application remains sensitive because of its Green Belt and landscape context. The Town Council may therefore wish to consider whether to:

- submit **no objection**,
- submit a **neutral comment**, or
- submit an **objection** based on landscape, Green Belt, or policy grounds.

Application Reference

PRA/2026/01103

Site

Dunedin House, 2 The Mews, Wharf Street, Godalming, GU7 1NN

Proposal

Prior approval for change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) under Class MA.

Purpose of Report

To advise Godalming Town Council's Planning Committee on the planning application and to assist Members in deciding whether the Town Council should submit an objection, support, or neutral comment as a statutory consultee.

Summary

The application relates to Dunedin House, 2 The Mews, Wharf Street, Godalming. The proposal seeks prior approval for the conversion of the existing Class E premises to residential accommodation under permitted development rights. The supporting documents state that the scheme involves internal alterations only and that the building currently occupies a central town centre location within Godalming Town Centre Conservation Area.

The submitted documents confirm that:

- the building is currently vacant;
- the site is in a mixed commercial and residential area;
- the site is within Godalming Town Centre Conservation Area;
- the site is close to public transport, including Godalming railway station;
- flood mapping indicates low flood risk;
- an acoustic survey has informed the proposed internal layout.

The planning history and constraints information also show that the site lies within:

- Godalming Town Centre Conservation Area;
- an area of high archaeological potential;
- town centre policy designations;
- an AQMA buffer zone;
- a low surface water flooding area.

Main Planning Considerations

Heritage and conservation area impact

The site is within the Conservation Area. Although no external changes are proposed, the Council should confirm that the change of use would not harm the character or appearance of the area.

Residential amenity

The application identifies noise from nearby commercial premises, particularly the Acorn Restaurant. The amended internal layout appears to address this, and the Council should seek assurance that mitigation will be properly delivered.

Transport and parking

The site is in a sustainable town centre location with access to the station and local services. The application also refers to off-street parking, which supports the proposal.

Flooding, contamination and light

The application states there is low flood risk and low contamination risk, and that all

habitable rooms will have adequate daylight and ventilation. These matters appear acceptable on the information provided.

Recommendation to the Planning Committee

That the Planning Committee makes **no objection**, subject to the local planning authority being satisfied that:

- the proposed development will preserve the character and appearance of the Godalming Town Centre Conservation Area;
- the noise mitigation measures set out in the application are implemented in full;
- the proposed dwellings provide acceptable living conditions, including daylight and ventilation;
- parking, access and servicing arrangements remain satisfactory.

8. WAVERLEY BOROUGH COUNCIL (WBC) LOCAL PLAN SCOPING CONSULTATION

Summary

Waverley Borough Council's Scoping Consultation for its new Local Plan runs from 15 June to 27 July 2026. The attached draft response (Appendix A) sets out Godalming Town Council's priorities: protect community assets and green spaces (notably Borough Hall and Holloway Hill Recreation Ground), require robust evidence (asset audits, business cases and utilities capacity), secure infrastructure delivery before allocations, and improve targeted engagement, especially for young people and seldom-heard groups. The Committee is asked to approve the draft response and delegate final submission to the Deputy Chief Officer in consultation with the Chair.

Background

Waverley Borough Council published its Local Plan Scoping Report June 2026 and is seeking views on priorities, evidence and engagement. The consultation closes 11.59pm on 27 July 2026. (www.waverley.gov.uk/newlocalplan.)

Godalming Town Council has a strong local interest in protecting cultural venues, community halls and green spaces and in ensuring any transfer or allocation supports Godalming residents.

Key points (summary)

- a. Protect Borough Hall, Holloway Hill and other local green/community assets; prevent conversion to residential use without full public process.
- b. Require additional evidence: community facilities audit, condition surveys, asset-transfer business cases, utilities capacity and heritage impact assessments.
- c. Prioritise infrastructure delivery (water, sewerage, transport, education, health) before site allocations.
- d. Enhance engagement: in-person roadshows in Godalming, youth workshops, translations/accessible formats and a "you said / we did" publication at each stage.
- e. Seek ring-fenced CIL/S106 for asset investment and programming.

Financial and resource implications

Submitting the consultation response has no direct cost.

Risks

- Failure to respond risks weaker protection in the Local Plan for town assets.
- Insufficient evidence from Waverley may lead to unsuitable allocations or loss of local control.

Recommendations to Committee

1. Approve the draft consultation response in Appendix A for submission to Waverley Borough Council.
2. Delegate authority to the Deputy Chief Officer, in consultation with the Committee Chair, to make minor editorial changes and submit the response before 11.59pm on 27 July 2026.

Appendix A — Full draft consultation response

Godalming Town Council (GTC) welcomes Waverley Borough Council's Local Plan Scoping Consultation (June 2026) and offers the following responses on behalf of Godalming residents and community groups.

Q1 What do you consider are the key priorities for the local plan?

GTC's priorities for Godalming:

- a. Safeguard community assets and green spaces: retain public ownership/use of Borough Hall and Holloway Hill Recreation Ground.
- b. Protect environment & heritage: conserve Green Belt, National Landscape/South Downs gateways, conservation areas and historic townscape.
- c. Deliver infrastructure in advance of development: water/sewerage capacity, transport (station parking, bus links), schools and health capacity.
- d. Housing that meets local needs: increased affordable and accessible homes while avoiding inappropriate release of protected landscapes.
- e. Maintain vibrant town centre and cultural offer: protect and enhance performance spaces, arts and community venues, and enable small businesses.
- f. Climate resilience, biodiversity, and sustainable travel: green/blue infrastructure, biodiversity net gain and realistic active-travel choices.
- g. Transparent, early and inclusive engagement with Godalming Town Council and seldom-heard groups.

Q2 Are any priorities more important than others?

For Godalming the highest priorities are:

- a. Protecting community assets and public green space;
- b. Securing the infrastructure required to support any new development; and
- c. Protecting the town's heritage and landscape. These underpin residents' quality of life and the town's long-term sustainability.

Q3 How can the local plan focus on the key priorities for a specific area?

GTC requests the Plan to:

- a. Include area-specific policies for Godalming (place-based allocations and policy maps).
- b. Maintain a Local Asset & Green Space Register (explicitly naming Borough Hall, Holloway Hill, Phillips Memorial Park, Broadwater Park, Longbourne Green, Ockford Ridge Green Play Area, Combe Road Recreation Ground and Crown Pits Recreation Ground) and consider Local Green Space or other local designations.
- c. Require published, indicative business cases for any asset transfer and a clear protection clause preventing residential conversion unless by full public process.
- d. Ringfence CIL / S106 funding for local asset investment and programming.
- e. Require evidence of utilities capacity and transport mitigation before allocation of sites.

Q4 Additional evidence needed (beyond para 3.5)

GTC asks Waverley to gather:

- a. Heritage Impact Assessments / Conservation Area appraisals, and historic building condition reports.
- b. Cultural & leisure needs assessment (performance venue demand).

- c. Youth services needs assessment and community programming requirements.
- d. Detailed parking / station capacity and town-centre management study.
- e. Utilities capacity update (water/sewer) and surface water management studies.
- f. Social infrastructure / health and education capacity audits.

Q5 Do we agree with engagement methods (Stages 2–5)?

GTC supports the draft engagement approach and the digital-first emphasis, but requests:

- a. Early, formal and ongoing engagement with Town and Parish Councils (statutory consultees for neighbourhood plan areas).
- b. In-person roadshows / drop-ins in Godalming and Farncombe at varied times (evenings/weekends).
- c. Clear, short summary documents that show how responses influenced subsequent drafts.
- d. Offline forms and hard copies at libraries and other local offices (i.e. Town Council office); direct emails to local groups and charities.

Q6 Are the engagement methods appropriate for the demographic profile (Appendix C)?

Partly. Appendix C shows under-representation of young people and some ethnic groups.

GTC asks Waverley to produce a targeted engagement plan to reach:

- a. Young people (schools, youth clubs, social media, youth workshops).
- b. 16-34s and 85+ residents (tailored sessions and accessible formats).
- c. Non-English speakers listed in Table C1 (offer translations / easy-read summaries).
- d. Disabled and mobility-limited residents (accessible venues, home/online options).

Q7 Other engagement activities to consider

- a. Youth co-design workshops and sessions at schools.
- b. Pop-up stalls at markets and high street; deliberative citizen panels; targeted outreach via local voluntary organisations.

Q8 How to engage seldom-heard groups throughout plan preparation

- a. Work through trusted intermediaries (Town Council, community and faith groups, youth services).
- b. Offer translated materials and easy-read documents.
- c. Use multiple channels, mobile events and evening/weekend sessions.
- d. Set measurable targets for participation and publish equality monitoring and an “you said / we did” statement after each stage.