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29 April 2024

Dear Sir,

**Pre Application No:** PRE/2024/00049  
**Site Address:** CHIDDINGFOLD GOLF CLUB  
PETWORTH ROAD  
GODALMING

**Proposal:** New cricket ground, consisting of single-story cricket pavilion, enclosed nets, one 100-metre, another 80-metre diameter cricket grounds with two permanent central non-turf pitches, land re-contoured and re-graded to facilitate the cricket pitches and outfield which will include a new drainage system and expansion of the existing car park for up to 50 cars.

Thank you for your pre-application request in respect of the above site validated on 12th March 2024. The site area extends to approximately 4 hectares.

Having considered the information submitted, my understanding is that your proposals are as described above. The submission comprise the following plans and documents:-

Pre-app supporting letter from Planit Consulting dated 11th March 2024  
SC-CHID-ESP – Existing Site Plan  
SC-CHID-PSP rev c – Proposed Site Plan  
SC-CHID-1DSP rev c – Detailed Site Plan - Proposed Pavilion  
SC-CHID-1REV A – New Pavilion Plans and Elevations

Following my consideration of these proposals my response is as follows:

### Relevant Planning History

WA/2002/16 37	Use of land for construction of a golf practice range ancillary to the existing golf club;	CHIDDINGFOLD GOLF CL PETWORTH ROAD	REFUSE
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	erection of building to provide covered bays together with netting and ancillary parking and access.	GODALMING 4SL	GU8	
WA/2006/01 35	Alterations to ground levels and the provision of a hard surface.	LAND CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	AT	REFUSE
WA/2006/13 46	Erection of a building to support "pay and play" facility together with change of use of existing clubhouse to a single dwelling (revision of WA/2006/0134).	CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL		REFUSE
WA/2011/20 44	Change of use of residential dwelling to a mixed use residential and occasional use for weddings and functions for a temporary period (revision of WA/2011/0644) (as amended by Noise Assessment received 11/01/2012 and additional Car Park layout plan received 16/01/2012).	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL		GRANT
NMA/2009/0 033	Amendment to WA/2008/0974 to provide revised internal layout, additional windows to east and west elevations and addition of first floor terrace.	CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL		NON MATERIAL AMENDMENT ALLOWED
WA/2015/22 16	Application under Section 73A to vary Condition 1 of WA/2011/2044 (restricts use to a temporary period).	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL		INVALID
WA/2004/08 15	Erection of covered practice booths in new	LAND CHIDDINGFOLD	AT	GRANT

	location following demolition of existing, together with the erection of an outbuilding.(Implemented )	GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD, GU8 4SL	
WA/2015/23 04	Application under Section 73A to vary Condition 1 of WA/2011/2044 (restricts use to a temporary period), (follows invalid application WA/2015/2216).	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	GRANT
PLW/2014/1 278	Withdrawn 29/1/15 CH - fee refund requested Erection of a gazebo.	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	WITHDRAWN
WA/2019/11 70	Application under Section 73 to vary Condition 1 of WA/2015/2304 (restriction of time period of mixed use residential and occasional use for weddings and functions) to allow extension of period of mixed use for a further three years from the date of lapse of the existing permission (as amplified by parking plan received 02/10/2019).	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	GRANT
WA/2005/04 20	Erection of a storage building.	LAND AT CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD, GU8 4SL	REFUSE
WA/2008/09 74	Erection of a temporary building for "pay and play" facility together with the change of use of existing clubhouse to a single dwelling.	CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	GRANT
WA/2007/08 11	Conversion of existing clubhouse building to	CHIDDINGFOLD GOLF CLUB,	GRANT

	provide a clubhouse at lower ground level with 6 residential units above.	PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	
WA/2020/16 05	Alterations to existing dwelling to provide 2 dwellings including alterations to elevations (as amended by plan received 09/02/2021 and amplified by Flood Risk Assessment received 11/02/2021 and by email received 17/03/2021)	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	GRANT
WA/2002/25 24	Use of land for the provision of a golf practice range ancillary to existing golf club; provision of 12 driving mats together with parking and access (revision of WA02/1637)(as amended by letter 25/04/2003 and plans received 28/04/2003).	CHIDDINGFOLD GOLF CL PETWORTH ROAD GODALMING GU8 4SL	GRANT
WA/2011/06 44	Change of use of residential dwelling to mixed use residential and occasional use for weddings and functions for a temporary period.	RUSSETS, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	REFUSE
WA/2006/01 34	Change of use of existing clubhouse to provide an independent dwelling together with the erection of a replacement clubhouse.	LAND AT CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	REFUSE
WA/1997/17 30	Erection of a conservatory.	CHIDDINGFOLD GOLF CLUB PETWORTH ROAD GODALMING GU8 4SL	GRANT
WA/1997/11 91	Erection of a maintenance shed; provision of a practice area including booths and fencing (as	CHIDDINGFOLD GOLF CLUB PETWORTH ROAD	GRANT

	amplified by letter dated 03/09/97).	GODALMING GU8 4SL	
WA/2012/13 41	Application under Section 73A to remove Condition 1 of WA/2008/0974 (temporary planning permission) to allow the permanent retention of clubhouse building.	CHIDDINGFOLD GOLF CLUB, PETWORTH ROAD, CHIDDINGFOLD GU8 4SL	GRANT
WA/1992/03 92	Construction of new road and car parking, conversion and extension of existing dwelling to form a clubhouse. (Revision of WA91/0327)	HIGH BEECH FARM PETWORTH ROAD GODALMING GU8 4SL	GRANT

### Enforcement Complaints

C/2011/00299

### Enforcement Notices

No notices were found.

### General Constraints

Footpaths	Footpath routes.	246
Ancient Woodland	Ancient Woodland areas.	Ancient & Semi-Natural Woodland
Ancient Woodland	Ancient Woodland areas.	Ancient & Semi-Natural Woodland
Strategic Housing Land Availability Assessment	Strategic Housing Land Availability Assessment database sites.	Land adjacent to Turners Mead, Chiddingfold
Special Advertisement Control Areas	Special Advertisement Control Areas	Area subject to special advertisement control
Neighbourhood Plans	Neighbourhood Plans	Chiddingfold

Community Infrastructure Levy (CIL) Zones Section 106	Zones where CIL payments will apply for particular applications. Section 106 agreements in place	CIL Charging Schedule Zone A wa92/392
Section 106	Section 106 agreements in place	WA/2008/0974
Aircraft Safeguarding Zone	Development Proposals which might increase bird strikes and also constitute high structures.	Gatwick Windfarm
Aircraft Safeguarding Zone	Development Proposals which might increase bird strikes and also constitute high structures.	Midhurst Windfarm
Aircraft Safeguarding Zone	Development Proposals which might increase bird strikes and also constitute high structures.	Pease Pottage Windfarm
Agricultural Grade of Land	The ALC system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a by policy guidance	Grade 3
Ancient Woodland 500m buffer	500m buffer applied to areas of Ancient Woodland.	Ancient Woodland 500m buffer
Historic Planning Applications - Polygons	Historic planning application records which were pre-iLap.	WA/1977/1681 - - Decision: Refused - Proposal: Erection of a single storey building comprising stabling and exercise area in connection with the breeding of Arab horses erection of a haybarn - Appeal Decision:

## Planning Policy Constraints

RE2	The Metropolitan Green Belt is a statutory green belt around London, England. It comprises parts of Greater London and the six adjoining "home counties".	Green Belt (GB)
RE3	Areas defined for their landscape character.	Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV)

## Relevant Development Plan Policies and Guidance

The relevant policies to this pre-application response are:

Local Plan, Part 1, Strategic policies and sites (adopted February 2018): Policies RE2 and RE3.

Chiddingfold Neighbourhood Plan 2013-2032 (2021): Policies KP1 (Settlement Boundaries and Green Belt), RL2 (Sports and Leisure Facilities), BE2 (Design Standards), TP4 (Car parking), RL4 (Public Rights of Way) and Policy I5 (Petworth Road Recreation Ground).

Local Plan, Part 2, Site Allocations and Development Management Policies (adopted ): Policies DM1, DM14 and DM15.

South East Plan (saved policy NMR6).

Please note that the policy list above is not exhaustive and other policies relating to drainage, biodiversity trees and hedgerows, among others, would also apply.

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant Policies of the above plans.

The relevant guidance documents to this pre-application response:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2016 (NPPG)
- Council's Parking Guidelines (2013)
- Surrey Hills AONB Management Plan (2020-2025)
- Chiddingfold Design Guide (2021)

## Relevant Consultations

The proposals would trigger the need to consult the following statutory/other consultees:

- Environment Agency
- Lead Local Flood Authority (LLFA)
- Thames Water
- Surrey Wildlife Trust
- Natural England
- Sport England
- Surrey Hills AONB Unit
- SCC Highway Authority
- SCC Rights of Way/Countryside Access
- WBC Tree Officer
- WBC Environmental Health
- WBC Leisure Services
- Parish/Town Council

## Planning Considerations

### Principle of development

The Planit Consultancy supporting letter sets out the justification for the proposal in policy terms. The site is located within the Green Belt wherein the NPPF presumption against inappropriate development apply. However, the proposed use for leisure and recreation purposes is an exception under paragraph 154 c) notwithstanding the previous use of the site as a gold driving range with a car park implemented under permission WA/2004/0815 together with an outbuilding in 2004.

There is satellite visual evidence that the driving range was in use in 2009 but that use ceased by 2012 and the site remained overgrown, There is also visual evidence that the open field returned to agricultural use in 2021. The latest Google satellite imagery suggests it is still in agricultural use. The site is Grade 3 agricultural land. The assertion that the site is previously developed land is disputed for the purposes of NPPF Paragraph 154 g).

Notwithstanding the above, due to the visual evidence of the historical and current uses, it is considered that the proposed use for outdoor leisure and recreation is NPPF paragraph 154 c) compliant in principle. The impact of the proposed cricket pavilion and car parking on the Green Belt and AONB/AGLV is considered below.

### Design and impact on landscape and visual amenity

Policy RE2 and RE3 of the Local Plan (Part 1) 2018 address developments within the Green Belt (GB), Areas of Outstanding Natural Beauty (AONB) and Areas of Great Landscape Value (AGLV) respectively. Policy RE2 protects the openness of the GB and resists inappropriate development in accordance with the tests set out in the NPPF. Policy RE3 protects the landscape character of the



AONB and AGLV, and where appropriate, seeks to enhance the distinctive character of the landscape surrounding proposals.

Policy DM1 of the Local Plan (Part 2) 2023 is an overarching policy addressing the environmental implications of development by resisting harm and deterioration of the existing environment, including impacts on biodiversity and climate change.

Policy DM14 d) provides the key test to preserve the openness of the GB taking into account the following:-

- i. The scale, mass, height and volume of the development;
- ii. The degree of activity likely to be generated, including traffic;
- iii. The duration of the development and its remendability; and
- iv. The extent of existing development on site.

Policy DM15 is applicable in so far as avoiding isolated development but takes account of the nature and functional needs of forms of development which are acceptable in rural areas, while recognising the natural beauty and intrinsic character of the open countryside. DM15 also recognise the benefits of best and most versatile agricultural land. In this instance the loss of Grade 3 agricultural land is considered to be outweighed by the public benefit of the community facility and planning history.

The proposal includes the provision of a single storey cricket pavilion building with a footprint of approximately 230sqm, and a ridge height of 5.16m. A clock tower at the southern end above the community room rises to 6.26m. A car park located adjacent to the pavilion to the west would extend almost the full width of the site with the main access from Petworth Road. Practice nets located to the south of the pavilion adjacent to the car park. Hedges and trees enclose the pond area. The remainder of the site boundary is also formed of hedges and trees

The majority of the 4 ha. site to the east comprise the two cricket pitches. The car parking area behind the pond comprise 45 spaces, including 3 disabled spaces located next to the pavilion. An overflow car park is located further south next to the boundary with 25 additional spaces. The built form and car park are clustered at the south western end of the site adjacent to the existing rectangular pond that virtually extends the full width of the site behind the site frontage but set back from Petworth Road.

The exemption from inappropriate development under NPPF paragraph 154 b) includes the provision of appropriate facilities (in connection with the existing use of land or a change of use). The pavilion, car park and practice nets are considered exceptions. Whether they impact on the openness is a visual and spatial test. The footprint of the pavillion would equate to approximately 0.6% of the total site area of 4ha. While the roof of the pavillion would be visible above the hedges and tree line from Petworth Road.

Given the above it is considered the visual impact of the pavilion would be confined to the roofline from Petworth Road. It would not be discordant with the proposed use or visually harmful in the context of the surrounding countryside within the Green Belt. By default, it is acceptable within the AONB and AGLV, subject to further consideration and advice from the AONB Advisor at application stage.

The car park (including the overflow car park) would occupy approximately 1650sq.m in area next to the pond. This equates to approximately 4% of the total site area. It is noted that the previous use as golf driving range included parking provision in the south west corner of the site in a similar location. The visual impact of the car park is considered acceptable given its secluded position and confinement within the overall landscape as described. It is therefore concluded that the proposal would be NPPF and Local Plan policy compliant.

### Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Bethwins Farm Cottage and Keepers Cottage are located opposite the site entrance. The Cottage is located approximately 100m to the north of Bethwins Cottage on Petworth Road.

The submission states the use of the cricket pitches is seasonal and confined to April to September, with the main use comprising coaching and training sessions with matches against other teams. However, the intention is to have all year round community use of the pavillion. While the use of the cricket pitches located approximately 190m (to the nearest main pitch) from the nearest residential properties at Bethwins Farm and Keepers Cottage is not envisaged to be detrimental to amenity, the applicant is requested to consider the potential impact of 'ball strike' on the nearest neighbours and demonstrate appropriate mitigation/safeguarding measures.

The use of the pavillion all year round, depending on the nature of the use/events to be held, is considered acceptable in principle subject to further details and hours of operation at application stage.

Subject to the above, it is considered the proposal is capable of being Policy TD1 compliant.

### Access and Parking

The NPPF supports the adoption of local parking standards for both residential and non-residential development under paragraph 111. I draw your attention to Waverley's Parking SPD (2013). Appendix 1 refers to 1 car parking space for 2 playing participants for 'field sports clubs' or individual assessment/justification. Notwithstanding the comments on the GB impact of the car park layout the proposed parking provision for 45 spaces with an overflow car park for an additional 25 spaces would exceed the guidelines. You are required to justify the provision of up to 70 car parking spaces, including any requirements for coach parking, and clarify the provision for active travel (cycle parking). The application would be formally referred to the County Highway Authority.

Prior to any formal submission, I would advise you to seek pre- application advice from the County Highway Authority with regards to the sustainability of the site, suitability of the access to accommodate the traffic associated with the proposed development and parking levels to ensure it is policy compliant.

## Biodiversity and compliance with Habitat Regulations 2010

Policy NE1 of the Local Plan 2018 (Part 1) states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

In addition, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

A Biodiversity Checklist is required to be submitted as part of any forthcoming application and is available on the following link:

[Waverley Borough Council - Biodiversity Net Gain and Checklist](#)

If the checklist identifies important habitats or the reasonable likelihood of any protected species being affected by the development then survey details and details of any mitigation/enhancement measures must be included with the application. The Natural England website contains helpful information in respect of this matter. It is considered a Preliminary Ecological Assessment (PEA) is required (see below).

## Climate Change/Sustainability and Flooding

Waverley Borough Council have adopted a Climate Change and Sustainability Supplementary Planning Document (2022). The SPD is a material planning consideration in planning assessments. In particular the proposal is considered to accord with Chapter 4 which aligns with Policies CC1 and CC4 on climate resilience. Chapter 6 of the SPD refers to water efficiency. Paragraph 6.5 refers to support for water efficiency measures and water conservation techniques, including rainwater harvesting.

The site is located within Flood Zone 1. However the site area exceeds 1 ha and formal referral to the Environment Agency will be required. An FRA is requested with a drainage strategy for consideration by the Lead Local Flood Authority (LLFA).

Overall, It is considered that the proposal is capable of compliance with the NPPF and LP policies on climate change/sustainability and flood mitigation.

## Other matters

In response to your specific questions set out in your letter I provide the following comments:-

S106 Contributions: No specific contributions are envisaged but you are advised to seek the County Highway Authority's views on whether sustainable transport contributions would apply. Specifically on active travel and upgrade to the existing public footpath 246 along the southern boundary

Reports: I agree that a PEA (see above) and a BNG Metric, would be required for consideration by Surrey Wildlife Trust. An Arboricultural Impact Assessment and method statement for tree protection as appropriate would also be required. A Transport Statement alluded to above and a Flood Risk Assessment (FRA) and Drainage Strategy is required. A renewable energy/sustainability statement would also address climate change and you are advised to consider Chapter 17 of the Local Plan Part 1 (2018) and the Climate Change and Sustainability SPD (2022).

## Conclusion

It is my informal opinion that on the basis of the information provided, planning officers would be able to support the proposal subject to the items for further attention above. Detailed consideration will be subject to expert advice from statutory consultees at application stage. They are identified in the consultation list above

Yours sincerely,

*Simon Dunn-Lwin*

Simon Dunn-Lwin MA MRTPI  
Principal Planner  
Development Majors Team

Thank you for using Waverley's pre application advice service. We hope you found the response useful in developing your proposal.

Your proposal may require approval from the Building Control team. Building Control is a statutory requirement in addition to planning which ensures the project complies with the Building Regulations. This requirement is designed to ensure that your building is structurally sound; safe; energy and water efficient and secure. Waverley Borough Council Building Control Service offers a professional, approachable, independent and impartial service for Plan Checking and Building Site Inspection. We are also available to offer advice, guidance and solutions throughout the design and build stage from inception to completion. Please contact us when you feel the time is right to discuss your project in more detail on the Building Control direct line 01483 523323 or by email to [buildingcontrol@waverley.gov.uk](mailto:buildingcontrol@waverley.gov.uk).

## Submission of planning application

Further advice on submitting an application can be found on the Council's website at [www.waverley.gov.uk](http://www.waverley.gov.uk), including relevant one-app forms, fee schedule and national and local requirements for validation.

I trust the advice in this letter will be helpful guidance to you in processing your proposals. Nevertheless, I must confirm that the advice given in this letter forms my own personal professional

opinion and will not prejudice the formal determination of any forthcoming planning application by the Council.

You may in addition to this advice find it useful to discuss your proposal with Surrey County Council Highway Engineers for any proposal involving: a new or altered access, intensification of use of an existing access or any works to the highway. For further information contact 03456 009009. Please be aware that the County will charge separately for pre application advice.

Please note: If the red line boundary involves creation or alterations to access of the site across land which is not in the same ownership as the main site, please ensure that the correct ownership certificate is signed on the application form, and that notice is served on all owners of the land.