

## REPORT OF HOUSING NEEDS SURVEY

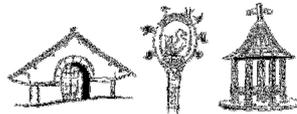
### WONERSH PARISH

MAY 2012

Lizzie Utley – Rural Housing Enabler  
Surrey Community Action

Supported by

Wonersh Parish Council  
BLACKHEATH • SHAMLEY GREEN • WONERSH  
[www.wonershparish.org](http://www.wonershparish.org)



And

Waverley  
BOROUGH COUNCIL

## **Contents**

## **Page**

<b>Background</b>	<b>3</b>
<b>Housing Needs Survey – Method</b>	<b>9</b>
<b>Survey Findings</b>	<b>10</b>
<b>Recommendations</b>	<b>17</b>

## **Appendices**

1. Waverley Borough Council Policy
2. Additional Comments
3. Housing Needs Questionnaire

## **Introduction - The Rural Housing Enabler Project**

The Rural Housing Enabler for Surrey came into post at Surrey Community Action in June 2006. The purpose of the Rural Housing Enabler project is to work with rural parishes to help them to identify local housing need, and where a need exists, to liaise between the community, the local authority and other appropriate experts (e.g. Housing Associations) and landowners to facilitate the development of affordable housing to meet the needs of rural communities.

### **Context of the Housing Needs Survey**

The aim of carrying out the survey was to investigate the affordable housing need for local people (or those who have a need to live in the village or the locality) of Wonersh parish, and to gauge local opinion about a small development of affordable housing.

- 'Housing need' can be defined as the need for an individual or household to obtain housing which is suitable to their circumstances;
- It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector;
- Such problems may be concerned with housing costs, size, location, layout, state of repair or security of tenure;
- This need may be immediate or anticipated in the near future.

### **Sources of land for affordable housing**

There are a number of ways in which land can be made available for affordable housing. The list below includes the most common ones (however please note that this list is not exhaustive):

- Public Authority land (Local Authority, County Council, Highways Agency etc)
- Private Estate land (land gifted or disposed of at low cost by charitable landowners)
- As the Council's standard policy for affordable housing attached to open market housing development: The Subsidised Affordable Housing within Settlements Policy (Policy H5) sets minimum thresholds for market housing development sites that will require the inclusion of affordable housing. In areas of less than 3,000 inhabitants this threshold is 5 or more dwellings or sites of 0.2 hectare or more (irrespective of the number of dwellings). In settlements of more than 3,000 inhabitants, this threshold is 15 or more dwellings or sites of 0.5 ha or larger. The Council requires the level of provision to be at least 30%. However, the actual number and form of provision will be negotiated on a site by site basis.
- Rural Exception Sites: sites that would not normally qualify for planning permission may be given exceptional planning permission provided the development meets a proven local demand and is small-scale. Only households with an agreed local connection defined by a Section 106 Agreement would be eligible for affordable housing on a Rural Exception Site and any dwellings must remain low-cost in perpetuity. <sup>1</sup> Local need is

---

<sup>1</sup> As per the Statutory Instruments 1997/625, The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East), in designated rural areas such as Wonersh, dwellings cannot be 'lost' to the open market because of a limit to the right to acquire and the right to enfranchise, thus ensuring that these homes remain affordable in perpetuity.

proven by means of a current Housing Need Survey which can be undertaken by the Rural Housing Enabler in partnership with the relevant Parish Council.

## Wonersh Background



The parish of Wonersh is located 4 miles from Guildford and 35 miles from London.

There are three main settlements in the Parish: Wonersh, Shamley Green and Blackheath. The villages are surrounded by hills and heaths, woods and fields, connected by an extensive network of footpaths and bridleways.

Wonersh Parish lies in the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty. At the heart of each village lies a Conservation Area of special architectural or historic interest. There are 1,319 properties in the parish, of which more than 100 are listed buildings.

**Blackheath village** is one of the smallest in Surrey with just over 220 people on the electoral register. The village is surrounded by open heathland, much of which is Common land. The village has its own Village hall and Cricket Club.

**Shamley Green village** has two pubs, a village shop with a post office, a health and beauty shop and a delicatessen and cafe. The village also has a pre-school and two schools – Shamley Green Montessori Pre-School, Wonersh and Shamley Green CoE Infants School and the independent Longacre School. In addition, it has a number of social organisations such as the Village Society, a Residents Association, a History Society, and a Gardening club. The Arbuthnot Hall by the cricket green serves as a centre for many of the local activities.

**Wonersh village** has a modern sports pavilion which provides facilities for the sports clubs and the Parish Council office. Nearby is also a playground. Wonersh has two churches, two community halls, a village shop with a post office, a pub and two nursery schools. There are also a number of active village clubs and societies.

The parish is served by buses 53, 63, 503 and 523 which connect Wonersh, Shamley Green and Blackheath to Guildford and Horsham. There is no rail station in the parish.

## Household Characteristics of the Parish

### Availability of Housing

Data from Census 2001 provides the latest update on the existing housing stock in the ward. In line with many rural areas, detached and semi-detached dwellings dominate, representing 56% and 29% respectively. Terraced homes represent just under 9% of the total housing stock. 8% are flats and maisonettes and 0.2% are caravans.

In terms of tenure, the majority of residents are owner-occupiers at 80% and 10% live in social housing. Just under 6% rent privately and 3.4% live in other forms of tenure such as tied accommodation.

Housing tenure in Wonersh						
	Wonersh parish		Surrey		South East	
	N	%	N	%	N	%
All households	1,360		433,175		3,287,490	
Owner occupied	1,105	80.6	337,460	77.9	2,431,580	74.0
Social rented	140	10.1	50,220	11.6	458,980	14.0
Private rented	80	5.8	33,200	7.7	288,190	8.8
Other	45	3.4	12,495	2.9	108,875	3.3

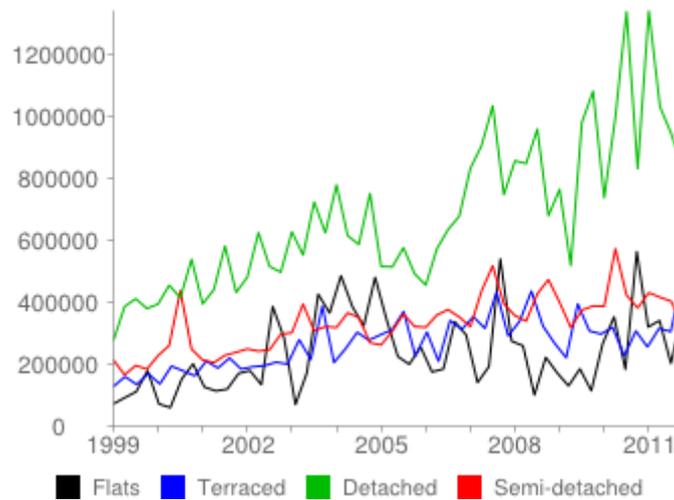
Source: Census 2001

### House Prices in Wonersh parish

House price information is impacted by the predominance of semi-detached and detached properties that come onto the market.

The chart below<sup>2</sup> shows house prices for all properties sold in the GU5 postcode area between 1999-2011.

<sup>2</sup> Search on [www.upmystreet.com](http://www.upmystreet.com) and [www.rightmove.com](http://www.rightmove.com) 21 March 2012



A search on [www.findaproperty.com](http://www.findaproperty.com) and [www.rightmove.com](http://www.rightmove.com) on 21 March 2012 revealed that there were 26 properties for sale in the parish at that time, starting at £180,000 for a 2-bedroom apartment in Shamley Green and breaking down as follows:

2 bedrooms: £180,000-£595,000:

- apartment £180,000 (Shamley Green)
- apartment £217,500 (Wonersh)
- apartment £219,500 (Wonersh)
- maisonette £225,000 (Shamley Green)
- terraced house £244,950 (Shamley Green)
- terraced house £250,000 (Wonersh)
- apartment £320,000 (Wonersh)
- apartment £425,000 (Wonersh)
- apartment £425,000 (Wonersh)
- detached house £595,000 (Wonersh)

3 bedrooms: £270,000-£1,350,000:

- terraced house £270,000 (Shamley Green)
- semi-detached house £315,000 (Wonersh)
- bungalow £375,000 (Wonersh)
- bungalow £499,500 (Shamley Green)
- house £1,000,000 (Shamley Green)
- Detached house £1,000,000 (Shamley Green)
- Detached house £1,350,000 (Wonersh)

4 bedrooms: £565,000-£1,650,000:

- detached house £565,000 (Wonersh)
- detached house £995,000 (Wonersh)
- detached house £1,650,000 (Shamley Green)

5 bedrooms: £385,000-£775,000:

- semi-detached house £385,000 (Shamley Green)

semi-detached house £775,000 (Wonersh)  
 6 bedrooms: £1,750,000-£5,500,000:  
 detached house £1,750,000 (Shamley Green)  
 detached house £5,500,000 (Blackheath)

7-bedroom detached house £2,750,000 (Shamley Green)  
 9-bedroom detached house £10,000,000 (Wonersh)

Land Registry figures for the whole of Waverley Borough for October-December 2011<sup>3</sup> provide an overview of prices for different property prices across the Borough. Rural areas such as Wonersh tend to be more expensive than the average price across the Borough.

Property	Price (£)
Flat	211,346
Terraced	260,652
Semi-detached	324,072
Detached	657,405
<b>Average Cost</b>	<b>424,318</b>

### Private rent

A search on [www.rightmove.co.uk](http://www.rightmove.co.uk) on 19 March 2012 suggested that there were two properties available for private rent:

- A 3-bedroom detached house for £5,500 / month in Wonersh
- A 3-bedroom cottage for £2,250 / month in Shamley Green

As such the cost of private rent would suggest that it would be very expensive for those on low to medium incomes to afford to rent privately in the parish.

### Social rent

Table 1 shows that there are 38 households registered on Waverley Borough Council's Housing Needs Register who currently live in Wonersh parish, as well as the size of homes they require. It is important to note that these figures do not include people who have moved away from the village and would wish to return should they have the opportunity to do so (e.g. because their immediate family still live in the village).

Number households	of	1 bedroom	2 bedroom	3 bedroom	4 bedroom	TOTAL
Blackheath		0	0	0	0	0
Shamley Green		11	11	0	0	22
Wonersh		8	4	4	0	16
<b>TOTAL</b>		<b>19</b>	<b>15</b>	<b>4</b>	<b>0</b>	<b>38</b>

Table One- Number of bedrooms required by households applying from Wonersh, 014.05.12

<sup>3</sup> Land Registry Residential Property price Report, Quarter 3 2011

Out of the 38 households- 31 are in Bands A –C which are the highest priority and from these bandings are likely to be in greatest housing need and to be rehoused. Out of the 31 households only 6 are registered transfers from Local Authority/Housing Association properties.6 of the Applicants who took part in this survey claim they were registered with the Local Authority however 5 applicants were not registered but have been contacted to encourage them to register.

Therefore to clarify the situation the number of households registered on the Local Authority Register to be considered is 31 Applicants minus 6 Survey Applicants already registered total =25 Applicants/households.

When considering opportunities to meet this local housing need, it is important to consider the number of affordable homes in the village and the frequency with which these affordable homes becomes available to re-let to applicants from the Council’s Housing Needs Register.

The supply of council owned housing in the parish consisted of 123 homes in April 2012, as per the table below:

<b>Sheltered 1 Bed</b>	<b>Sheltered 2 Bed</b>	<b>Sheltered 3 Bed</b>	<b>Community Warden 1 Bed</b>	<b>Community Warden 2 Bed</b>	<b>General Needs 1 Bed</b>	<b>General Needs 2 Bed</b>	<b>General Needs 3 Bed</b>	<b>Other</b>	<b>TOTAL</b>
0	0	0	24	14	24	28	27	6	123

Table Two: Council owned properties in Parish of Wonersh, 1<sup>st</sup> April 2011

All of these affordable homes are occupied by tenants, and it is only when a vacancy arises that the Borough Council can offer it to one of the applicants on the Housing Needs Register, who have included Wonersh as one of their preferred areas for re-housing. A table 3 show that the number of vacancies/ lettings in general needs Council properties in Wonersh over a five year period was only 16 homes:

	<b>4 + Bed</b>	<b>3 Bed</b>	<b>2 Bed</b>	<b>1 Bed</b>	<b>Sheltered</b>	<b>Total</b>
2011-12	0	0	1	2	4	7
2010-11	0	0	0	2	0	2
2009-10	0	0	0	4	0	4
2008-9	0	0	1	1	0	2
2007-8	0	0	0	1	0	1
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>10</b>	<b>4</b>	<b>16</b>

Table Three: Lettings of Council owned property in Wonersh parish

As can be seen, demand for affordable housing far outstrips supply as the level of vacancies that arise are minimal, especially in larger family homes. The above figures clearly demonstrate a real need for affordable housing in the parish.

## **Strategic Context**

Rural areas across Surrey are characterised by a lower than average supply of affordable housing stock, a private housing stock which consists mainly of detached and semi-detached housing, and, in particular a higher than average element of hidden homelessness (older children living with parents). This causes concerns for the sustainability of rural communities, given that an increasing proportion of new/concealed households are being forced to move away from their villages in order to secure more affordable housing elsewhere.

The council's housing needs register shows that that whilst there is strong demand for housing in the more urban areas of Farnham, Godalming, Cranleigh and Haslemere, there is also significant demand for housing in rural areas.<sup>4</sup>

The West Surrey Strategic Housing Market Assessment found that the lack of affordable housing was more acute than ever in the Borough of Waverley and that rural areas have a higher prevalence of households at the higher end of the financial capacity spectrum, with high incidences of owner occupation. The report concluded that *"the implication of this is that more affordable housing may be required to enable less well-off households to reside in the area and thus contribute to the creation of 'mixed and balanced' communities"*.<sup>5</sup>

All of these factors play an important role in shaping the housing market.

## **Housing Needs Survey – Background and Method**

It is to be expected that the majority of people living in the area are well housed and would not necessarily respond to any survey seeking information about housing needs.

In the experience of the Rural Housing Enabler, the majority of responses to any survey of this kind come from:

- People who feel themselves to be in need of housing now or in the near future;
- Their relatives;
- People involved in some way in community affairs who probably have an appreciation of the problems affecting the community as a whole, even if they are not in housing need;
- People who feel strongly that there should be no more development.

The Parish Council contacted the Rural Housing Enabler to undertake housing needs survey in October 2011, in order to ascertain whether there was local need for affordable housing. The questionnaire was hand-delivered to all households in the parish in March 2012.

The housing needs survey was designed to help measure the level of need for affordable housing by those people with a local connection.

Whilst the questionnaires were delivered to all households of the parish, the survey results do not purport to be representative of all residents; no information is available on non-respondents and it is not possible to gross up results to the entire population. Nor does the survey purport

---

<sup>4</sup> Waverley Borough Council Affordable Housing Commissioning Plan 2010-2015, April 2012, p.7

<sup>5</sup> West Surrey Strategic Housing Market Assessment 2008, p.187

to assess the entirety of housing need in the area. Further information on general housing needs is also available through from Waverley Borough Council's Housing Options Service.

It was asked that completed forms be returned in prepaid envelopes to the Rural Housing Enabler by the 5<sup>th</sup> April 2012.

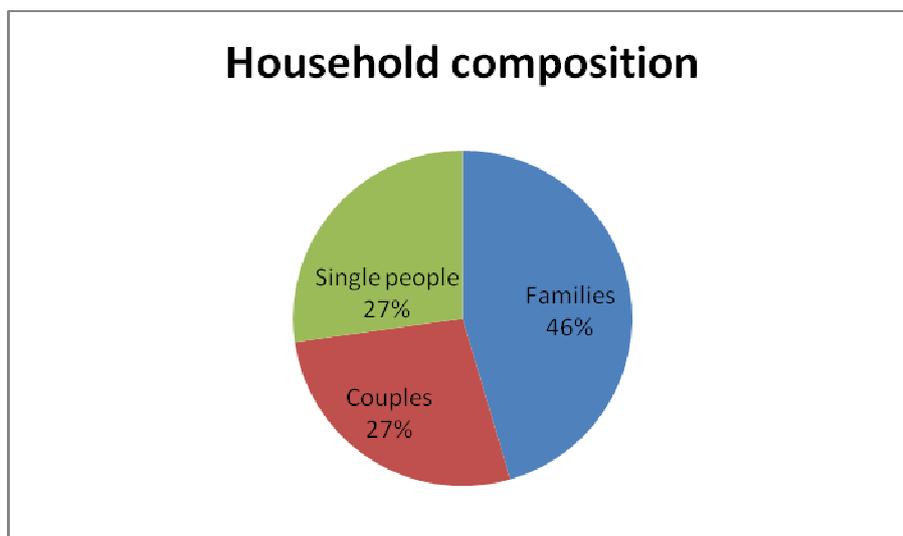
The Rural Housing Enabler has collected all data from all returned forms and analysed it as follows.

## **Survey Findings**

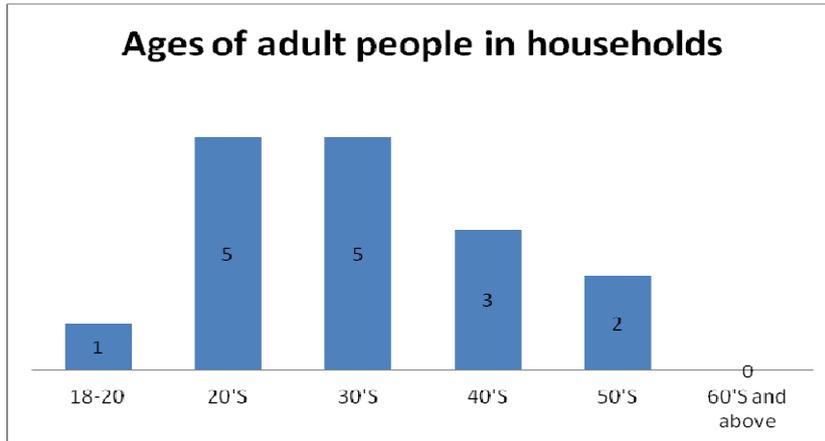
43 households returned the questionnaire. Out of these, 11 are in affordable housing need. The remainder of responses were done either by mistake and respondents ticking 'N/A' to all questions, or in order to share their thoughts – these comments can be found at the end of the report. A small number of respondents were also owner occupiers who felt that their current housing situations were unsatisfactory. However, these could not be classified as being in need of affordable housing, as their reasons from responding were a wish to downsize into a smaller open market home, or adapt their homes for old age.

### **Who is in housing need?**

11 households have been identified as being in housing need: 5 families, 3 couples and 3 single people.

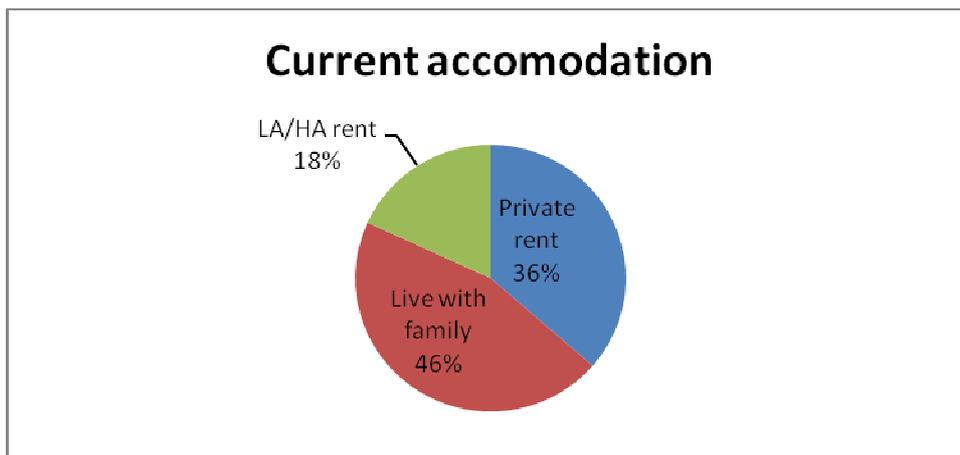


There are 16 adults and seven children under 18 years old. All adults are aged between 18 and under 60 years old, and of the children, two are of primary school age and five are of pre-school age.



### Current accommodation

Four households live in private rented accommodation, five live with parents and two live in social rented accommodation.

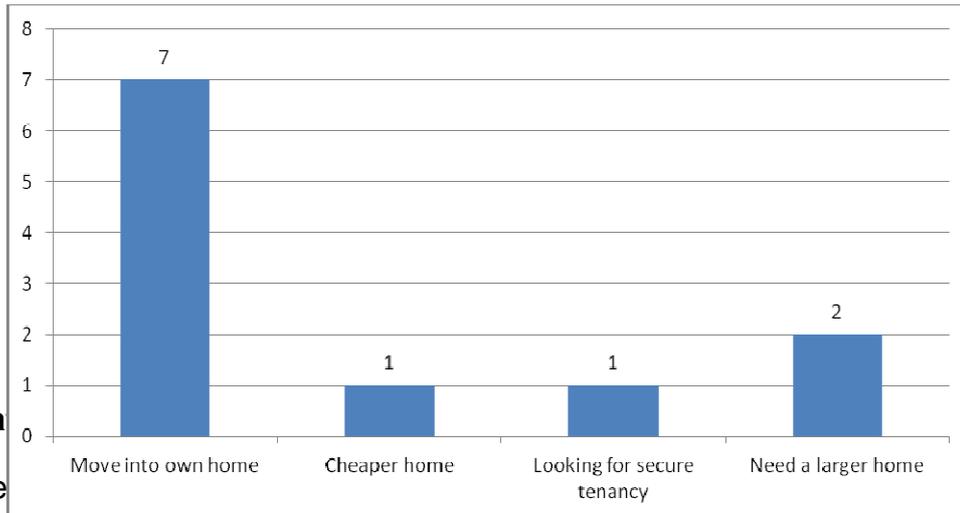


### Reasons for housing need

The survey asks for details of why respondents consider themselves to be in housing need, but these statements are self assessed and have not been verified in any other research. However, in the experience of the Rural Housing Enabler, these surveys are relatively accurate, as people do not bother to reply if they feel they could satisfy their housing requirements in any other way.

Respondents gave more than one reason for needing a new home. The list and chart below illustrates the reasons given by the respondents:

Reason	No of time cited
Require secure tenancy	1
Require cheaper accommodation	1
To move into own accommodation	7
Would like larger accommodation	2



### Registers

It is esse

only register which could be used for any potential local needs scheme.

ncil, as this is the

Six households said they were already registered with Waverley Borough Council, and five said that they were not registered.

### Type of Accommodation sought

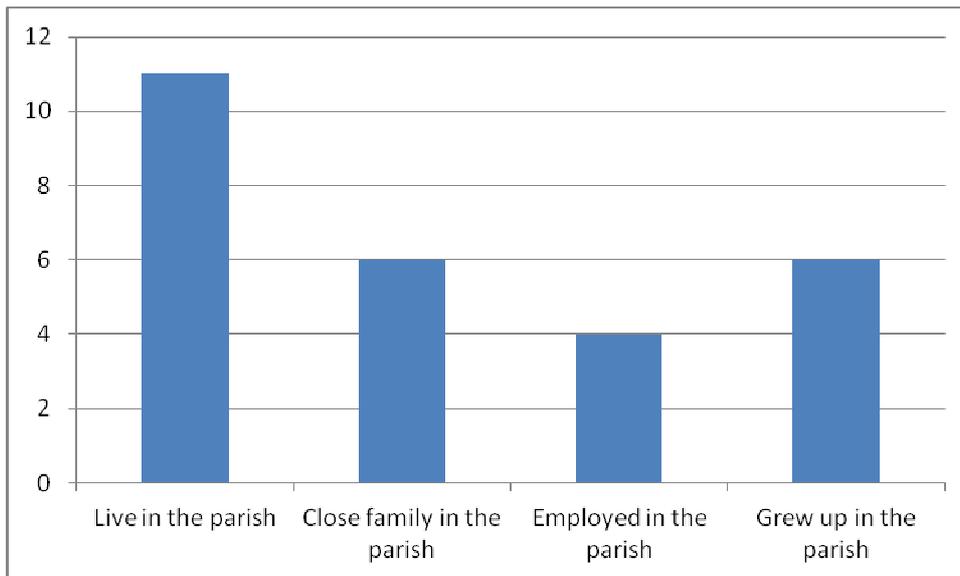
No households have stated a disability which means that they need a specific type of accommodation. Several cited a wish for a house due to having children.

When being allocated affordable rented accommodation there are rules that are applied with regards to the size of property allocated. The size of any allocated property will be determined by the Council's published allocation policies. The allocations criteria are based on a combination of factors including the age and sex of children in a household, and are subject to availability.

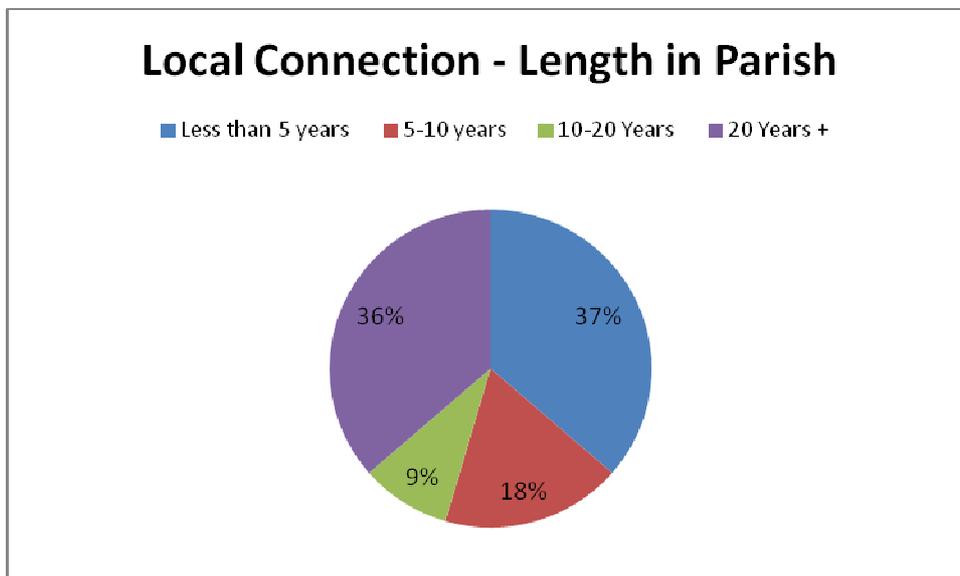
### Local connection

Respondents were asked to tick as many boxes as applied to themselves as to their local connection.

- Grew up in the parish: 6
- Close family in the parish: 6
- Work in the parish: 4
- Live in the parish: 11



### Length in Wonersh parish



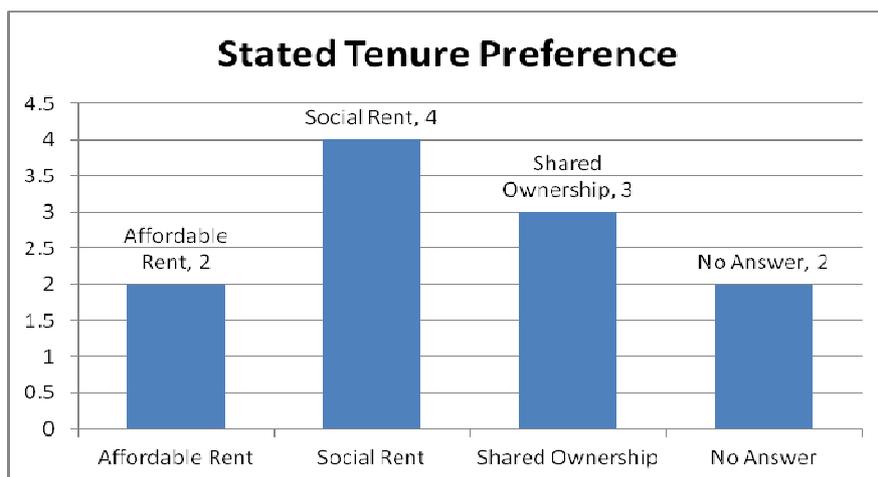
### Employment and work locations associated with respondent households

Four people state that they work in the parish itself. Other work locations cited are Guildford, Ewhurst, Shere, Cranleigh, Godalming, West Sussex, Surrey and the South East. Professions cited are tree surgeon, electrician, carpenter, fencer, teacher, retail, the NHS and admin.

### Tenure

Three respondents are interested in shared ownership, with four preferring social rent, two preferring affordable rent and two providing no answer.

- Social rent – affordable rented accommodation provided by either a Council or a housing association. The homes are subsidised by grant funding, which keeps the rents substantially lower than prevailing local market prices<sup>6</sup>
- Shared ownership allows resident(s) to purchase a share of their home, usually from a housing association, and pay rent on the remaining unsold share. There are variations on this model that differ between housing associations and not all housing associations charge rent on top.
- Affordable rent: typically 80% of open market rents



### Affordability Calculations

Shared Ownership provides opportunities for people who cannot afford open market housing to access the housing ladder and build a share in the equity on the property.

To determine whether households could afford to buy a house on the open market in the survey area, the information on house prices achieved in the whole of the Waverley Borough Council area for Quarter 3 2011 were used, as the character of the properties for sale in the parish in April 2012 would otherwise skew the figures.

Property	Price (£)
Flat	211,346
Terraced	260,652
Semi-detached	324,072
Detached	657,405

The information on house prices achieved was used along with the stated information on household income. (NB households would need to earn £60,384 / gross annum single income or £70,448 / gross annum joint income to afford to purchase a flat on the open market).

None of the respondents were able to afford to access property on the open market.

<sup>6</sup> Please note that following government changes to social housing legislation, were any new affordable homes to be built, due to the low levels of grants available from government for new affordable housing, it is unlikely that a housing association would be able to afford to charge social rent. As such rents closer to 80% of open market rent would be a more likely outcome unless other public subsidy can be provided.

To determine whether shared ownership @ 40% would be affordable, again, calculations were made on the house prices on the open market in Q3 2011:

- 40% of £211,346 (flats) = £84,538  
 (Mortgage of £84,538x 1 income = £24,153 / annum gross income)  
 (Mortgage of £84,538x2 incomes = £28,179 / annum gross income)

(Minimum deposit 10%: £8,453)

- 40% of £260,652 (Terraced housing) = £104,260  
 (Mortgage of £ x 1 income = £29,788 / annum gross income)  
 (Mortgage of £ x 2 incomes = £34,753/ annum gross income)

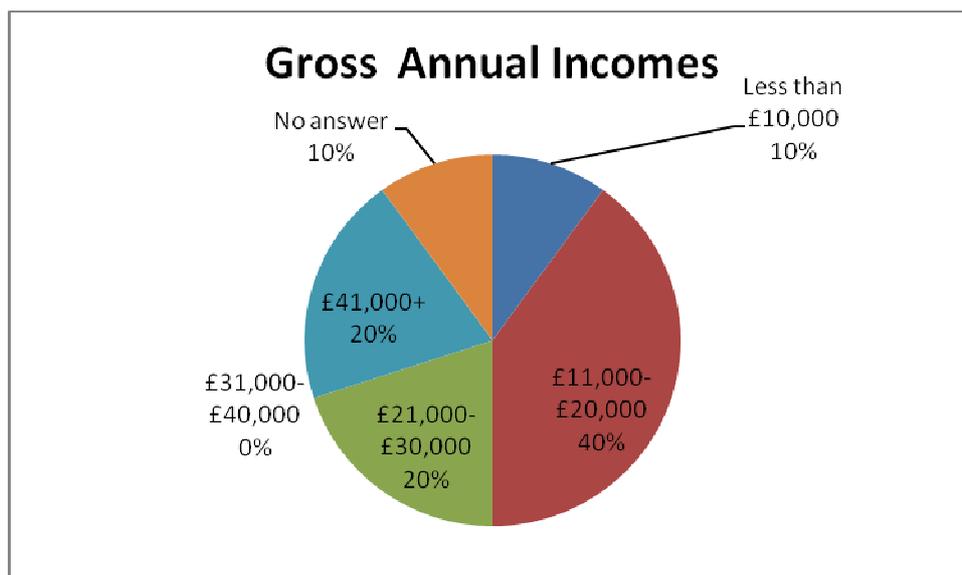
(Minimum deposit 10% = £10,426)

The figures below represent 80% of the Market rents and are known as Affordable Rents. The affordable rents per month for the 'Guildford Broad' Rental Area (which the parish of Wonersh is located in) are:

Shared (£/month)	1-bed (£/month)	2-bed (£/month)	3-bed (£/month)	4-bed (£/month)
320.6667	719.3333	962	1118	1287

If the rents above were found to cost 25% or less of a households' gross annual income, they were able to be classified as being able to afford affordable rent.<sup>7</sup>

The pie chart below shows a breakdown of the gross annual income of the households in need.



<sup>7</sup> the Department for Communities and Local Government Strategic Housing Market Assessment Guide 2007 suggests that a threshold level of 25% of the households' gross annual income to be considered affordable: <http://www.communities.gov.uk/publications/planningandbuilding/strategichousingmarket>

Gross Annual Income	Number HHs
Less than £10,000	1
£11,000-£20,000	4
£21,000-£30,000	2
£31,000-£40,000	0
£41,000+	2
No answer	1

Shared Ownership provides opportunities for people who cannot afford open market housing to access the housing ladder and build a share in the equity on the property. <sup>8</sup> Most mortgage lenders also require a minimum deposit of at least 10%.

The table below shows a complete breakdown of income and savings of the households in housing need:

Reference	No. bed's needed	Income (£)	Savings / equity	Possible mortgage
1	2	18,600	0	
2	1	18,500	0	
3	1	10,000	0	
4	2	12,000	0	
5 (x 1 income)	1	44,000	14,000	154,000
6	2	28,000	0	
7	2	15,000	0	
8	1	20,000	0	
9 (x 1 income)	3	21,528	100,000	75,348
10 (x 2 incomes)	1	50,218	110,000	150,654
11	1	Not stated	Not stated	

As can be seen, three households have savings to act as a deposit, and an assessment of the information provided on incomes and savings, suggests that they would be suitable for shared ownership.<sup>9</sup>

In terms of the ability to afford affordable rent, two households would be able to afford this product. However, these two households are two of the ones with interest in, and sufficient income and savings available in order for shared ownership to be a feasible tenure option, so this report has recommended that they qualify for shared ownership units.

It should be noted that income information can only be verified when applicants register on the Borough Housing Register. The income levels indicated on this survey provide guidance only.

**Anyone in housing need must register with the Waverley Borough Council's Homechoice Team, who can confirm eligibility criteria, in line with the Council's allocation scheme.**

Combining all of the above information, in summary, there is a need for

<sup>8</sup> X 3 joint or X 3.5 single income, this being the CLG's recognised definition of an affordable mortgage.

<sup>9</sup> Whilst the income of HH 9 is slightly below £24,153, the fact that the deposit is large should remedy this matter.

## **Rented accommodation @ less than 80%: 8 units**

4 x 1 bedrooms  
4 x 2 bedrooms

## **Shared Ownership: 3 units**

2 x 1 bedrooms  
1 x 3 bedrooms

## **Recommendations**

---

This survey has shown that there is a need for affordable housing in Wonersh parish to justify a local needs scheme.

The need would be accommodated by 11 units, the majority of which should be one-bedroom homes and a smaller number of 2 and three bedroom homes. Three of these units could consist of shared ownership properties with the rest more suited for rented homes at less than 80% of open market rents in the area. These households are not be able to afford the cost of affordable rent without having to access support such as housing benefit, and as such rents set at levels lower than 80% of open market rent would be more appropriate.

While the survey indicates that there is a level of housing need equating to 11 units it must be taken into consideration that at such a time as units become available many of those with a registered need may have had their needs met elsewhere. In addition, it is possible that some of those registered will not actually qualify for housing and do not represent a genuine need.

The total number of any homes built following the survey should be a reflection of the need identified in this survey report, the current level of need recorded on the Borough Council's Housing Register and the number of homes that the Parish Council feels would be an appropriate number to build in the village. The total number and type of accommodation offered therefore requires liaison between the Parish Council, Borough Council, and the wider community in Wonersh itself.

## **Suggested Actions**

---

### **Parish Council**

- Adopt report and make summary of findings available to the community.
- Remind community that it is essential to become registered on Waverley Borough Council's housing register to be eligible for any form of affordable housing offer.
- Begin to identify potential exception sites and initiate dialogue with landowners and planners to assess viability i.e. willingness to sell / planning policy context.

### **RHE**

- Assist the Parish Council with site investigations.

### **Borough Council, affordable housing provider, Parish Council, RHE**

- Meet in the near future to discuss possible sites.

For queries please contact:

Lizzie Utley

Rural Housing Enabler

Surrey Community Action

Astolat , Coniers way, Burpham Guildford, Surrey, GU4 7HL

Tel: 01483 447 142

Email: [lizzieu@surreyca.org.uk](mailto:lizzieu@surreyca.org.uk)

## APPENDIX ONE

### WAVERLEY BOROUGH COUNCIL LOCAL PLAN 2002

#### **POLICY RD1 : Rural Settlements**

**Within the Rural Settlement boundaries identified on the Proposals Map, the Council will only permit appropriate development which is well-related in scale and location to the existing development and which:-**

- (a) comprises infilling of a small gap in an otherwise continuous built up frontage or the development of land or buildings that are substantially surrounded by existing buildings; and**
- (b) does not result in the development of land which, by reason of its openness, physical characteristics or ecological value, makes a significant contribution to the character and amenities of the village; and**
- (c) does not adversely affect the urban/ rural transition by using open land within the curtilage of buildings at the edge of the settlement; and**
- (d) takes account of the form, setting, local building style and heritage of the settlement; and**
- (e) generates a level of traffic which is compatible with the environment of the village and which can be satisfactorily accommodated on the surrounding network.**

#### **POLICY H6 – Subsidised Affordable Housing in the Green Belt and Countryside Beyond the Green Belt**

**In exceptional circumstances, where the Council is satisfied that there is a genuine local need for subsidised affordable housing as defined in paragraph 6.30 of this Plan, and which cannot be met in some other way, some small scale housing development may be permitted on sites which are within or adjoin the rural settlements listed in Policy RD1. Very exceptionally, sites which are very closely related to those settlements in character, appearance and location, but outside their developed limits (where defined on the Proposals Map), may also be acceptable for such a form of development. This exception is subject to the provisions that:-**

- (a) the site has adequate access to services and amenities, including shops and public transport;**
- (b) the development is small scale and respects the form and character of the village and would not materially harm the character of the countryside; and**

- (c) all of the dwellings are subsidised affordable housing and management arrangements exist to ensure the dwellings remain available on this basis to local people in perpetuity.**

**Dwellings approved in Rural Exception Schemes will be excluded from short term land availability calculations, but once completed, will count towards the overall planning requirements given in Policy H1 and H5.**

## APPENDIX TWO

### ADDITIONAL COMMENTS:

Please note: all comments listed below are those made by households responding to the survey. No attempt has been made by Surrey Community Action to censor or amend these comments, unless they identify a particular person or persons, or are of a very offensive or abusive nature. Surrey Community Action and Wonersh Parish Council cannot be held accountable for any of the views expressed.

- Affordable housing is good in theory provided; it does not mean building on green field land/ green belt land and does not extend into existing village boundaries.
- As a former parish councillor and long term resident, I appreciate the need to help maturing young adults to have a chance to set up home here especially to strengthen extended family and community ties, finding a suitable site is the problem. Two previous surveys have indicated a need for affordable accommodation. Groups of local residents oppose development especially on green belt. Keep Trying!
- I have just downsized from a large house in the village and was lucky to find a smaller property within the village. I understand that Blackheath is not a “settlement” area then there can be no new houses built –is this correct?
- This survey is only appropriate for those seeking “social housing” it seems whereas there is need in the village for “smaller” houses for those whose families have grown up and been forced to move away, due to house prices. This is not made clear at the beginning of the survey!
- We are an elderly couple (82 & 87) who have lived in this house for 44 years. Our family moved away to pursue career opportunities else where. Although we appreciate your emphasis on affordable housing there is a need to consider the lack of family housing, many of which are occupied by old people. Demographic changes point to the need for some provision for the elderly who want to ‘downsize’ but would like to continue to live in the area, particularly in central locations\*. My concern with “affordable” housing is the lowering of standards –crowding ,cheap designs, minimum space, lack of car parking and amenities, creating the slums of tomorrow, urban sprawl and excessive infilling destroying the unique character of our villages. (including the larger towns like Godalming, Haslemere and Cranleigh where there is access to services hence the need for co-ordination over the borough)
- This questionnaire unfortunately appears to give potential allowance for new builds on green & brown site land by parish/county councils. It is vital they look at inadequately used present house buildings that can be developed. Unused accommodation & garage blocks for development.  
The phrase on the letter gives rise to concern on what consultation will take place and whether public will be involved in decision making: i.e. “the parish council will be in a position to move quickly should a suitable site become available”. It is also vital that the infrastructure is taken into account with current pressures on resources etc. With present job situation, high cost of living in Surrey, low wages the sustainability of these developments and supporting their residents will need to be taken into account by the parish & county council.

- I have been living with my parents for a number of years because it has been impossible for me to afford adequate accommodation in a quiet rural position near to my workplace. One of my life's dreams is to own my own home and in this economic and this area it seems an impossible dream to even rent decent accommodation on my wage alone, let alone have a foot on the housing ladder. Oh for a lottery win!!
- My son's family is at present in need: they have one bed roomed flat which is too small for their needs.
- We would like to buy, but because of income & house prices we have to look elsewhere. This scheme would be a life saver, It would mean we could stay and we could keep our jobs
- It would be wonderful to have more social housing in Shamley Green. We need to move to a bigger place but I really want to stay in Shamley Green in order to maintain the support we get for our children from my mother in law.
- My son and his wife have lived with us for nearly 3 years and would like to have their own home, but renting is just so expensive. They need to live locally for work and it is where my son grew up (Bramley) it would be good to have some affordable rental accommodation.
- We have lived in tied accommodation for most of our married life. We have managed to save a good deposit but would not be able to get a mortgage at this stage as properties in this area are out of our price range.
- I am not writing anything on this page. I do not intend leaving here until I am dead.
- We moved here 11 years ago. As we have no family members who have ever lived in Wonersh or wish to do so. I think the survey is not applicable to us

I am a resident in Wonersh and whilst I am not in need of a home, am very interested in this process.

I think that mobilising villagers to buy property is a wonderful intention. However I have also seen many times the term 'affordable housing' used by developers and landowners to enable them to build in areas that planning permission would not normally allow.

I am sure that your sentiment is to genuinely help the residents of Wonersh, but I do question the need for new housing stock. Wonersh is a unique village with its own character that already suffers from traffic at peak times. I worry that this development and the inevitable ease in planning for repeat projects will adversely affect the village permanently.

I agree wholeheartedly that people from and returning to the village need help in order to live in and maintain the community. However I feel this could be more simply and cheaply achieved through other means, for example;

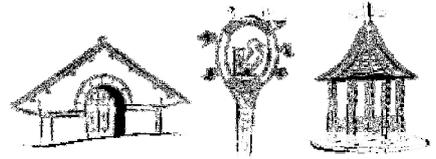
- Grants or reduced rate loans for the selected families to buy on the open market.

- The parish (or housing fund) could buy existing housing on the open market (of which there are plenty available) and place them into trust to be rented. The rental income could then eventually be used to buy more properties for this purpose. This system has already been proven to work very well by the Womersley Village shop.
- The parish (or housing fund) could buy existing housing on the open market and allow families to buy them at reduced prices/rates or go into part ownership.

I think it is very important to bear in mind that the current crisis in affordability is a recent issue of the last decade following a property bubble. The prices, like any economic system will eventually level out again. Building houses and infrastructure however is permanent and village's hearts have so often been lost to the urban sprawl through successive incremental developments.

I would like very much to see that the solution for this current problem is appropriate in scale and economics in the following ways;

- That the housing if built will actually be affordable; I have seen many cases where the prices are only marginally lower than the open market.
- That there is sufficient demand within the target families and that the target families are genuinely eligible, which you will find out from the survey.
- Evidence that other solutions have been considered before the new build option and the reasons why they were discounted.
- Details of the economics of the development, where does the money come from and to whom does it go to.



March 2012

**Housing Needs Survey for anyone living or working in Blackheath, Shamley Green and Wonersh**

Dear Sir or Madam

The success of 'local needs' housing developments within villages in Surrey has prompted Wonersh Parish Council to ask if there is a similar need in the villages of Blackheath, Shamley Green and Wonersh. 'Local needs housing' in this context is to help local people who cannot afford to remain in the villages because of the high price of buying and renting on the open market.

The rules governing such a development locally require a Housing Needs Survey within the Parish to establish if there is a need for, and interest in, such homes. This survey is the first stage in a long process to find out what the demand might be – limited to people from the parish or with close links to the parish.

Local needs housing is essentially a home that can be rented or part-bought (shared ownership), usually from a Housing Association. Such housing helps local people who would like either to remain in or return to their village and in the long term contribute to maintaining the spirit of the community, as well as contributing to village services.

'Local people in housing need' might be young people trying to get onto the housing ladder; couples living with parents unable to access the property market; families with young children that need more space or elderly people who need to downsize.

We are working with Mona Johansson of Surrey Community Action. This is a charity that supports communities in Surrey. Mona is the 'Rural Housing Enabler' for the county and acts as independent advisor providing information to parishes on rural housing. Your response will be sent directly to her, she will be responsible for analysing the survey and all the information provided will be kept confidential in accordance with the Data Protection Act. The Parish Council will only receive a statistical summary.

If the survey identifies a potential need for local affordable housing from households either currently living in, or having a genuine local connection with the parish, the Parish Council will be in a position to move quickly should a suitable site become available. If a family member has left the parish but wishes to return, please ensure that they receive a copy of the form by contacting Mona.

**We very much hope that if you are interested in affordable housing you will take the time to complete this survey form.**

**If you are an employer, please would you alert your employees to this survey and that they may be eligible for this type of housing.**

Please return this form using the freepost envelope provided by **5<sup>th</sup> April 2012**.

For further information, or additional copies of the survey, please contact Mona Johansson at Surrey Community Action, tel: 01483 447126 email: [monaj@surreyca.org.uk](mailto:monaj@surreyca.org.uk) .

Yours faithfully

*Kevin Garvey*

**Kevin Garvey**  
**Clerk to the Council**

Wonersh Parish Council, Wonersh Sports Pavilion, The Common, Wonersh, GU5 0PJ Tel: 01483 892 601  
[clerk@wonershparish.org](mailto:clerk@wonershparish.org)

## Housing Needs Survey for Blackheath, Shamley Green and Wonersh

### What sort of local housing scheme could be considered?

*A small (typically 10 homes or less) development of newly built affordable houses and/or apartments within easy reach of a village centre, available for rent or for shared ownership, reserved exclusively and forever for the accommodation of parish residents or those with definable connections to the parish.*

### Who can I discuss this with?

*All information supplied will be strictly confidential and will only be seen by Mona Johansson, the Rural Housing Enabler from Surrey Community Action, who will be happy to answer any questions about the survey.*

### Who may be eligible?

*A household, part of a household or an individual needing accommodation which is not available to buy or to rent on the open market at a cost commensurate with a reasonable proportion of income. (Current guidelines assess this proportion as within 25% of gross income.)*

*Any potential development in this instance would be limited, **in perpetuity** (this means that the homes cannot be purchased privately or sold on the open market), to those either currently living or working in the parish or with a connection to the villages through several years' residency (past or current), employment or close family.*

### How can I apply?

*Please complete a separate form for each household or individual in need of housing. For instance, if a whole family will move together, complete one form. If mature children are in need of independent accommodation, complete one form for each person needing accommodation.*

### Who can help me answer some of these questions?

**Mona Johansson, Surrey Community Action's "Rural Housing Enabler" on 01483 447126 or at [monaj@surreyca.org.uk](mailto:monaj@surreyca.org.uk).**

**Q1** Has anyone from your family moved away from the parish in the last 5 years because they were unable to buy or rent property in the village?

Yes

No

If you answered yes to Q1 and the family member(s) would like to move back to the parish, please let them know about this survey.

**Q2** If the whole family or any individual family members are likely to need to move within the next 5 years and would wish to remain in the parish, please fill in a form and the following table for each new household that will be needed:

For example, if a number of people wish to live together, they should fill in one table. If one person wishes to live alone, they should ask for another form to fill in separately.

	you	Anyone wishing to live with you			
		person 1	person 2	person 3	person 4
age					
gender					
relationship					
occupation					
work location					

**Q3.** Do you live in the parish now?

Yes

No

**Q4** When did your household first move to the parish?

**Q5** If you have moved away, when did you leave the parish?

**Q6.** If you have moved away and then returned, please give the dates.

**Q7** What is your connection to the parish? *(Tick as many boxes as appropriate)*

- Members of the household currently live in the parish
- Members of the household grew up in the parish
- Members of the household are currently employed in the parish
- Members of the household have close family ties in the parish
- Members of the household have lived in the parish and wish to return

**Q8.** Your accommodation at the moment. Do you ..... *(Tick one box only)*

- Live with parents or family?
- Own your home with a mortgage?
- Rent from a private landlord?
- Live in a caravan or a mobile home?
- Share ownership of your home with a housing association?
- Other? *(Please specify)* .....
- Live in sheltered accommodation?
- Own your home without a mortgage?
- Rent from a housing association or local authority?
- Live in accommodation which is tied to your job?

**Q9.** How many bedrooms does your current home have?

- none     1     2     3     4     5

**Q10** What is your main reason for needing to move? Do you... *(Tick one box only)*

- Need larger accommodation?
- Need cheaper accommodation?
- Need to change tenure?
- Need smaller accommodation - present home is difficult to manage?
- Need to move into your own accommodation?
- Need to be closer to employment?

Need to have secure tenancy?  Need to be closer to a carer or dependent, to give or receive support?   
 Need to avoid harassment?  Need physically adapted accommodation?   
 Other? (Please specify) .....

**Q11.** Please indicate your approximate total annual income before tax. *This should include all forms of income (For example benefits, pensions, interest on investments) but exclude housing benefits for everyone in the household needing to move together. If you do not provide income information it will not be possible to class you as being in need of affordable housing.*

Income before tax  for the year

**Q12.** What tenure would you prefer? (Please see explanation below)

Social Rent  Affordable Rent  Shared Ownership

- *Social rent is typically around 50% of open market rent and can only be provided for those who are unable to meet their housing needs on the open market or through affordable rent or shared ownership (see below).*
- *Affordable rent is about 80% of open market rent.*
- *A shared ownership share is typically around 25-50% of the open market value, up to a maximum of 80%. If, for example, a property was valued at £200,000 on the open market and you purchased a 50% share, then you would be expected to pay a purchase price of £100,000. Shared ownership is only appropriate for those who can support the financial demands of a modest mortgage, ground rent, service charge and buildings insurance as well as the usual outgoings such as contents insurance, utility bills, council tax and bills for maintenance and repairs. You should also expect to pay appropriate professional fees, which will include a solicitor and surveyor.*

**Q13.** If you are interested in shared ownership, please indicate the amount of any savings, equity in your current home or other property, or investment, which could provide a deposit towards shared ownership.

**Q14.** If your current home is rented from a private landlord, what is your current rent, and why do you wish to move into affordable housing?

Cost / month:.....

Reason for wanting to change tenure:  
 .....

**Q15.** What sort of accommodation would you prefer?

House  Bungalow  Apartment or Maisonette  Any

Please give the reasons for your preference.  
 .....

**Q16.** Do you require special adaptations such as wheelchair access?

Yes  No

Please give details.  
 .....

**Q17.** Could you stay in your present home if the above adaptations were made?

Yes

No

**Q18.** Is your household currently on Waverly Borough Council's Housing Register?

Yes

No

***It is vital that you register if you wish to be considered for an offer of affordable housing.***  
*If you have not already registered, you will need to make sure that you do so. Please contact:*

Home Choice Team – Choice Based Lettings  
Waverley Borough Council  
The Burys  
Godalming  
GU7 1HR

Tel.No. 01483 523121  
Email: [homechoice@waverley.gov.uk](mailto:homechoice@waverley.gov.uk)

*If the response to this survey indicates that there is need for affordable housing in the parish, and if a suitable scheme is forthcoming, Mona Johansson will need to keep in touch with you therefore, please provide your name and contact details.*

***All information will be treated as confidential.***

Name .....

Address .....

.....

Tel no. ....

Email .....

Please include any extra comments below:

**Thank you for taking the time to complete this questionnaire.**