

# **DRAFT REPORT OF HOUSING SURVEY**

**ALFOLD PARISH**

**DECEMBER 2012**

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Commissioned by  
Alfold Parish Council

With the support of



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## **Report Background**

### **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 (such as Housing Associations) and landowners to facilitate the development of affordable housing to meet the needs of rural communities.

Housing need in this context is defined as follows:

- '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 (often land that belongs to the Local Authority)
- 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 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.

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<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 Alfold, 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.

Statutory and local provisions can be incorporated to ensure that any affordable homes built remain as affordable. This can take the form of land covenants or the setting up of non-profit making trusts which can help ensure retention of the land for affordable housing.

## **Housing and Housing Need in Alfold Parish Report Summary**

A Housing Survey of Alfold took place during November 2012. A brief summary of the findings follows.

There was a 27% return of the survey forms (113 in total), which were distributed to all households in the Parish of Alfold. Across the country, a 10-35% response rate is generally recorded and as such this was a very good response rate.

Part 1 of the survey is designed to gather general information about the existing residents and homes in Alfold parish and views of the residents regarding current levels of housing availability and development. Part 2 measures the level of existing need within the parish.

From the responses the following can be determined:

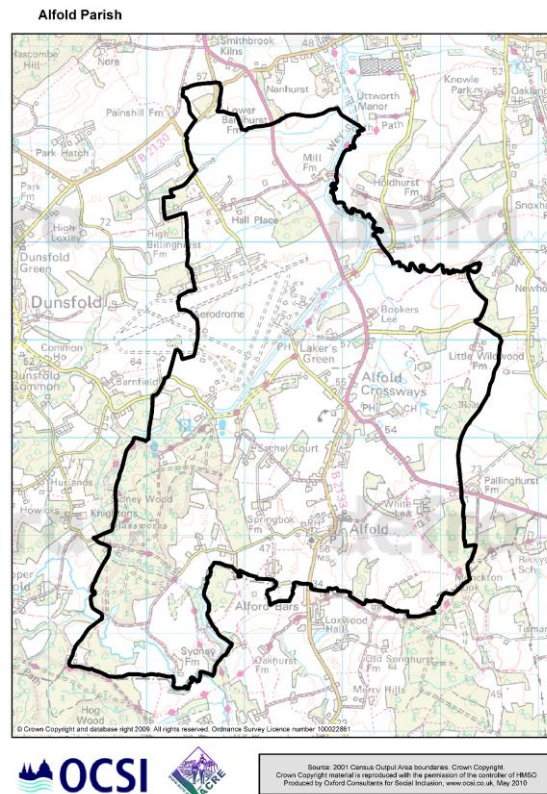
- Responses suggests that the majority of residents (94%) are housed well;
- Around 24 % of respondents do not think that the current housing stock is serving the parish well.
- Out of those respondents that replied thought that the current housing stock is inadequate for the needs of the parish, the tenures and sizes of properties that were seen as most needed were affordable rented accommodation, small open market houses, shared ownership homes and retirement accommodation;<sup>2</sup>
- 59 respondents provided ideas for the number of new homes the parish could benefit from ranged from none (21 respondents) to a maximum of over 100 homes (6 respondents) with (4 respondents) answering do not know.
- Attitudes towards the principle of development of affordable housing for local people are supportive, with 65 % in support of a local needs scheme and 35 % against;
- From the survey results alone there is a small need for affordable housing in the parish. The need is for 2x one-bedroom. Out of these it appears that 1 household would be suited for shared ownership, 1 household would be suited for 'affordable rent'.

The general comments made by the survey respondents are concerned with the infrastructure of the village, the proximity of possible development of Dunsfold aerodrome site and general concerns regarding traffic and drainage issues.

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<sup>2</sup> NB Small open market houses in this context were defined as 1-3 bedrooms. In addition, respondents were not asked about the size of affordable rented homes needed, as any such need would be quantified by section II of the survey.

## Alfold Background

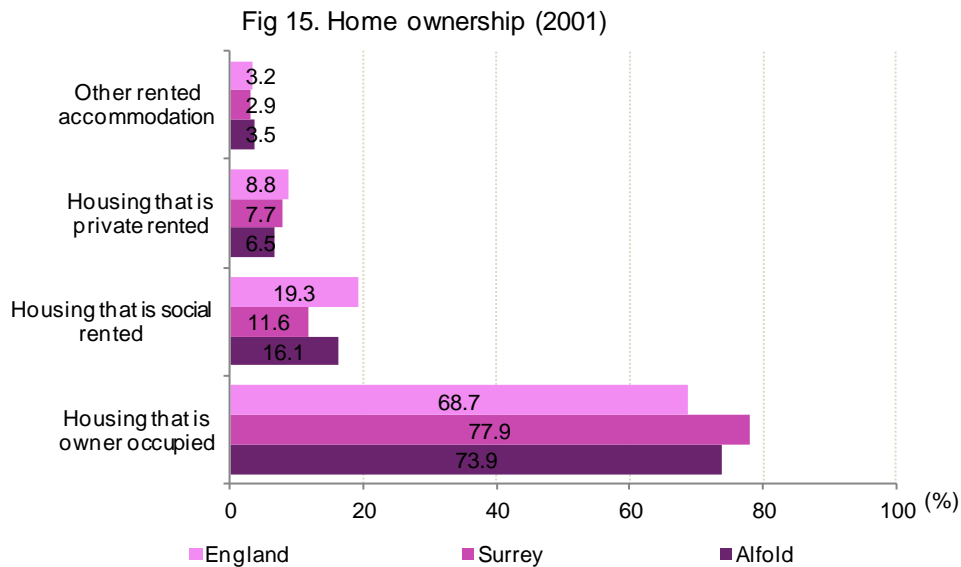


Alfold is a village in south west Surrey situated on the Surrey/Sussex border with a population of around 1050. The village is set in an area of remote rural wooded countryside with many footpaths, tracks and bridleways through Forestry Commission land and along the Wey and Arun Canal. The village benefits from one public house and a village shop, a recently renovated Village Hall, Sports Ground with two football pitches, cricket pitch and tennis courts.

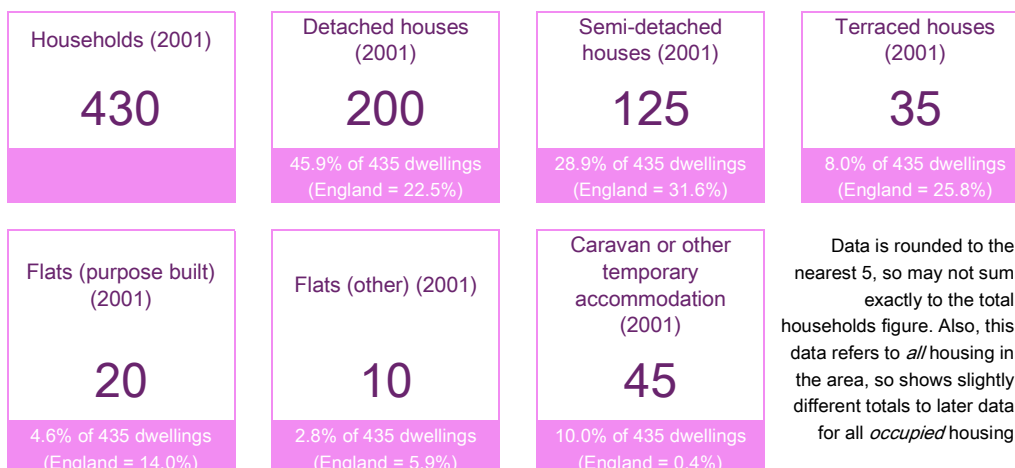
The nearest railway station is in Billingshurst which connects the parish to Horsham and other major routes. It is served by a number 64 and 69 bus services connecting the parish to Worthing and Horsham on a regular basis.

## Household Characteristics of Alfold parish<sup>3</sup>

Data from Census 2001 provides the latest update on the existing housing stock in the parish.



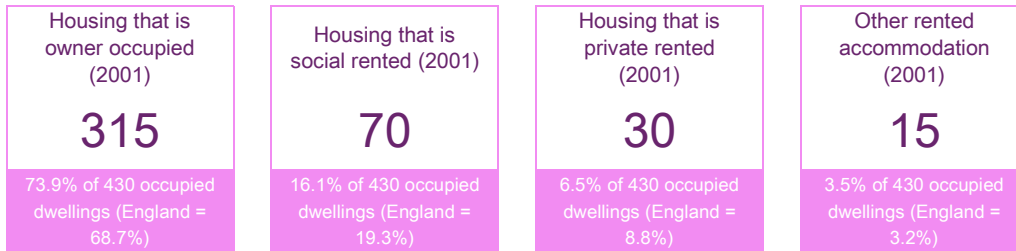
In line with most rural areas, semi-detached and detached dwellings dominate:



In terms of tenure, there are less rented homes in Alfold than are across England as a whole. As for 'other rented accommodation' which for rural areas usually means tied accommodation the

<sup>3</sup> This and all other statistical information (unless otherwise stated) obtained from 2001 Census Data – available on: [www.neighbourhoodstatistic.gov.uk](http://www.neighbourhoodstatistic.gov.uk)

figure is comparable if slightly higher than England as a whole which may be related to the Springbok Estate. The stock of homes that are socially rented is lower than the national average.



## Housing characteristics of Alfold

Land Registry figures for the whole of Waverley Borough for April -June 2012<sup>4</sup> provide an overview of prices for different property prices across the Borough. Rural areas such as Alfold tend to be more expensive than the average price across the Borough.

Property	Price (£)
Flat	196,204
Terraced	310,012
Semi-detached	364,422
Detached	647,380
<b>Average Cost</b>	<b>443,636</b>

Studying the period January-March 2012, the average sold prices achieved in the Borough were as follows:

Property	Price (£)
Flat	226,000
Terraced	246,000
Semi-detached	265,000
Detached	424,000

Open market housing for sale in the parish is characterised by semi-detached and detached properties. A search for properties for sale was undertaken on 8<sup>th</sup> November 2012 on [www.rightmove.com](http://www.rightmove.com) which suggested that 7 homes were available for sale in the parish.<sup>5</sup> Prices and availability ranged from:

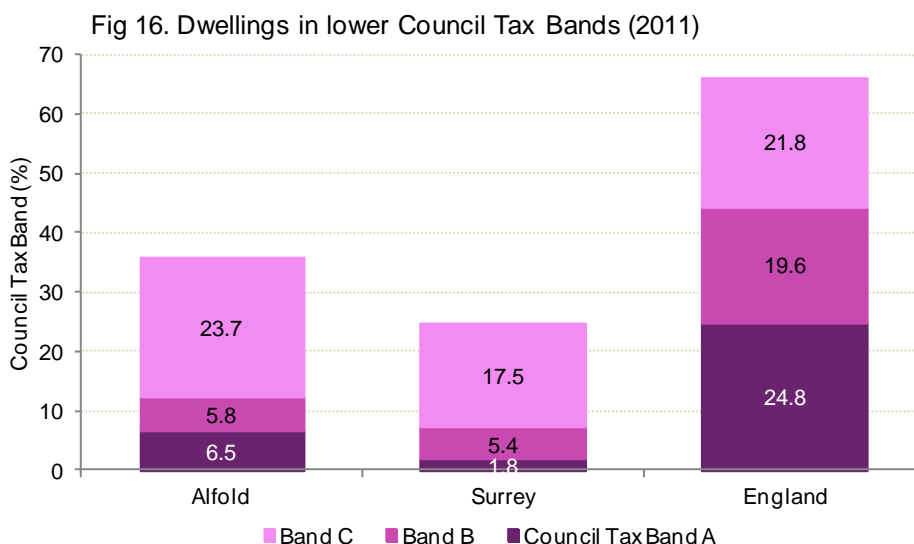
Size Property	Asking Price (£)
1-bed	N/A
2-bed	285,000 230,375
3-bed	510,000 399,950
4-bed	1.175m 480,000
5-bed	1.6m

<sup>4</sup> Land Registry Residential Property price Report, Quarter 2 2012

<sup>5</sup> [www.rightmove.com](http://www.rightmove.com) search undertaken on 8<sup>th</sup> November 2012

For a single person to access the cheapest property (the 2-bedroom property for £230,375) a gross annual income of £65,821 would be needed. For a couple, the same property would require a joint gross annual income of £76,791.<sup>6</sup> A minimum deposit of 10% (£23,037) would also usually be required by mortgage lenders.

Data on Council Tax bands show the number (and proportion) of houses in bands A, B or C (the lowest price bands) locally. These price bands are set nationally, so can help show how the cost of all local property (not just those properties that have recently been sold) compares with other areas. As can be seen for Alfold, in 2011, the parish had a similar number of properties in tax bands A-C than Surrey but lower number of properties than the country as a whole:



## Private rent

There was 1 property available for private rent on 8<sup>th</sup> November 2012, starting at £1350 for a 4-bedroom semi-detached house. Private rentals, therefore, are highly priced and do not present an affordable option for households on an average or low income. The cost of rent also negates any opportunity to save for any future deposit for a home purchase.

Across selected relevant postcodes<sup>7</sup> in and around Guildford, average private rental prices in November 2011 were as follows:

Size Property	Average Rent / month (£)
1-bed flat / house	808
2-bed flat	1130
2 bed house	1123
3-bed flat / house	1372
4-bed house	1997

<sup>6</sup> This is based on a mortgage x3.5 for a single income and x3 for a joint income

<sup>7</sup> This data covers postcodes GU1/2/3/4/5/7/8/23 and 24 and has been compiled from figures available from Zoopla: <http://www.zoopla.co.uk>



## Affordable Housing

### Social Housing stock in Alfold as at 1<sup>st</sup> January 2012

	Property size		No of properties in the Parish
Council	General needs	1bed	8
		2bed	7
		3bed	14
		Other	0
	Older persons	1bed	0
		2bed	0
Housing association	General needs rented	2bed	14
		3bed	6
	Shared ownership	2 bed	2
		3 bed	3
<b>Total</b>			<b>54(49 rent;5s/o)</b>

There were 4 vacancies in 2010- 2011 out of units of existing affordable housing stock in the parish were as follows-

Property size	General needs 1bed	General needs 2bed	General needs 3bed	Older persons 1bed	Total
No of Council properties let	2	0	1	0	3
No of Housing Association properties let	0	1	0	0	1
<b>Total</b>	2	1	1	0	4

The numbers of Housing Register applicants currently living in Alfold parish as at 15th August 2012 are as follows-

Bedroom requirement	1bed	2bed	3bed	Total
No of applicants	21	7	5	33

Therefore the number of lettings over a year and the number of households waiting for accommodation on the Housing Register are mis-matched therefore applicants in housing need are likely to wait a long time for suitable affordable properties in the parish to become available.

## 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>8</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>9</sup>

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

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<sup>8</sup> Waverley Borough Council Affordable Housing Commissioning Plan 2010-2015, April 2012, p.7

<sup>9</sup> West Surrey Strategic Housing Market Assessment 2008, p.187

## **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 a housing survey seeking information about opinions and housing needs.

In the experience of the Rural Housing Enabler, the majority of responses in 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 in the village.

Surrey Community Action contacted Alfold Parish Council with an offer of undertaking a housing needs survey for the parish in 2012. The parish council was keen to have the survey undertaken, because it was felt that this would help to gather useful information, and thus commissioned Surrey Community Action to undertake the survey in November of 2012.

The aim of this survey was thus threefold:

- To assess how well the current housing stock is serving its residents;
- To provide an opportunity for all residents to raise any thoughts and ideas they may have regarding housing locally;
- To assess whether there is a need for affordable housing amongst local residents.

Part 1 of the questionnaire was designed to survey all residents about their views about the first two points above.

Part 2 was aimed specifically at those people who consider themselves to be in housing need and is designed to help measure the level of need for affordable housing by those people with a local connection to the parish.

Whilst the questionnaires were sent to all households in 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 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 Advice Service.

The forms were hand delivered by local volunteers to all 418 households in the parish in November 2012. In total 113 forms were returned.

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

## Survey Findings

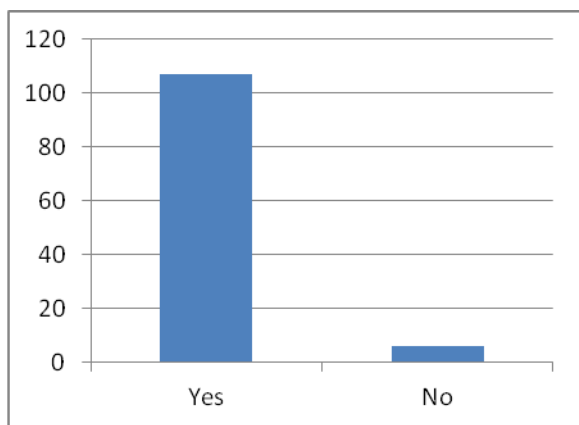
Total Forms Distributed	418
Total Returns	113
% Returns	27%

### PART 1 – ATTITUDES TOWARDS HOUSING

#### **Q1: Does your current home meet your housing needs?**

As can be expected from a survey, of this kind, most respondents are well housed.

Yes 107  
No 6  
Total=113



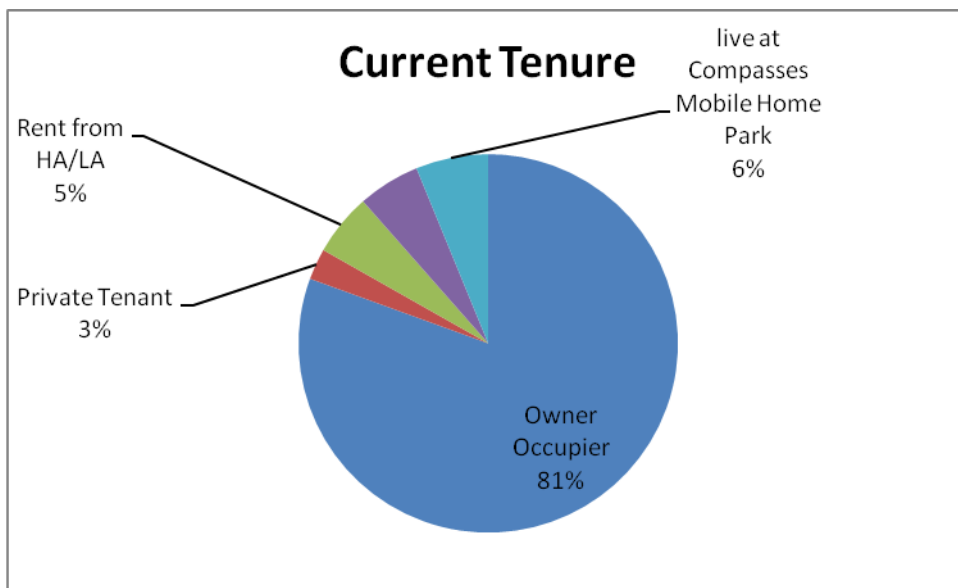
Respondents were asked to explain why their current home did not meet their needs, if their answer was 'no'. The following answers were provided:

- Need to have secure tenancy
- Need to move for medical reasons
- Need to move to cheaper accommodation

#### **Q2: Your accommodation at the moment. Do you....**

This question was answered by all respondents. Whilst this survey report does not attempt to gross up responses to represent the parish as a whole, the breakdown, when compared to the Census 2001 figures on tenure, do suggest some interesting trends:

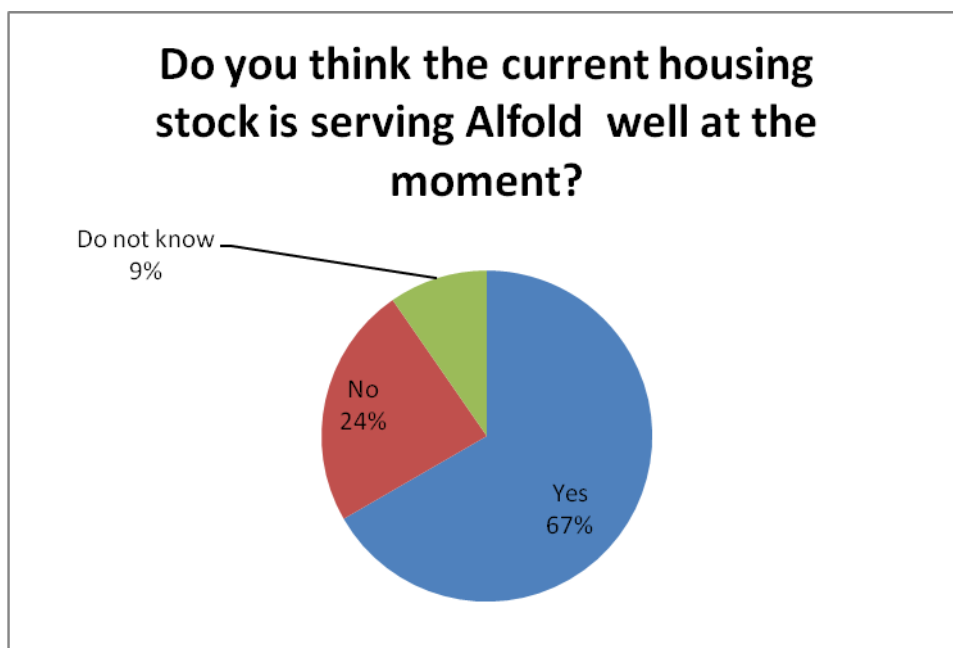
- Owner-occupiers' responses were over-represented (81% compared to 73.9 %);
- Private rented responses were under represented (3% compared to 6.5 %)
- Other rented responses were over represented (5% compared to 3.5%)
- Social rented responses were under-represented (6% compared to 16.1 %)



**Q3: Do you think the current housing stock is serving Alfold parish well at the moment?**

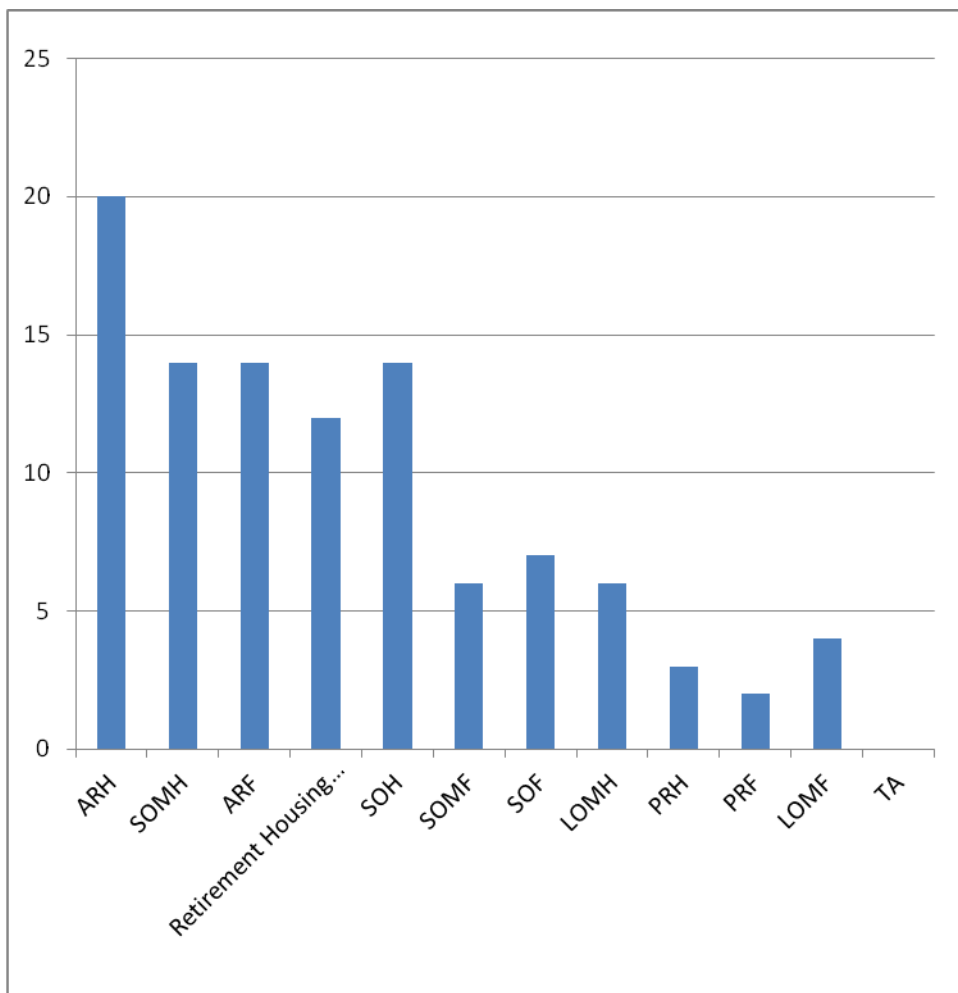
The response to this question was overwhelmingly 'Yes with a smaller number wishing to state that they felt they could not answer this question.

Yes	76
No	27
Do not know	10
<b>TOTAL</b>	<b>=113</b>



**Q4: If you answered 'no' to question 3, what type of housing do you think is needed?**

The table below shows the number of times each option was ticked. As can be seen, the most popular choices were affordable rented houses, small open market houses, affordable rented flats and sheltered accommodation.



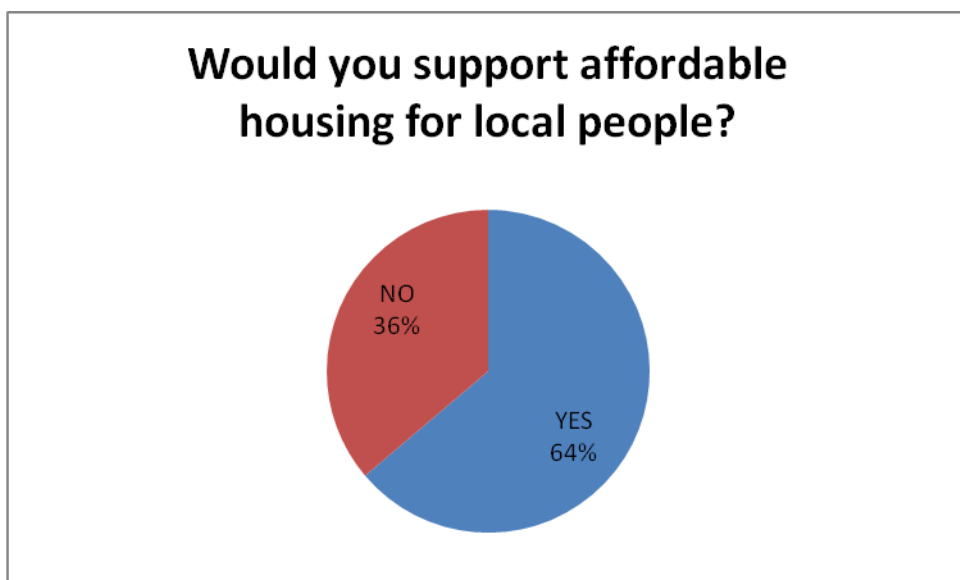
key	ARH =affordable rented housing	SOMH=small open market housing	ARF=affordable rented flats	Sheltered=sheltered accommodation	SOH=shared ownership houses
SOF=shared ownership flats	LOMH=large open market housing	PRH=privately rented houses	PRF=privately rented flats	LOMF=large open market flats	TA=tied accommodation

**Q5: If you think new homes are needed, approximately how many new homes do you think Alfold would need?**

59 respondents provided a numeric response to question 5. For ease of presentation, responses have been broken down into six different categories, as per below.

Number of new homes required	Number of respondents
none	22
1-20	11
21-40	7
41-60	6
Over 61	7
Don't know	7
total	59

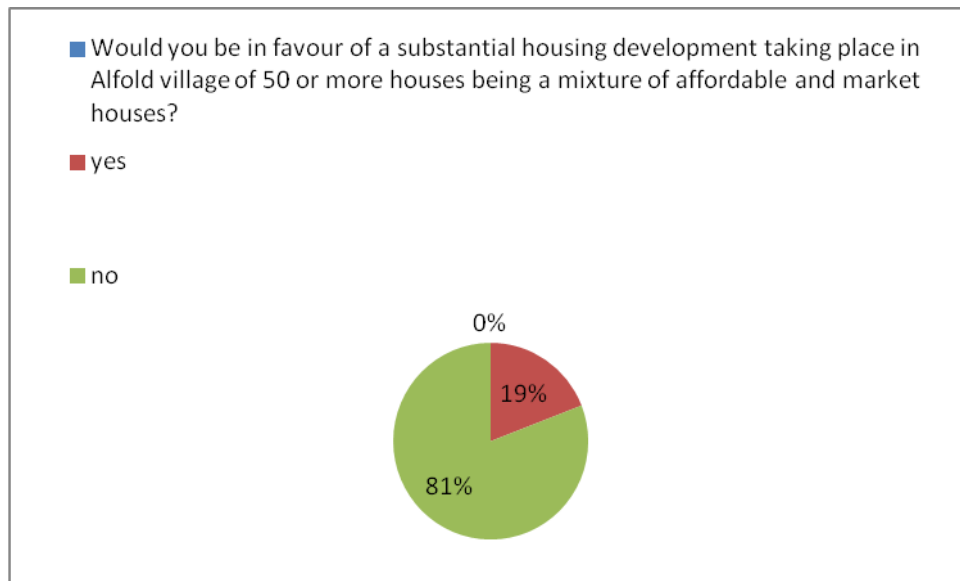
**Q6: If there is a local need for affordable housing, would you be in favour of an affordable housing project to meet, in perpetuity, the needs of Alfold residents or those with strong connections to the parish such as close family, several years' past residency or employment?**



The overwhelming majority of respondents 64%-would support an affordable housing project to meet the needs of local residents.

Yes 67  
No 38  
Total =105

**Q6a Would you be in favour of a substantial housing development taking place in Alfold village of 50 or more houses being a mixture of affordable and market houses?**



This question was inserted at the request of the parish council and the overwhelming answer 81% of respondents were not in favour of such a development.

**Q7: Has anyone from your family moved away from Alfold in the last 5 years because they were unable to buy or rent property in the parish?**

As can be expected, most respondents answered 'no' to this question.

Yes 106  
No 4  
Total=110

**Additional Comments:**

A number of comments were made. These are listed in the appendix 2.



## **PART 2 – HOUSING NEED**

### **Current accommodation**

3 households filled out section 2 or parts of it.

The details of the above households have been recorded so as to ensure that they can be contacted at a later date should a scheme be built, and their circumstances may have changed.

1 Household did not complete the form fully with their name or address so unfortunately cannot be considered further.

2 Households have been identified as being in housing need.

The households in need are both people living with their families.

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

There are 2 couple households in need.

A total of 4 people form part of the households in need. All are adults of working age and all bar adults are in employment.

### **Professions and work locations**

In terms of work location and professions, two respondents works in Alfold itself and others state Cranleigh and Godalming as being their places of work. Some of the professions listed were Sales Consultant, Groundsmen, student and waitress.

### **Reasons for housing need**

The survey form 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 reply if they feel they could satisfy their housing requirements in any other way.

The graph below illustrates the reasons given by the respondents. As can be seen, setting up a home of your own and the desire to reduce the cost of housing. This corresponds well with the number of households currently living with family and renting privately.



### **Registration on Borough Council Housing Needs Register**

Out of the 2 households in need, neither indicated that they were on the housing register.

As of November 2012, 33 households with a local connection to Alfold could be identified on the Housing Needs Register.

The registered housing need is as follows:

- 21 x 1-bed
- 7 x 2-bed
- 5 x 3-bed

**It is essential that all households are registered with Waverley Borough Council, so as to ensure eligibility for any future scheme.**

### **Type of Accommodation Needed**

1 Households specified which type of accommodation they required being a house/bungalow with 1 households requiring any type of accommodation.

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 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.

The allocation scheme is currently being reviewed (Oct 2012) and eligibility criteria will be tightened to take account of welfare reforms e.g. a single person will only qualify for a 1 bedroom property.

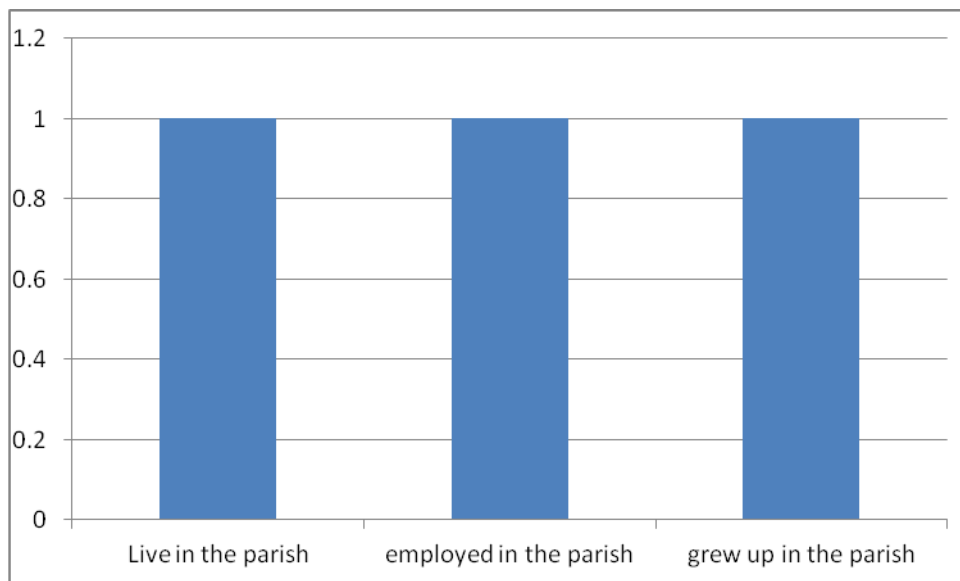
Generally property size is allocated for those meeting eligibility criteria as follows:

For those people eligible for Shared Ownership properties the allowance is slightly less rigid. A couple may qualify for 2 bedrooms to account for potential future growth etc.

Household type	Property Size and Type
Single people	1 bedroom houses or flats, or two bedroom flats
Couples / two people sharing	One or two bedroom flats or houses
Parents(s) with child	Two or three bedroom houses

### Local Connection

Respondents were asked to tick as many aspects of their local connection as applied to them, and the graph below shows the local connection of respondents. All households are currently living in the parish, and 2 respondents are employed in the parish.



The table below shows the length of stay in the parish for all households. As can be seen, the two households have a local connection of at least 6 years or more to Alfold parish.

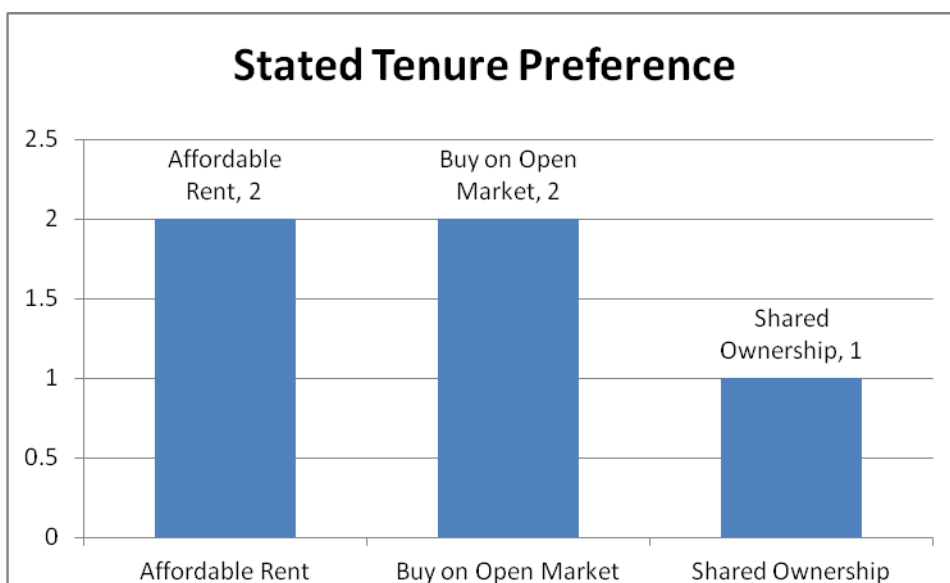
0-5 years
6-15 years =1
16-20 years
20 Years + = 1

## Tenure

Respondents were asked which tenure they would prefer: Open Market Rent, Affordable Rent, and Shared Ownership or to buy on the Open Market.

- Affordable Rent – 80% of open market rent figures
- Shared Ownership allows resident(s) to purchase a share of their home, usually from a housing association, and pay rent on the remaining share. (There are variations on this model that differ between housing associations).

As can be seen, the two households would prefer affordable rent and prefer to buy on the open market with 1 couple also interested in the shared ownership.



## Affordability Calculations<sup>10</sup>

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. This option however can still be unaffordable and even a 40% share can be too expensive for people on medium and low incomes.

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.

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 £84,538 x 1 income = £24,154 / annum gross income)

(Mortgage of £84,538 x 2 incomes = £28,179 / annum gross income)

(Minimum deposit 10%: £8,453)

- 40% of £260,652 (Terraced housing) = £104,260

(Mortgage of £104,260 x 1 income = £29,789 / annum gross income)

(Mortgage of £104,260 x 2 incomes = £34,753/ annum gross income)

(Minimum deposit 10% = £10,426)

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<sup>10</sup> As per the recommendations by the Department for Communities and Local Government, a household is considered able to afford to buy a home if it costs 3.5 times the gross household income for a single earner household, or three times the household income for dual income households.

Affordable Rents per month for the Guildford Broad Rental Area are:

<b>Shared (£/month)</b>	<b>1-bed (£/month)</b>	<b>2-bed (£/month)</b>	<b>3-bed (£/month)</b>	<b>4-bed (£/month)</b>
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>11</sup>

The pie below shows a breakdown of the gross annual income of the households in need. We were only able to record 1 household as 1 household did not provide any financial details.

**Gross Annual Income no of households**

Less than £10,000  
£11,000-£20,000  
£21,000-£30,000            1  
£31,000-£40,000

In terms of the household's capacity to take on a shared ownership mortgage, 1 household would be able to afford to do so and have sufficient savings in order for this to be possible. 1 household would be able to afford affordable rent but as no financial details were provided unable therefore to ascertain whether they could afford the 80% affordable rent.

**Anyone in housing need must register with the Waverley Borough Council's Housing Needs Register who can confirm eligibility criteria. Contact 01483 444244 for more information.**

Income information can only be verified when applicants register on the Common Housing Register. The income levels indicated on this survey provide guidance only.

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

**Rented accommodation 1 unit**

1 x 1 bedroom

**Shared Ownership: 1 unit**

1 x 1 or 2 bedrooms

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<sup>11</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>

## **Recommendations**

This survey has shown that whilst the majority of households in the parish appear to be well housed, there also appears to be a view from residents that the parish would benefit from further housing, both open market and affordable housing, and thus suggests a possible interest from parishioners in allowing the parish to grow. Suggestions as to the size of growth were made to this effect with the majority of responses appearing to consider new homes to be an appropriate number.

The survey also found that there is a very small local need for affordable housing in Alfold (2 households) and that there is a good level of support from the community to justify a local needs scheme.

While the survey indicates that there is a small level of housing need equating to 2 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.<sup>12</sup> It is also worth noting the level of need recorded on Waverley Borough Council's Register- 33 local households-which suggest a higher level of local need than picked up by this survey. As such, the total number of homes, if any were to be built, should be a reflection of the need identified in this survey report, the level of need recorded on the Borough Council's Housing Register and the number of homes that would be an appropriate number to build in the parish given site constraints and the local setting. The total number would therefore require liaison between the Alfold Parish Council, the Borough Council, and wider community in Alfold itself.

## **Suggested Actions**

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### **Alfold Parish Council**

- Discuss the report with the Parish Council and any other interested parties
- Consider, together with assistance from Surrey Community Action, how best to action results of the survey
- Adopt the plan
- Consider the next steps available to the parish with regard to affordable housing

### **RHE**

- Make report available to Parish Council and Waverley Borough Council
- In conjunction with the Parish Council agree on best way to progress results

For queries please contact:

Lizzie Utley  
Rural Housing Enabler  
Surrey Community Action  
Astolat, Coniers way, Burpham Guildford, Surrey, GU4 7HL  
Tel: 01483 447 242  
Email: [lizzieu@surreyca.org.uk](mailto:lizzieu@surreyca.org.uk)

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<sup>12</sup> As a general guideline, local needs schemes tends to cater for around 1/3 of the need identified – so as to ensure there are sufficient local people in housing need to fill the homes. It is also worth bearing in mind the GBC planning policies which state that a rural exception site cannot exceeded 0.4 ha; and as such, most schemes tend to cater for up to 15 units or less

**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 Alfold parish council cannot be held accountable for any of the views expressed.

- There is very little employment in the area, so it would be pointless building homes, unless it is intended to cater for people living off state benefits.
- If there are local people in need of housing, I would like them to be catered for locally. (I know of 1 person needing 1 bedroom housing), however I would not like to see agricultural land being developed. Present properties that come on the market could be bought by local authorities for use by local people.
- Alfold is a lovely village, its downfall, is a decent shop for up and coming mothers who can't drive and elderly generations of the village.
- No houses, flats or dwellings in Dunsfold Park or their property adjoining the park. Also get these pot holes in the roads in the village, and upgrade the road to the park, we don't need an excuse for a swimming pool like on the side of Dunsfold Road.
- Whilst I am happy living where I am there is a need for more housing in the village for both young and old.
- Chilton Close was purchased for housing for the people of Alfold; this project has never been completed.
- Roads and infrastructure are insufficient at the moment without any more housing.
- Villages must evolve developments of less than so seen more appropriate.
- This infrastructure is not sufficient to have a development of 50 or more houses being built. There would need to be improvements made to the A281, Loxwood Road (especially through the village centre) and more amenities (e.g. pub, shops)
- Why build more when the second phase of Chilton Close hasn't happened even with p/permission given and land allocated.
- The local infrastructure would not support any large scale development.
- We do not need the local public house being turned into housing. This is the hub of village life, we also need a school to accommodate children who will undoubtedly be born in these new homes instead of them being bussed out of the village at a very early age.
- We would like to be informed of the outcome of your survey
- Infrastructure is not available for further housing, however well intentioned. Sorry. Stretched NHS here, A281 too busy already, massive buildings at golf club coming, no street lighting, no police, negligible bus service, few local jobs without transport, school been closed.
- I answered no regarding additional housing because of the consistent requests of the Rutland group to build on the Old Dunsfold aerodrome site, it will swallow up all

the surrounding villages, but I do believe some affordable housing for youngsters and for the elderly is required but not under the Rutland group.

- Obviously there is a huge national (especially in the SE) shortage of housing, in my opinion small 1-5 developments are a better way to achieve more housing, less controversial, less “Nimbi” response, less traffic considerations and in fact all amenities.
- As Alfold is a ribbon development with large areas of undeveloped privately owned land, I would be in favour of new build homes in keeping with this village. I think it is a unique village and has luckily not been overdeveloped in the past and with present high standards of architecture and building control could now be sensibly enhanced with careful controls in place.
- If too many new houses are built I and my family will move out of the village!!
- Drainage still needs to be sorted out.
- Since the school is closed I would not want to provide more accommodation for young families.
- Alfold is an isolated village situated mostly on one side of the only road A281. The Surrey/Sussex border with hardly any means of transport except buy car to shop, work or play. In 1984-1990 I worked in Kingston for the six years and spent two hours morning getting to work and two hours evening getting back home (sitting in traffic on A281) the side road is now nearly impossible to use, so what is the answer for Alfold. We need more housing for people to live here but we are just increasing the traffic on the A281. There are a lot of applications for building in Alfold but some are detrimental to the village and most are not? We seem to be in a cliff stick if either shall us or not?
- I would like any new homes built in Alfold to be inside the village boundary, using “in fill” sites green fields should be kept green!!! As for affordable houses are they actually affordable? There is a land put aside in Chilton Close for affordable housing. Plans produced, but nothing progressed!!!
- We understood there was to have been a second phase of houses in Chilton Close, but that hasn’t happened. It would have made more sense to have completed this project rather than look elsewhere before anymore new houses are built the flooding in Clappers Meadow and elsewhere in the village need to be addressed, at the moment when we have any heavy rain the water seems to get into the sewer pipes and causes householders problems, (e.g.) raw sewage coming out of their manholes and some people unable to flush their downstairs loo water would come over the top.
- I would not like any housing complex to be put forward for Dunsfold Park Airdrome.
- Alfold lacks resources to support any new development. If new houses are being considered, we need to ensure adequate utilities are in place, we need mains gas to break the monopoly of LPG; we need upgrades to electricity as we suffer disproportionate power failures. We need upgraded sewerage services. We need much better public transport provision then consider population increases!
- If there is a need - which is quite probable, stage two of the proposed development at Chilton Close should be resurrected – it had go – ahead/infrastructure and detailed plans.

- I have lived in Alfold for fifty years; as I may have to give up my car in the future, I will have to rely on public transport, which is nonexistent in the village, why build any more properties? How will people do shopping or young people get to Guildford or Horsham to work for a living?
- The local schools, roads and health services cannot cope with the influx of more people. The reason I choose to live in Alfold is because I like the rural country feel of the village and this would change if a lot more houses were built.
- I am not aware of the numbers of people in Alfold needing housing. I feel that we should be doing our bit in adding to affordable housing stock in the South.
- If more than 25-30 properties are built in Alfold, we will not be a sociable, friendly village as now.
- My wife and I would not be able to make valid comments from question 3 onwards. We have lived in Alfold since 1965. If housing is required it is density should have regard to local factors, only one village shop, no school, whether there is local employment and if not what public transport. Difficulties would be caused if new housing were to dominate, rather than be the natural growth of the village. 50 or more houses we would regard as excessive growth.
- I think the attitude of the Parish Council has been very restrictive to development. There needs to be large + medium private homes to attract some wealth and deprives to the village. The shop is on its last legs, the pub is closed, and more affordable housing will not solve these issues alone.
- Currently the road infrastructure and essential amenities, electricity, phone, broadband, are only just suitable. To increase the size of the village in any substantial form is ridiculous. Housing on Dunsfold Park has been objected to why allow housing in Alfold village?
- I think Alfold needs a GP, and a shop in the Alfold crossway end of this village. It will certainly need both if more people live here.
- Before any development takes place, consideration needs to be applied to the flooding that occurs and the sewage pumping station that needs upgrading.
- Dedicated resident parking for houses that have no off street parking.
- Thank you for this opportunity to comment upon housing need in Alfold. In attempting to make a helpful contribution to this survey my investigations on the topic have taken some interesting directions and unearthed so much information that I have had some difficulty in coming to a conclusion. However; it is becoming apparent that housing need is not the criteria that will determine the future housing density of the small rural parishes such as Alfold; or indeed anywhere. It is the political pressure that will be the deciding factor, hence Eric Pickles relaxation of the Planning Laws. The development potential in Alfold far exceeds the housing need whatever it is deemed to be post this survey. I fear that Alfold once again will come under pressure and that whatever time is bought by small scale appropriate development, it will only delay the inevitable and that the Localism Act will not be honoured. Of all the smaller local parishes, Alfold is so positioned that it could easily be absorbed into Cranleigh or any greater "whole" still being tabled. Worse, it could be that by not participating in a planned, structured, bigger picture Alfold will be obliterated piecemeal by the sort of small-time developer, who, bolstered by The Government's determination to build at all

costs, will descend like a train load of carpet-baggers on Alfold and hapless parishes like it across the nation. This is not hyperbole. The only beneficiaries of development in Alfold will be the developers. It should always be remembered that development is funded by a line of credit provided by banks; bailed out by the state (that is to say the tax payer, us, all their customers) and that they and all their agents need to make a good profit. Any attractive sweeteners on offer to enhance a developments appeal, are not gifts to the community, we are all paying for them and probably more than once! We should most certainly be able to air our preferences and scrutinize the fine print. The problem of housing comes down to money. Houses just cost too much for most people starting out; even those on good incomes. That was not always so; but I will spare you the history lesson. However, from my observations I would conclude that there is little or no need for extra development in Alfold. There may be a desire for an improved home environment, e.g. tenants may wish to be owners; but that is not the same as need, and that has always been so.

- We would be in favour of limited developments in keeping with the village. It cannot be just affordable housing, must be inclusive of different type / size to reflect the requirements. Most importantly though before any development the infrastructure requirements must be considered, as the roads need attention, with road A281 heavily congested. Very few bus no alternative transport. Drainage/flooding implications, no gas supply. Loading on existing electrical networks, not to mention the very slow broadband.
- I hope the aerodrome development does not go ahead, as it would kill the local villages.
- This survey seems very biased in favour of local affordable housing! Several specific comments:
  1. Q5 how on earth would the average resident know the answer to this!
  2. Q6 This asks several questions but allows only a yes/no answer!
- Alfold is a car reliant village. There are virtually no local amenities. Presumably, by the nature of affordability, the occupiers will not own cars. National Planning policies specify that any development must not be car reliant. Alfold is significantly car reliant.

## APPENDIX THREE

# ALFOLD PARISH COUNCIL

8<sup>th</sup> November 2012

Dear Resident

### Housing Survey in Alfold Parish

It is some time since the parish council has carried out housing needs survey. With the introduction of the Localism Act and with several property developers interested in developing land in the village, we feel it is important to seek your views. We are fortunate that Surrey Community Action, a charity that supports communities in Surrey, has offered to undertake a housing survey for Alfold Parish Council. The work is being undertaken by Surrey Community Action's Rural Housing Enabler, Lizzie Utley, who is the 'Rural Housing Enabler' for the county and acts as independent advisor providing information to parishes on rural housing.

The aim of this survey is threefold:

- To assess how well the current housing stock is serving its residents;
- To provide an opportunity for all residents to raise any thoughts and ideas they may have regarding housing locally;
- To assess whether there is a need for affordable housing amongst local residents.

Alfold Parish Council has taken up the offer of the survey, because we would like to gather as much information as possible about residents' views and needs in regards to housing, in order to help inform future discussions. Under current government proposals it looks likely that local communities might get more planning powers, and by getting a better understanding of our community's needs now, we will be in a good position to respond to, and act upon, your views.

This is an important issue, so please take the time to complete the attached survey. Your answers will be treated in strictest confidence and will only be seen by Lizzie Utley. Alfold Parish Council will receive a statistical summary of the results, and the Parish Council will inform residents of the results and what, if any, future steps might be suggested as a result.

Please return this form in the enclosed freepost envelope by 7<sup>th</sup> December **2012**. If you would prefer, an electronic copy of the form can be downloaded from the parish council website [www.alfoldparishcouncil.co.uk](http://www.alfoldparishcouncil.co.uk) and returned to Lizzie Utley via email.

If you would like to know more or have questions about the survey, please contact Lizzie Utley, **Rural Housing Enabler, Surrey Community Action**, on 01483 447 142 or via email [LizzieU@surreyca.org.uk](mailto:LizzieU@surreyca.org.uk).

**Thank you for taking the time to read this letter and for completing the survey form.**

Yours faithfully,



Clerk, Alfold Parish Council

# Alfold Parish Housing Needs Survey

## PART ONE - FOR THE WHOLE COMMUNITY

### Who can I discuss this with?

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

We do need to get the opinions of as many people as possible. Please take a little time to consider the questions below, fill in Part One and return it. If you require alternative housing, please also complete Part Two.

### Q1 Does your current home meet your housing needs?

Yes

No

If no, please give a brief reason:.....

### Q2 Your accommodation at the moment.. Do you ..... (tick one box only)

Own your home with/without a mortgage?

Rent from a private landlord?

Rent from a housing association or local authority

Live at Compasses Mobile Home Park

Other? (please specify)

.....

### Q3 Do you think the current housing stock is serving Alfold well at the moment?

Yes

No

### Q4 If you answered 'no' to question 3, what type of housing do you think is needed?

(‘Small’ = 1-2 bedrooms, ‘medium’ = 3 bedrooms, ‘large’ = 4 bedrooms or more)

Small Open Market Houses

Small Open Market Flats

Medium Open Market Houses

Large Open Market Flats

- |                                    |                          |                                   |                          |
|------------------------------------|--------------------------|-----------------------------------|--------------------------|
| Large Open Market Houses           | <input type="checkbox"/> | Affordable Rented Flats           |                          |
| <input type="checkbox"/>           |                          |                                   |                          |
| Affordable Rented Houses           | <input type="checkbox"/> | Affordable Shared Ownership Flats | <input type="checkbox"/> |
| Affordable Shared Ownership Houses | <input type="checkbox"/> | Privately Rented Flats            |                          |
| <input type="checkbox"/>           |                          |                                   |                          |
| Privately Rented Houses            | <input type="checkbox"/> | Retirement Housing (without care) | <input type="checkbox"/> |
| Tied Accommodation                 | <input type="checkbox"/> | Retirement Housing (with care)    |                          |
| <input type="checkbox"/>           |                          |                                   |                          |
| No Further Housing Needed          | <input type="checkbox"/> | Other? <i>(Please specify)</i>    |                          |

.....

**Q5** if you think new homes are needed, approximately how many new homes do you think Alfold would need?

**Q6** If there is a local need for affordable housing (e.g. homes either rented at below market rates or part-purchased from social landlords, such as Housing Associations), would you be in favour of an affordable housing project to meet, in perpetuity\*, the needs of Alfold residents or those with strong connections to the village such as close family, several years' past residency or employment?

- |                          |                          |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
| Yes                      | No                       |

**Q6A** Would you be in favour of a substantial housing development taking place in Alfold village of 50 or more houses being a mixture of affordable and market houses?

- |                          |                          |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
| Yes                      | No                       |

**Q7** Has anyone from your family moved away from Alfold in the last 5 years because they were unable to buy or rent property in the village?

- |                          |                          |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
| Yes                      | No                       |

If you answered yes to Q7 and the family member(s) would like to move back to Alfold, please pass Part Two of this form to them or ask for additional forms.

Extra forms are available from Lizzie Utley on 01483 447 142 (or at [lizzieU@surreyca.org.uk](mailto:lizzieU@surreyca.org.uk)).





