

**Housing Needs Survey**

**January 2015**

**Commissioned by**

**HAMBLEDON PARISH COUNCIL**

**With the support of**



<b>Content</b>	<b>Page</b>
<b>Report Background</b>	<b>2</b>
<b>Report Summary</b>	<b>3</b>
<b>Parish Background</b>	<b>5</b>
<b>Housing Needs Survey – Method</b>	<b>11</b>
<b>Survey Findings</b>	<b>12</b>
<b>Housing Need in the parish</b>	<b>17</b>
<b>Recommendations</b>	<b>28</b>

#### **Appendices**

1. Waverley Borough Council Policy
2. Comments
3. Survey

## Report Background

### Introduction - The Rural Housing Enabler Project

The Rural Housing Enabler for Surrey project at Surrey Community Action commenced in June 2006. The purpose of the 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.
- It may also include households who are looking to downsize but remain within the locality.

### 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 or Parish Council)
- Private Estate land (land gifted or disposed of at low cost by charitable landowners)
- The Council normally requires developers to provide affordable housing when they apply for planning permission for a new housing development. The policy which requires this is the 'Subsidised Affordable Housing within Settlements Policy (Policy H5 of Waverley Borough Council's Local Plan 2002) and the affordable housing requirement depends upon the location, the size of the site and the number of new homes proposed.

Please note: The National Planning Policy Guidance was revised on 28.11.14, in that affordable housing should not be sought from developments of 10 units or fewer and which have a maximum floor space of no more than 1000sqm. However, in designated 'rural areas' <sup>[1]</sup>, authorities can choose to apply a lower threshold, with no affordable housing required on schemes of 5 or fewer new homes. In Waverley, only the areas within the Surrey Hills Area of Outstanding Natural Beauty (AONB) have this designation. Therefore, affordable housing contributions can still be sought in accordance with the Council's existing 'Subsidised Affordable Housing within Settlements Policy' (Policy H5 of Waverley Borough Council's Local Plan 2002) in the AONB. In areas of fewer than 3,000 inhabitants (such as Hambledon) 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

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<sup>[1]</sup> As defined by Section 157 of the Housing Act 1985

requires the level of provision to be at least 30%, unless the density is over 40 dwellings per hectare, in which case the requirement is for 25% affordable housing. However, the mix of tenure and size of homes will be negotiated on a site by site basis, in line with local housing needs.

- **Rural Exception Sites:** under the [Council's Local Plan](#) Policy H6<sup>1</sup> sites closely related to the settlement boundary that would not normally qualify for planning permission may be given planning permission provided all new homes are in the form of affordable housing, the development meets a proven local demand, the site has adequate access to services and amenities, is small-scale and respects the form and character of the village. 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>2</sup> Local need can be demonstrated by means of a current Housing Need Survey which can be undertaken by the Rural Housing Enabler in partnership with the relevant Parish Council.

The [National Planning Policy Framework](#) encourages the principle of cross-subsidy on what would normally be regarded as Rural Exception Schemes. The primary use of market housing within a rural exception scheme is to assist in creating additional revenue for the scheme to fund affordable housing, whether wholly or in part. Paragraph 54 states that local authorities should consider allowing "some market housing...where it will facilitate the provision of significant additional affordable housing to meet local needs". There is a recognition that "to ensure viability" any such scheme should "provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable".

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, planning conditions or the setting up of non-profit making trusts which can help ensure retention of the land for affordable housing.

#### **Housing and Community Need in the Parish of Hambledon – Background and Report Summary**

In 2010 a Housing Needs Survey was conducted in conjunction with the Parish Council. The survey achieved a 35% response rate of which 72% were in favour of developing an affordable housing scheme. Following this a number of possible sites for such a scheme were assessed. Following the acquisition of Orchard Farm by English Rural Housing Association the Parish Council felt it would be appropriate to update the 2010 Housing Needs Survey a further survey was undertaken in January 2015. The main purpose of this survey was to gain feedback on housing development and housing need within the parish. A brief summary of the findings follows.

There was an 83.12% return rate on the survey, which were distributed to all households in the parish. Across the country, a 10-35% response rate is generally recorded and as such this is considered an outstanding response rate.

Part 1 of the survey was designed to gather views of all residents regarding the concept of development within their village. Part 2 measures the level of existing need for housing within the parish.

From the responses the following can be determined:

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<sup>1</sup> Policy H6- Subsidised Affordable Housing in the Green Belt and Countryside Beyond the Greenbelt

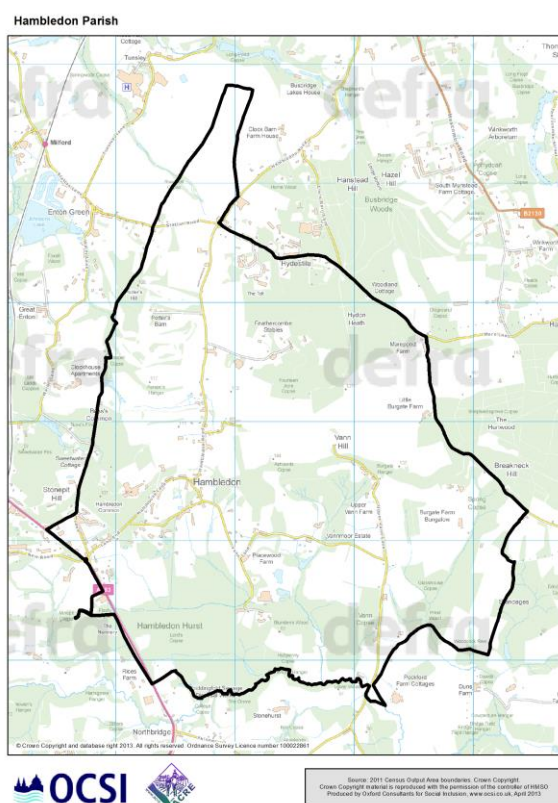
<sup>2</sup> As per the Statutory Instruments 1997/625, The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East), in designated rural areas such as Hambledon, dwellings cannot be 'lost' to the open market because of a limit to the right to acquire and the right to enfranchise, thus ensuring that these homes remain affordable in perpetuity.

- 88% of respondents were owner occupiers.
- 21 households stated they needed to move within the parish within the next 5 years
- Only 3 households stated they were already registered with Waverley Borough Council
- 28% of respondents had lived in the parish for more than 20 years.

## Background

Hambledon is small rural village approximately 7 miles from Guildford and just over 3 miles from Godalming, close to the villages of Chiddingfold and Witley. It has a population of just over 800 people in approximately 305 households.<sup>3</sup>

Hambledon benefits from a Village Shop and Post Office, Church, Village Hall and a local pub, (although this is currently up for sale) there is a train station at Witley which serves London Waterloo and Portsmouth Harbour.



<sup>3</sup> Source: Census 2011 (table KS102EW)

## Household Characteristics of Hambledon Parish<sup>4</sup>

Data from Census 2011 provides the latest update on the existing housing stock in the parish. In line with most rural areas, semi-detached and detached dwellings dominate:

Detached houses <b>182</b> 56.3% of dwellings (England average = 22.3%)	Semi-detached houses <b>90</b> 27.9% of dwellings (England average = 30.7%)	Terraced houses <b>17</b> 5.3% of dwellings (England average = 24.5%)
Flats (purpose built) <b>24</b> 7.4% of dwellings (England average = 16.7%)	Flats (other) <b>08</b> 2.5% of dwellings (England average = 5.4%)	Caravan or other temporary accommodation <b>02</b> 0.6% of dwellings (England average = 0.4%)

Source: Census 2011 (table KS401EW)

In terms of tenure the parish has a breakdown which sits well above the average for owner occupiers and well below that for socially rented properties compared with England as a whole.

Housing that is owner occupied <b>230</b> 74.2% of households (England average = 64.1%)	Housing that is social rented <b>30</b> 9.7% of households (England average = 17.7%)	Housing that is private rented <b>33</b> 10.6% of households (England average = 15.4%)	Other rented accommodation <b>17</b> 5.5% of households (England average = 2.8%)
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Source: Census 2011 (KS402EW)

Open market housing for sale in the parish is characterised by semi-detached and detached properties. A search for properties for sale was undertaken in February 2015 on [www.zoopla.co.uk](http://www.zoopla.co.uk) which suggested that there were just 3 homes available for sale in the parish.<sup>5</sup> In addition to those listed below there was also a private estate (Nutbourne Park) listed for £15,000,000. In 2014, 8 properties were sold in the parish.

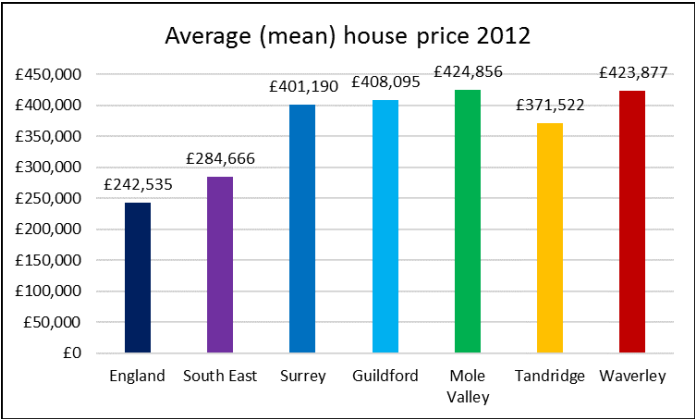
	On market 2015	Sold in 2014
2 bed flat		£249,950
3 bed flat	£475,000	£277,500
2 bed detached house		£575,000 £585,000
3 bed semi-detached		£470,000
3 bed terrace house	£445,000	
3 bed detached		£1,425,000
4 bed detached	1,000,000	£1,100,000 £1,110,000

As there are only a very limited number of 'entry level properties' within the parish for the purposes of this report the current asking price of £249,950 for a 2 bedroom flat has been used. For a single person to access the market at this level a gross annual income of £64,272 would be required. For a couple, the same

<sup>4</sup> This and all other statistical information (unless otherwise stated) obtained from 2011 Census Data – available on: [www.neighbourhoodstatistics.gov.uk](http://www.neighbourhoodstatistics.gov.uk)

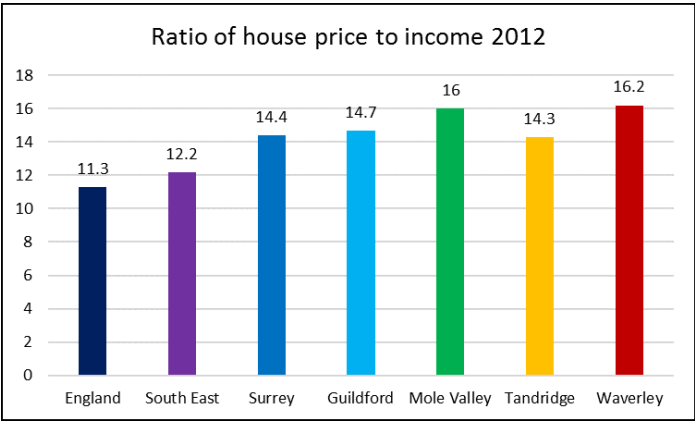
<sup>5</sup> [www.zoopla.co.uk](http://www.zoopla.co.uk) search undertaken in February 2015.

property would require a joint gross annual income of £74,985.<sup>6</sup> This assumes that a minimum deposit of 10% (£24,995) would also usually be required by mortgage lenders (unless the household was able to access Help to Buy which would require a 5% deposit). Across the parish it appears there is lack of smaller open market housing for older people looking to downsize and entry level buyers such as young couples or single people and the number of opportunities to purchase a 2 bedroom property at this price is very limited. A couple of 2 bedroom cottages had come onto the market in 2014 but they had an average asking price of £580,000 which would require a joint income of £193,333. The latest data from the National Housing Federation 2014 provides interesting data from across the Country and other predominately rural boroughs in Surrey.



Source: National Housing Federation 2014

This equates to 16.2 times the average salary (£26,151) for those living in Waverley which is the highest in Surrey and 4.9 times higher than England as a whole.

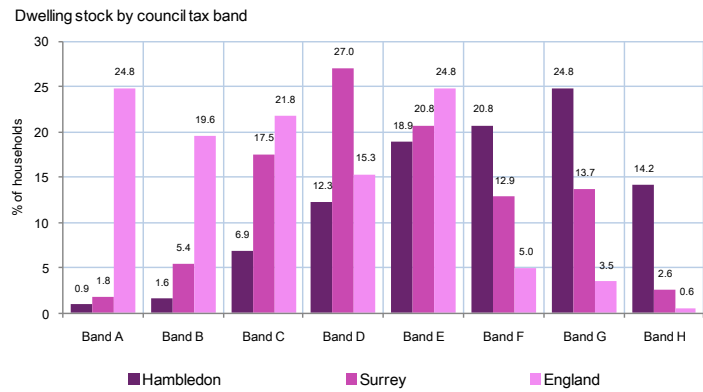


Source: National Housing Federation 2014

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



Data on Council Tax bands (See fig below) show the number (and proportion) of houses in bands A, B or C (the lowest price bands) locally.

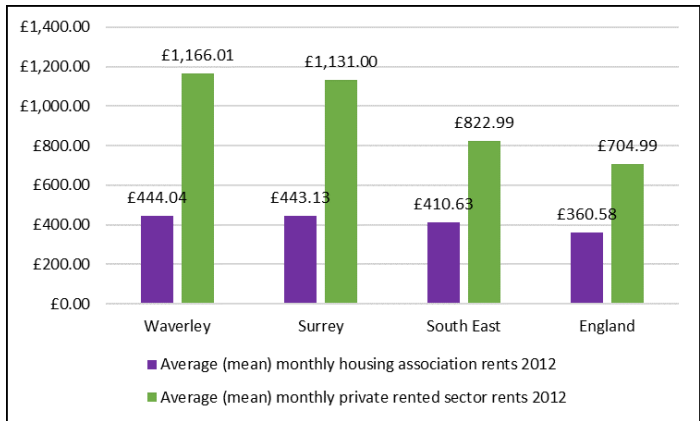


Source: Council Tax Band (Valuation Office Agency 2011), House prices (Land Registry 2009), Affordability Ratio (Land Registry/ONS 2007/08

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 Hambleton, in 2011, the parish had a lower number of properties in tax bands A-E than both Surrey and the country as a whole.

Private rented sector

As of February 2015, 1 property was available to rent a one bed flat for £875 per month. A three bedroom property had recently been let for £1500 per month. Average rents for both the social and private sector are illustrated below.



Source: National Housing Federation

#### Local Housing Allowance rates (1 April 2014 – 31 March 2015)

Number of rooms	Maximum weekly amount	Maximum monthly amount
Shared accommodation	£80.81 pw	£350.18pcm
1 bedroom	£168.98 pw	£732.25 pcm
2 bedrooms	£214.38 pw	£928.98 pcm
3 bedrooms	£265.38 pw	£1,149.98 pcm
4 bedrooms	£346.15 pw	£1,499.98 pcm

Where households are having difficulty in paying their rent, they can apply for Local Housing Allowance (LHA) which will pay up the maximum amount shown above, based on their housing need and the size of accommodation they live in.

Hambledon compares very favourably with both Surrey and England as a whole in terms of the number of households overcrowded, it is broadly in line with the rest of the country in terms of the number of households estimated to be in fuel poverty or lacking central heating.

Households living in overcrowded conditions	Households without central heating	Vacant household spaces	Households estimated to be in 'Fuel Poverty'
<b>06</b>	<b>08</b>	<b>13</b>	<b>30</b>
1.9% of households (England average = 8.7%)	2.6% of households (England average = 2.7%)	4.0% of households (England average = 4.3%)	9.1% of households (England = 10.9%)

The definition of fuel poverty is based on the Low Income High Costs (LIHC) framework. Under this definition, a household is said to be in fuel poverty if they have required fuel costs that are above average (the national median level); were they to spend that amount they would be left with a residual income below the official poverty line. It is calculated using the income of households, the cost of fuel required, and the ability of their home to retain heat. In January 2013 the government launched the Energy Company Obligation (ECO) with a focus on reducing levels of fuel poverty and poor housing conditions in rural areas. The rural element of this energy efficiency measure is due to the fact that fuel poverty and poor quality housing tends to be higher in rural areas and therefore a priority for improving the quality of life of residents in rural communities.

### Current Affordable Housing

There are currently 27 affordable homes in the parish. 22 are owned by Waverley Borough Council and 5 by English Rural Housing. This is broken down as follows:

	1 - bed	2-bed	3-bed+	Total
Waverley BC	13	5	4	22
English Rural	0	3	2	5
Total	13	8	6	27

As of February 2015 there were 6 people on the Housing Register who currently reside in Hambledon who require affordable housing for rent. They do not include shared ownership figures.

Parish	1-bed	2-bed	3-bed+	Total
Hambledon	3	2	1	6

None of these properties have become available since 2010 which means that those currently on the housing register are likely to wait a considerable number of years before a suitable property locally becomes available.

Source: Waverley Borough Council

### Strategic context

Rural areas across Surrey are characterised by a lower than average supply of affordable housing stock, and private housing stock which consists mainly of large detached and semi-detached housing, and, in particular a higher than average element of hidden homelessness (older children living with parents) alongside an ageing population. 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 increasing number of older people who wish to downsize but remain within their villages is also cause for concern. Whilst they may be able to afford to purchase on the open market, the growing lack of 1 and 2 bedroom homes in rural areas means that for most they will need to move away when they are no longer able to cope with the size of property currently being resided in. A move away from established networks at this stage of life can be difficult and isolating for many elderly people and as more of the younger generation are unable to afford to buy in the area the traditional support networks are fading away, leaving a gap for both generations.

The council's housing needs register shows 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 its' rural areas.<sup>7</sup>

The [Waverley Strategic Housing Market Assessment \(2013\)](#) (SHMA) 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. Data from the SHMA also suggests that 'it might be difficult for someone claiming Local Housing Allowance to access accommodation in the more rural parts of the Borough'.

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

### **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.

Historically, the majority of responses in any survey of this kind come from:

- People who feel strongly that there should be no more development in the village(s).
- 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;

The aim of this survey was to update the survey undertaken in 2010 and to re-assess:

- opinion on the issue of housing development within the village;
- Whether there is a need for housing amongst local residents.

Part 1 of the questionnaire was designed to survey all residents about their views regarding the first point.

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 and open market housing (in particular the needs of older people and emerging families)

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 advice on housing options is available through from Waverley Borough Council's Housing Options Team.

The forms were delivered to all households and local employees in the parish in January 2015. In total 261 forms were returned within the deadline or shortly after. One form was returned well outside the return date and has not been included. The Rural Housing Enabler has collected all data from all returned forms and analysed it as follows:

#### **Survey Findings**

Total Distributed	314
Total Returned	261
Total percentage	83.12%

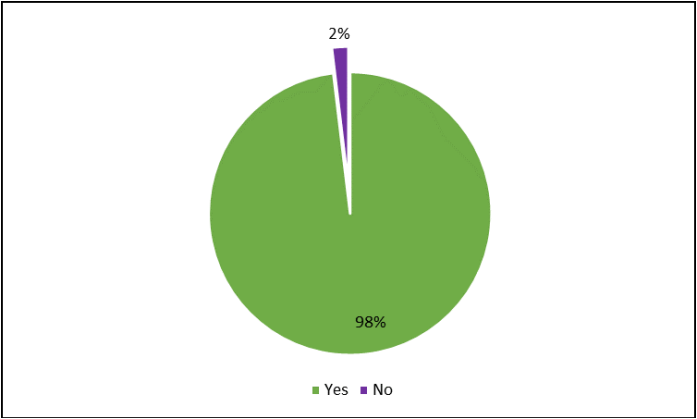
Findings are based on responses but please note that not everyone completed every question.

PART 1 – You and Your Household

Q1. Is this your main home?

Four people stated that this was not their main home.

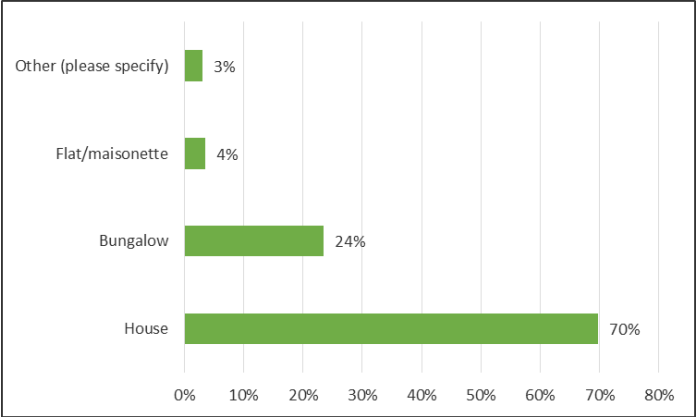
Fig 1



Base: 261 respondents

Q2. How would you describe your home?

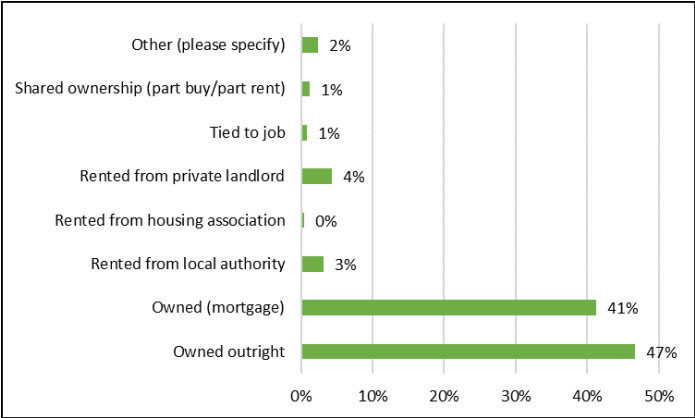
Fig 2



Base: 255 respondents

Q3 What is the tenure of your home?

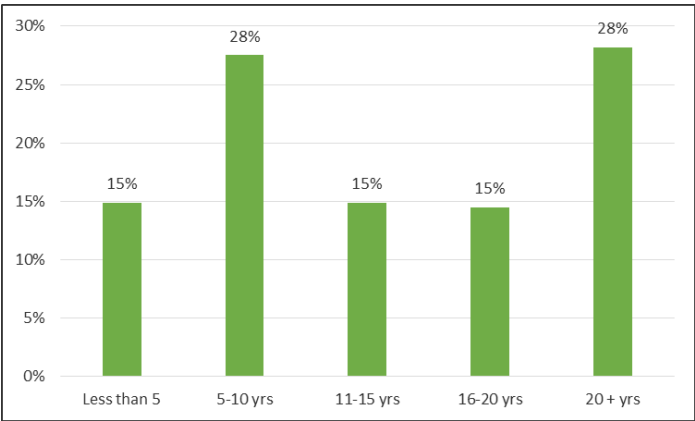
Fig 3



Base: 255 respondents

Q4 How many years have you lived in the parish?

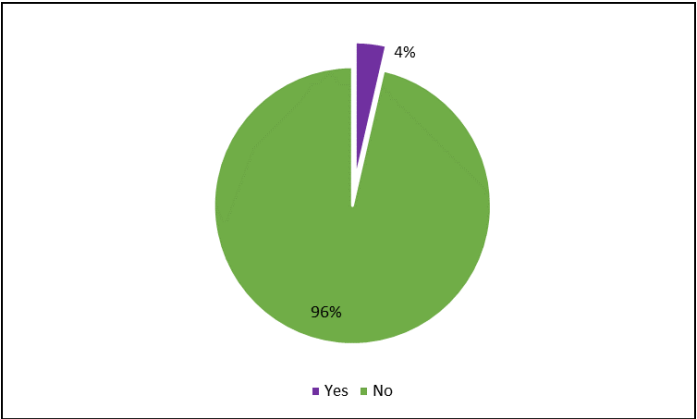
Fig 4



Base: 255 respondents

**Q5** Has anyone is your family\* moved away from the parish in the last 5 years, due to difficulty in finding a home locally? *\*family means your children, parents, brothers or sisters.*

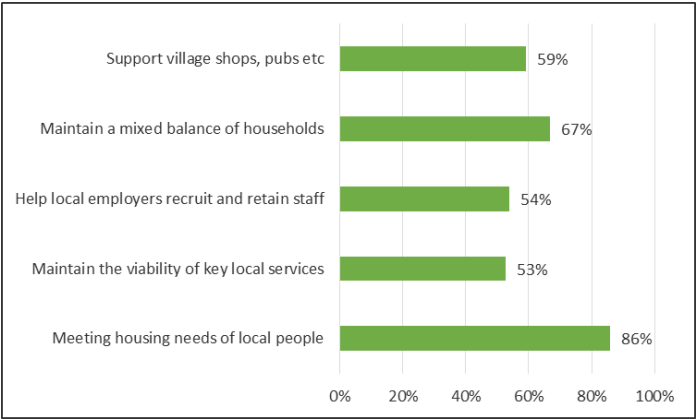
Fig 5



Base: 253 respondents

**Q6** Do you believe a small number of new homes in the parish would provide any of the following benefits?

Fig 6



Base: 93 respondents

**Q7 Can you suggest a site or sites within the parish where a small development could be built?**

48 respondents answered this section of the survey, a majority of them listed Orchard Farm as a potential site, although there were several comments about the number of homes proposed. A full list of comments under this section is as follows.

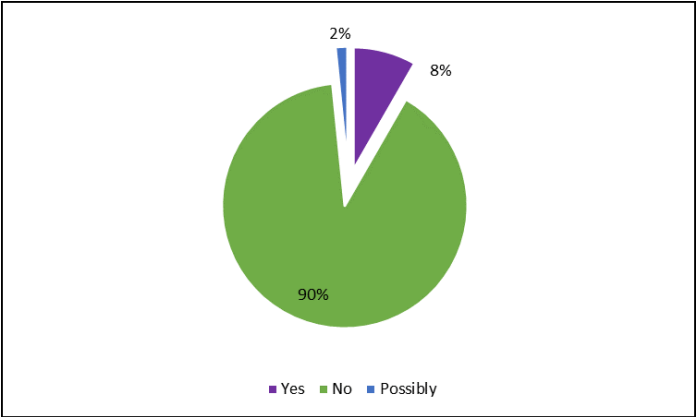
1.	Though we do not know who owns the site the field immediately opposite Duncombs Cottages. A row of similar cottages there would provide a good site for the homes. If Orchard Farm does not proceed. Whilst we are supportive of a small number (less than 10) affordable houses being built in Hambledon we think they should: 1) be in a location that is well served by utilities (e.g. main drainage) and transport links. 2) Be of a design that fits in well with the village style. 3) Not be too many houses for the chosen site (as is certainly the case with the Merry Harriers proposal and to some extent also with the numbers proposed for Orchard Farm.
2.	Orchard Farm but smaller than proposed
3.	The run down farm on the A283 looks like an ideal location
4.	Behind Wormley Garage if there is an absolute must.
5.	Orchard Farm
6.	If the drainage problems can be solved so that it minimizes impact on those who live close to Orchard Farm seems like the best option
7.	The Orchard Farm site is an excellent place for low cost housing - near a station and on a bus route, schools close by etc.
8.	Merry Harriers site not appropriate, Orchard farm is a good site near access to station, main road, village shop and green
9.	Orchard farm
10.	17 Houses at Orchard farm ins not small
11.	Orchard Farm is an ideal plot for development as it appears very dilapidated currently and the site would be developed for affordable housing to benefit the parish of Hambledon and other locals in need.
12.	Merry Harriers
13.	Orchard Farm  Opposite the Merry Harriers Pub
14.	Orchard Farm, currently proposed.
15.	Any brownfield sites? Scatter through village - very small developments
16.	Orchard Farm
17.	I believe that with an open housing market and access to the motor car loss of green space is not necessary.
18.	Orchard farm  Site opposite Merry Harriers
19.	The one on the main road as already identified which I feel keeps the traffic down in the country lanes. I am less keen for the site opposite the pub to be used.
20.	Orchard Farm  Merry Harriers car park
21.	Land opposite Biffins on Hambledon Road  Land opposite Phillips Garage off A283



	Old coal yard next to Merry Harriers
22.	Orchard Farm
23.	Orchard Farm
24.	Two sites have been identified as potential affordable homes developments, Orchard Farm and opposite the Merry Harriers pub. Both we believe have obstacle that need to be overcome but could potentially be suitable. There is also a field belonging to the Diocese opposite Church Lane.
25.	Orchard Farm
26.	Site opposite Merry Harriers although a little far out for non-drivers
27.	Orchard Farm
28.	At 78 who knows but there is not anywhere locally that I could downsize or have suitable accommodation. To have family living near would save government money. Elderly parents could be kept an eye on.
29.	We have housing already on the Milford hospital site. We don't need anymore.
30.	We think the proposal on Orchard Farm Site is ideal
31.	Part of old coal yard, balance of old recreation ground to rear of new homes. Field opposite entrance to church lane. Land at Orchard Farm
32.	Orchard Farm - currently under discussion
33.	Orchard Farm
	Glebe Land opposite Church Lane
34.	The church has an acre of land it could donate to the village for a small development of truly affordable homes for village people (Not Waverley)
35.	The builders yard/scrapyard next to the cricket pitch
	The garage workshop just south of lane end on the Petworth Road
	The small industrial estate next to Merry Harriers
36.	Campsite opposite the Merry Harriers
	Large field corner of Hyde stile crossroads
37.	A few houses at Orchard Farm if needed for locals.
38.	No but we are not opposed to the Orchard Farm development
39.	Old Milford Hospital site already being developed nearby.
40.	I do not object to the proposed Orchard Farm development
41.	The old coal yard?
42.	Orchard farm
43.	Orchard Farm
44.	Orchard Farm if there is a veritable, genuine need for existing Hambledon families of more than 1-0 years tenure for this quantity of housing
45.	No
46.	Orchard Farm, proposal already made by English Rural for a small mixed development, primarily of affordable housing
47.	Orchard Farm
48.	Orchard Farm

**Q8** Do you, or anyone living with you need to move to alternative accommodation within the next 5 years?

Fig 8

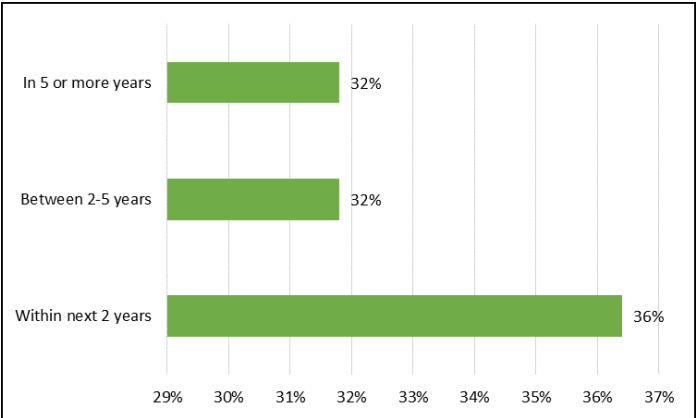


Base: 255 respondents

**PART 2 – HOUSING NEED**

**Q9** When do those requiring accommodation need to move from their present home?

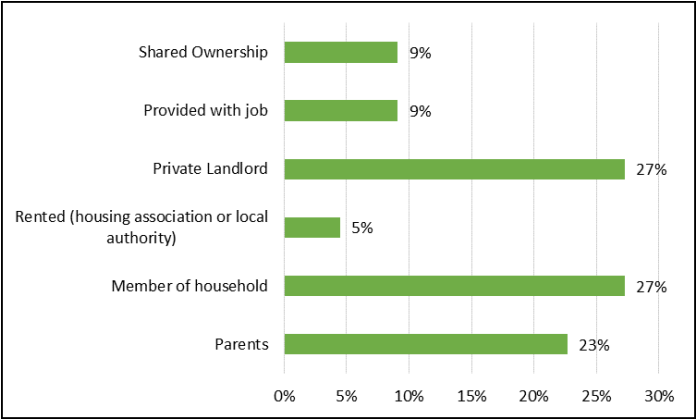
Fig 9



Base: 22 respondents

Q10 Current Tenure

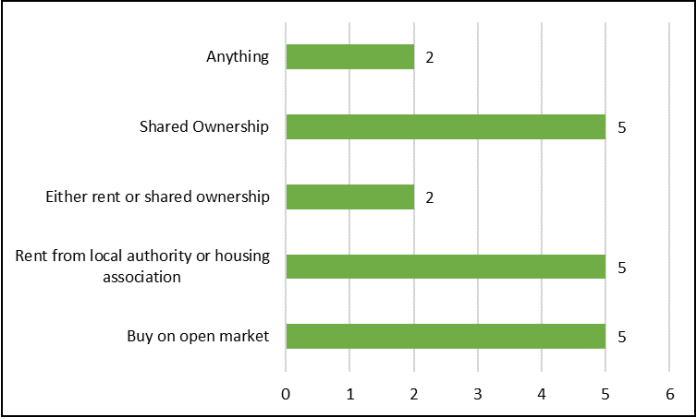
Fig 10



Base: 22 respondents

Q11 Future Tenure

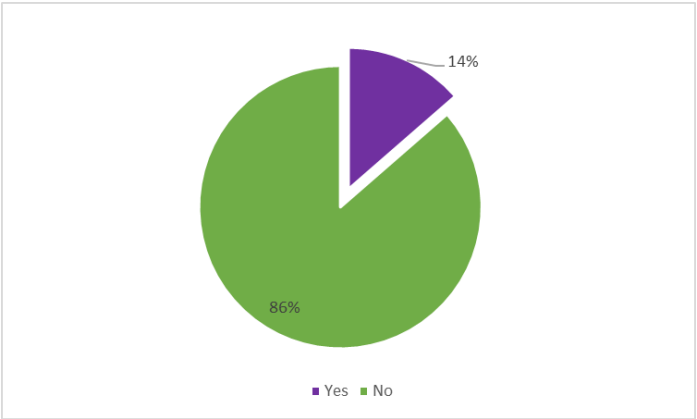
Fig 11



Base: 19 respondents

**Q12** Are you on the local council housing register?

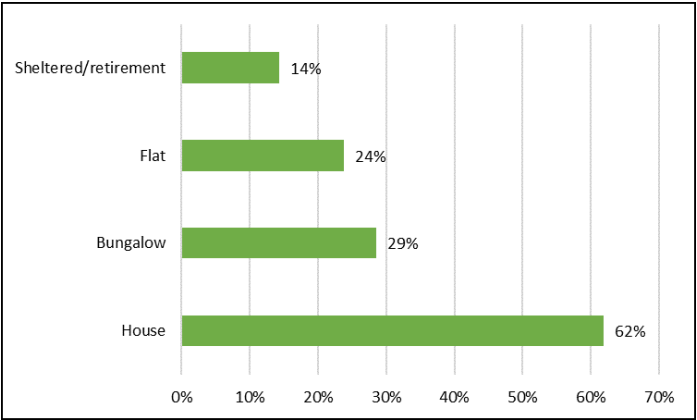
Fig 12



Base: 22 respondents

**Q13** What type of accommodation would best meet your needs?

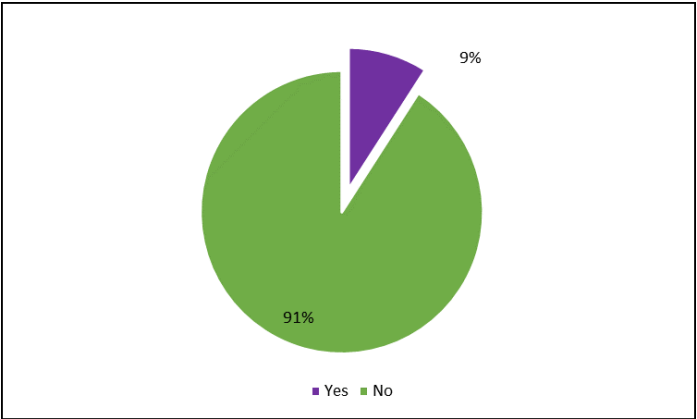
Fig 13



Base: 21 respondents

**Q14** Does anyone require alternative accommodation have specific housing needs?

Fig 14



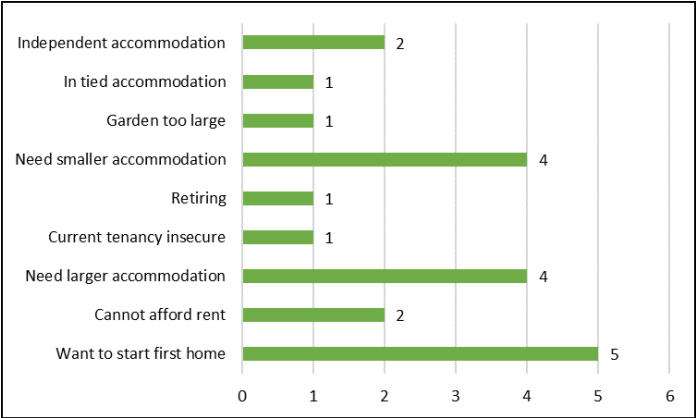
Base: 22 respondents

**Q15 What is your main reason for needing to move?**

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. 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 main reasons given by the respondents for them wishing to move. The main reason given is for independent accommodation/wanting to start their own home, for example, in the main those in their twenties/thirties looking to set up their own homes and those looking to downsize.

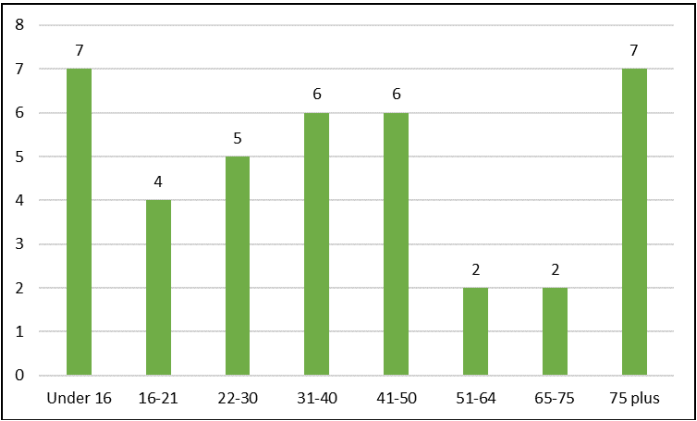
Fig 15



Base: 21 respondents

Q16      Age profile of household

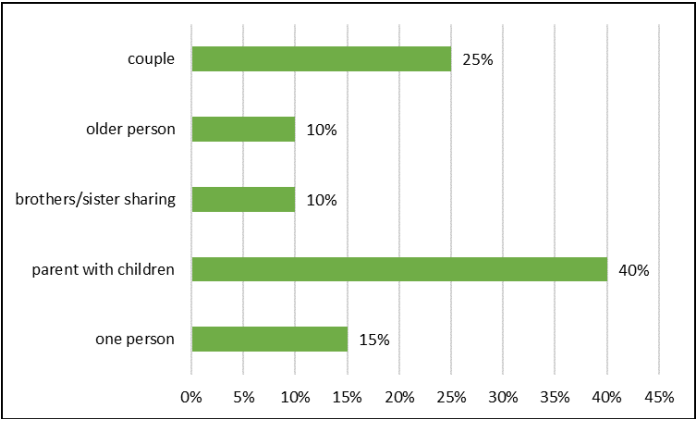
Fig 16



Base: 19 respondents

Q17      What type of household will the new household be?

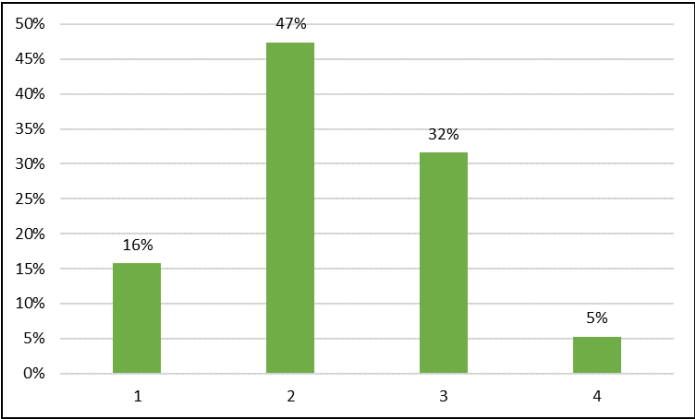
Fig 17



Base: 20 respondents

**Q18    How many bedrooms do you require?**

Fig 18

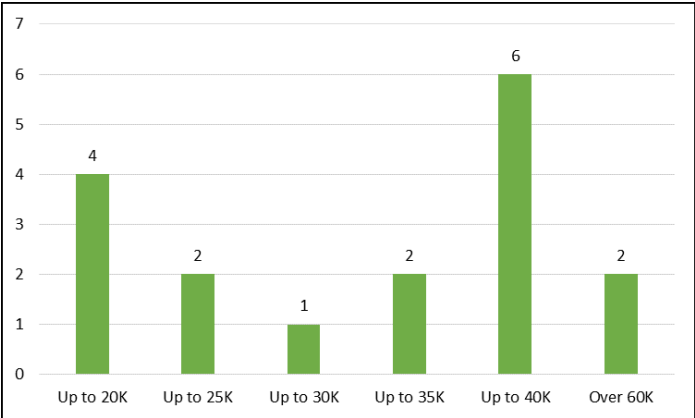


Base: 19 respondents

This survey did not collect precise salary figures, instead it asked respondents to indicate within a range and then to indicate how much they felt they could afford to pay in rent/mortgage fees a month, the responses were as follows:

**Q19    What is the gross annual income, including benefits, of those in the NEW household?**

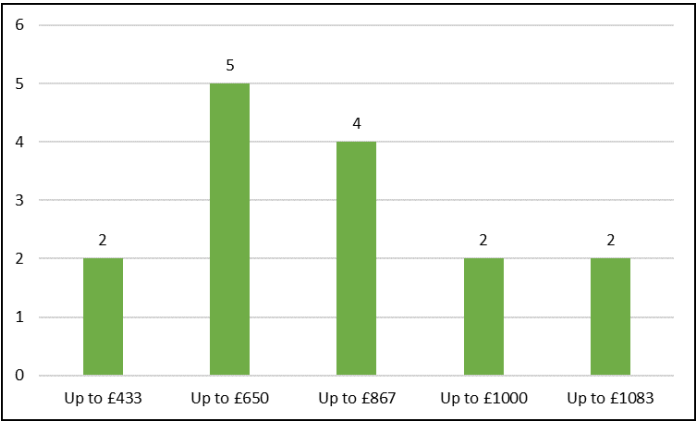
Fig 19



Base: 17 respondents

Q 20    How much do you think you would be able to afford to pay in rent or mortgage costs per month?

Fig 20



Base: 15 respondents



### [Registration on Borough Council Housing Needs Register](#)

Out of the households in need, only 3 indicated that they were on the housing register.

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

### **Size of Accommodation Needed**

When being allocated affordable 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 scheme. The allocations criteria are based on a combination of factors including the age and sex of children in a household.

[Waverley Borough Council's Housing Allocation Scheme](#) reflects the housing benefit bedroom standard which has applied to both private rented tenants and social housing tenants from April 2013 as detailed below:

Size household	Size home eligible for
Single Person or couple	1 Bedroom
Couple or lone parent with one child	Two Bed
Couple or lone parent with two children of the same sex under 16	Two bed
Couple or lone parent with two children of the opposite sex under 10	Two bed
Couple or lone parent with two children of opposite sex where one is over 10	Three bed
Couple or lone parent with three children	Three bed
Couple or lone parent with two children of the same sex where one is over 16	Three bed
Couple or lone parent with 4 or more children	Three or four bed

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, however to apply for shared ownership in Waverley applicants must be registered with the Help To Buy Agent, BPHA and be earning less than £60,000. The way in which the [Council prioritises applications for shared ownership](#) from households with a Waverley connection when demand exceed supply is outlined below:

Priority	Criteria
<b>High priority</b> (1 or more of the following)	Applicant is a Council or Registered Provider Association tenant in Waverley
	Applicant is an eligible MOD personnel
	Applicants with a village connection for rural exception housing schemes
<b>Medium priority</b>	(1) Applicant has a live/work connection or immediate family living in the borough AND in housing need, by virtue of 1 or more of the following:

Priority		Criteria
(in priority order)		<ul style="list-style-type: none"> <li>• Applicant is under threat of impending homelessness</li> <li>• Applicant needs to move for medical reasons</li> <li>• Applicant requires additional bedroom for children / carer</li> <li>• Applicant is living with relative or in lodgings sharing facilities</li> <li>• Existing low cost home ownership households who need to transfer</li> </ul>
	(2)	Then households who live or work in the Borough
	(3)	Then households seeking employment in the Borough
<b>Low priority</b> (1 or more of the following)		Households who do not live or work in the Borough
		Households unable to proceed swiftly with purchase of a property
		Owner occupiers with accommodation suitable for their needs

#### Local Connection Criteria

On Rural Exception Sites, where planning permission specifically relates to the housing being provided to meet local housing need then it is usual for a set of local connection criteria to be attached to the planning consent. Normally for such schemes properties will be offered to those applicants that bid for a property, who have a local connection and who are in the greatest housing need.

Each scheme will have its own clear criteria set but typically are likely to include the following criteria:

- are living in the village or parish at present or
- are employed in the village or parish at present
- were born and brought up in the village or parish but intend to return
- have close family within the village or parish e.g. mother, father, brother, sister" and/ or the need to move to the village or parish to support a relative or to be supported by a relative.

In some cases a minimum length of residence or employment is stipulated and priority is generally given to those with the strongest connection. Some schemes will state that if there are no suitable applicants in the village or parish then applicants from the next neighbouring parish or parishes can be considered on a concentric circle basis, before being extended to a wider area. The exact criteria will be established by Waverley Borough Council in consultation with the Parish Council, in line with local need. Households in housing need already living in the Parish will already be using local services such as schools, roads, doctors and other services and so are unlikely to place additional demands on services and infrastructure.

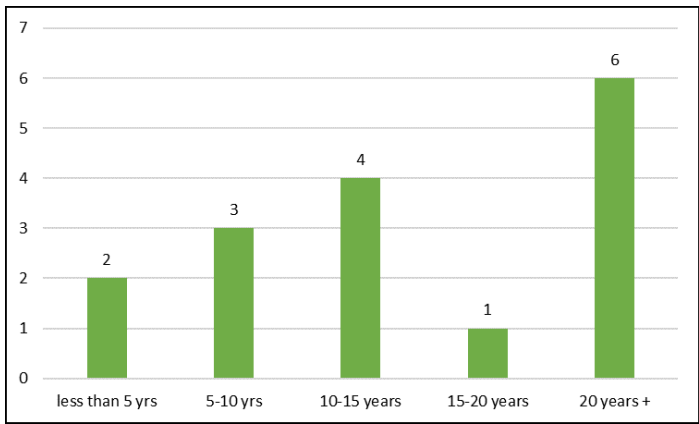
Affordable housing can also benefit local businesses and employers. The 2008 Taylor Review concluded that a lack of supply of housing resulted in labour shortages and unfulfilled potential in rural England. Not enough affordable housing is likely to be a contributory factor in local employers facing skills shortages and

finding in hard to fill certain types of vacancies across the area. Therefore, good quality affordable housing in line with local need can have a positive impact on local businesses ability to recruit and retain staff

Local Connection

Of those who responded to part 2 of the survey only 2 households have lived in the village for less than 5 years. 2 respondents were employed locally but do not currently live in the village and 1 respondent had had to move away as no longer able to afford to live locally.

Fig 21



Base: 16 respondents

Affordability Calculations<sup>8</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. In some rural areas in Surrey even this option can sometimes still be unaffordable as even a 40% share can be too expensive for people on medium and low incomes.

To determine if shared ownership would be affordable in Hambledon, purchasing 40% of the equity of a property, calculations are based on the recent sale price of a 2 bedroom flat in the parish (this is because there is a severe shortage of entry level property in the area) which sold for £249,950.

Potential for shared ownership mortgages was calculated as follows:

- 40% of £249,950 = £99,980 – less £10%  
(To secure a Mortgage of £99,980 on 1 income = At least £28,565/ annum gross income required)  
(To secure a Mortgage of £99,980 on 2 incomes = At least £33,326/annum gross income required)

<sup>8</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.

(Minimum deposit 10%: £9,998)

If these average property values were to hold true, and given that the average salary in Waverley is just over £26,000 then Shared Ownership may be a viable option for some households, subject to them being able to secure a mortgage at 3 or 3.5 x their salary and having the appropriate deposit.

**Anyone in housing need must register with Waverley Borough Council Housing who can confirm eligibility criteria. Telephone: 01483 523019 or email [homechoice@waverley.gov.uk](mailto:homechoice@waverley.gov.uk)**

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

Taking into account the information given by respondents in part 2 of the survey it would appear that there is a need for the following accommodation in the parish.

Tenure	1 bed	2 bed	2/3 bed	3 bed	3 bed +
Open Market		1	1	2	
Affordable Rent	2	2			1
Shared Ownership		4		2	
Either/Or		2	2		

While the survey indicates that there is a level of housing need 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 or their needs may have altered. In addition, it is possible that some of those who came forward may not actually qualify for housing.

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 (which are not included in the above numbers) and the number of homes that would be an appropriate number to build in the parish given site constraints and the local setting.

## Recommendations

The survey found that there is a local need for a mixture of affordable homes and open market properties. These are predominantly smaller properties with a few larger family homes. There were several comments made that no further housing was needed in the village and that the infrastructure would be unable to cope with additional housing. However a significant number of people felt it would be of benefit to the local community and help to sustain the village.

The original survey in 2010 resulted in 7 families being identified as being in housing need, the current register has 6 households living in Hambledon on it and the 2015 survey identified 15 households who were in need of some assistance to access housing. The need over the intervening years since the original survey appears to have grown and given this it would seem appropriate to continue trying to develop a further scheme in the parish.

## Recommended Actions

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### Hambledon Parish Council/Rural Housing Enabler

- Adopt the report and make a summary of the results available to the community
- Remind local households looking for an affordable home to register with Waverley Borough Council
- Make the report available to Waverley Borough Council

For queries please contact:

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Email: [louisew@surreyca.org.uk](mailto:louisew@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.

**WAVERLEY BOROUGH COUNCIL'S PROPOSED CORE STRATEGY SUBMITTED JANUARY  
2013 - WITHDRAWN OCTOBER 2013 – REVISED TIMETABLE ON WAVERLEY BOROUGH  
COUNCIL [WEBSITE](#)**

**Policy CS6: Rural Exception Sites**

Exceptionally, where the Council is satisfied that there is a genuine local need for affordable housing which cannot be met in some other way, small scale developments of affordable housing may be permitted on land that is within, adjoins or is closely related to the existing rural settlement, provided that:-

- (i) The development is small in scale, taking account of the size of the village and respects the setting, form and character of the village and surrounding landscape; and
- (ii) Management arrangements exist to ensure that all of the affordable dwellings remain available on this basis to local people in perpetuity.

Where it can be clearly demonstrated that it is required to ensure the viability of the scheme, the Council will consider a limited element of open market housing, provided that:

- The requirements set out under (i) and (ii) of this policy can be satisfactorily met;
- The new development integrates the open market and affordable housing and makes best use of the land; and
- The number of open market dwellings included in the scheme is the minimum required to provide the necessary number of affordable dwellings.

## 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 Hambledon Parish Council cannot be held accountable for any of the views expressed.

1.	Providing the housing is social housing and not necessarily just affordable.
2.	Cricket and football clubs
3.	Not enough to warrant ruining the landscape in AONB
4.	I don't really feel there is a need for additional housing. There is already Milford Hospital, Orchard Farm, maybe the Merry Harriers and the station car parks and roads are insufficient for more houses.
5.	Bring new people, ideas, contributors, age profiles etc.
6.	I also believe that local school should certainly include adjoining parishes and then other parishes in Waverley we should be more open to all.
7.	I think the proposed Orchard farm site fulfils the immediate and the foreseeable future needs of the village.
8.	We should not be damaging our local environment. Hambledon has been classified as green belt and AONB deliberately to stop developers from exploiting the village. With 106 houses being built at Milford Hospital of which 36 are affordable houses we don't need yet more houses built within the village. We are merely passing through Hambledon and we should be leaving it for future generations to enjoy not building housing estates on it.
9.	A play area for toddlers
10.	Our family moved from Godalming to Hambledon some 10 years ago for a quieter more peaceful way of life to bring up our daughter. She is currently studying and if she returns to Hambledon would not be able to buy here at market prices nor would we be able to help her. Affordable housing would help. Since we have lived here there has been no new housing and from personal viewpoint in view of the increasing demand for housing in the S East I would welcome any affordable housing in Hambledon just to show what the village has contributed to housing needs - local plan or not.
11.	Whilst we support the concept of affordable housing it is not sustainable in Hambledon
12.	<p>1. Small as in number is unquantified but in the context of discussion about the term Hambledon Parish Council has advised that individual affordable housing developments on Rural Exception Sites in Waverley have been up to 15 homes. I have therefore assumed small could be up to this size. Such a development would far exceed the likely needs of Hambledon Parish (ref 2010/11 housing needs survey) Even if the current survey shows increased demand a development on this scale (5% of total Hambledon housing stock) would be inappropriately large for the village.</p> <p>2. I do not consider that a small housing development would have a material impact on the viability of local services or helping local employees recruit/retain staff.</p> <p>3. I believe Hambledon already has a mixed balance of households and do think a small housing development would make a significant difference.</p> <p>4. I am not aware of the extent to which the post office is used but the village shop and pub seems well-supported as it is and a small housing development in no way a critical to their continuing success.</p>

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	I see no other benefits.
13.	However we need to find out the demand for affordable housing in the area. There is no point building a number of homes if you cannot fill them. Plus how are the local schools, doctors, and dentist etc. going to cope when they are already full to capacity. There is no point having young families in affordable housing when their children will not get into a school. A lot more thought needs to go into this.
14.	Small number immaterial impact.  There is inadequate schooling in the village to support more than a nominal addition to numbers of children. Small ought to be defined! I would suggest that because there is scope and current planning intent to build opposite The Merry Harriers and there is scope to build at the Northern end of the village as well we need to be careful to keep any provision at orchard farm as small.
15.	By local I mean Parish, by small I mean the lessor of 5 and a 3rd of established parish need. I do not think large (i.e. more than 5) concentration of affordable houses are a good idea for a rural community. Better if there is a need for more to have more than 1 site. Small affordable units integrated with market houses in at least equal measure is better for integration in the community.
16.	I am not in support of housing development in Hambledon it is not required. Hambledon has little infrastructure and can only put claim to a Church, Pub and village shop. Public transport is sporadic and the electrical power network is fragile. A very limited amount of employment is available - some teaching and farming primarily.
17.	Maximize profits for developers
18.	I do feel that the site 'Orchard Farm' and the surrounding infrastructure and roads cannot take a large development. There is a large volume of water that would have to be displaced and currently the drains are barely coping. Also feel that affordable housing should be closer to a big town with amenities. thank you
19.	No
20.	Don't believe any new homes would provide benefits or add value to village community. The reason people move to rural villages are to avoid increasing populations and urban spread; built up areas, traffic problems, parking problems etc. and by adding more homes to Hambledon Village you would just be increasing these problems here. I am dead against any new builds in Hambledon
21.	We are disappointed this survey makes no specific reference to social or affordable housing as we believe this is what is most needed. There is no shortage of open market properties but a lack of affordable homes for people doing valuable jobs on low incomes. We have a 19 yr. old currently at University. At this stage we have no idea what his employment prospects are or his housing needs will be in the future. We can be fairly sure that he is very unlikely to be able to afford a home in the village he was born and raised in. We don't feel his current situation necessitates filling in part 2.
22.	No
23.	It's more important to preserve green land
24.	No
25.	No

26.	Given that there is an application already submitted at Merry Harriers and one expected at Orchard Farm. The failure to define small is a design error in this questionnaire - compounded by failure to define local broadly if there is a need for real Hambleton families I accept small (2-4 houses) type developments spread not concentrated in one place may be an option. A knee jerk response to ERHA development is inevitable without a proper democratic discussion.
27.	No
28.	No
29.	I believe that a small number of new homes would not provide any benefits. They would only add stress to services and drains
30.	4 or 6 homes not 12 or 15
31.	We would like it noted that this questionnaire is biased due to the nature of the questions which are both closed and leading. This questionnaire appears to be seeking to engineer a specific outcome. We do not feel that our opinions are fairly represented by this questionnaire.