

Ewhurst & Ellens Green Neighbourhood Plan

A Report on Housing Numbers, Mix and Tenure

PART 1: LOOKING AT THE NOW

Introduction

1. The West Surrey Strategic Housing Market Assessment (September 2015) states, 'although new housing will be delivered over the coming years, much of the housing stock in the area in 2033 already exists now, and it is thus important to understand the current housing offer'. This is all the more so in small villages like E&EG where, in line with planning policies to protect the special character of villages and to limit encroachment into the countryside, very few new dwellings are built each year.
2. Accordingly, Part 1 of this report describes the current Ewhurst and Ellens Green (E&EG) housing offer, examines changes since 2001, and benchmarks it against the broader Waverley housing market and, where appropriate, other smaller villages and neighbouring Cranleigh.

Potted history of housing development in E&EG

3. The current numbers, type, size and mix of the E&EG housing stock have been shaped by the parish's history and by being a small rural parish. The housing stock has grown and changed quite dramatically over time, most especially since the beginning of the 20th century. That growth through time was a mix of council (Downhurst Rd) and market dwellings as well as conversions of shops and other business premises. In 1901 the E&EG housing stock numbered just 229 houses, which is less than one quarter of the current housing stock. It grew gradually up to 1920, but then accelerated, particularly after the second world war, reaching 644 dwellings by 1961 - an increase of 180% on 1901 (average 3% pa). More housing followed in the 60s and 70s, though at a slower rate of change, mainly in The Glebe (including council housing mainly for the elderly) and Mapledrakes Road. Postwar, the growth reflected the national push for more public and private housing plus conversions of large houses into multi-occupancies. After the 1970s the growth rate slowed, comprising a couple of small developments (eg Links Close) but mainly infilling and conversions to multi-occupancies. The last significant development in E&EG was Larkfield (43 dwellings) in the early 1990s. By 2001 total dwelling numbers had reached 965, an increase of 50%

on 1961 (average 1.25%pa). Since 2001, numbers have grown by less than 0.5%pa, to reach a total of 1010 by 2011. (Sources: *A Vision of Britain Through Time (online)*; *Ewhurst and Ellens Green Parish Heritage, by the Ewhurst History Society*; and *Census 2001 and 2011*).

4. The rate and pattern of development in E&EG after the 1970s reflects the influences of Surrey and WBC policy, which has been to strictly control the rate of growth of development in rural villages and surrounding countryside to protect their character. ‘Sustainability’ has become key in WBC policies and strategy, guided by the National Planning Policy Framework. In WBC Local Plans, rural settlements and the countryside outside the Green Belt (such as E&EG) were afforded the same strict planning protection as those within the Green Belt; a central aim was to ‘resist urbanisation of the countryside’; and development even within rural settlement boundaries was controlled by specific policies.

Number of dwellings 2011

5. There were 1,010 dwellings in the parish of Ewhurst & Ellens Green (E&EG) at the last census count (March 2011). Of this total there were 886 (88%) in the Ewhurst electoral ward and 124 (12%) in Ellens Green (Table 1).

Table 1 Number of dwellings 2011

	Ewhurst (ward)	Ellens Green	E&EG total
All Dwellings	886 (88%)	124 (12%)	1010 (100%)

Source: ONS - Neighbourhood Statistics QS418EW. Ellens Green data is simply computable as the difference between Parish and Ward dwelling numbers in ONS Neighbourhood Statistics. It is also separately accessible from Neighbourhood Statistics as Census output area E00157730.

Density of dwellings

6. The parish of E&EG is rural and is spread over a large area (2379 hectares), which yields a relatively light density of 0.4 dwellings per hectare. Within the parish, the more rural Ellens Green has a very low density of 0.17 dwellings per hectare against a density of 0.54 per hectare for Ewhurst (ward). These densities contrast with 1.49 dwellings per hectare across Waverley as a whole, and 1.46 for neighbouring Cranleigh parish (Table 2).

Table 2 Density of dwellings 2011

	Ewhurst	Ellens Green	E&EG total	Waverley	Cranleigh parish
Dwellings	886	124	1010	51545	4779
hectares	1637	742	2379	34517	3278
Dwellings per hectare	0.54	0.17	0.42	1.49	1.46

Source: ONS Neighbourhood Statistics. Dwellings source QS418EW; Hectares source KS101EW.

Dwellings in the Built-up-Area and Rural Area of Ewhurst

7. Around 75% of E&EG dwellings are in what the census classifies as The Built-up-Area (BUA) of the parish. In broad terms the BUA takes in those dwellings within the Ewhurst Village Settlement Boundary plus the lower part of Shere Rd plus Ewhurst Green down to just north of Somersbury Lane, plus Plough Lane. The other 25% of dwellings are split evenly between Ellens Green and the more rural outlying bits of Ewhurst ward (Table 3).

Table 3 Dwellings disaggregated between built-up and rural areas 2011

	Ewhurst ward (built-up-area)	Ewhurst ward (rural area)	Ellens Green	E&EG Total
All dwellings	767 (76%)	119 (12%)	124 (12%)	1010 (100%)

Source: NOMIS QS418EW

Ewhurst and the other 'smaller villages'

8. E&EG with its 1,010 dwellings represents a tiny 2% of the total Waverley housing stock of 51,545 dwellings (Table 2 above). In Waverley Borough Council's consultation on Local Plan housing scenarios (September 2014), Ewhurst is grouped with what WBC terms 'the smaller villages'. This group approximates to the 2012 Settlement Hierarchy group of 'Rural Communities with Limited Services'. The exception is that the 'smaller villages' group includes Wonersh (excl Shamley Green), which is part of the Settlement Hierarchy group 'Rural Communities with Very Limited Services', a group which also includes Ellens Green. Table 4 analyses the number of dwellings in the *Parishes* of the 'smaller villages', as dwellings data for the individual settlements is not readily available. This group of parishes accounts for 10% (rounded) of the Waverley housing stock. E&EG is the second largest amongst the 'smaller villages', and accounts for 20% of 'smaller villages' total dwellings.

Table 4 Number of dwellings in the parishes of Waverley ‘Smaller Villages’ 2011

	Wonersh (incl Shamley Green)	Ewhurst	Frensham	Churt	Dunsfold	Alfold	Tilford	Total smaller villages
All dwellings	1434 (30%)	1010 (21%)	704 (15%)	521 (11%)	467 (10%)	423 (9%)	299 (6%)	4858 (100%)

Source: ONS Neighbourhood statistics. QS418EW. Data is for Parishes.

Notes: 1) Dwellings numbers are for all dwellings, including those with no usual resident.

2) Alfold excludes caravans which, numbering 95, is exceptional. 3) Wonersh parish includes Shamley Green.

Dwellings with (and without) a usual resident

9. Not all dwellings in E&EG have, in census speak, a ‘usual resident’. As the West Surrey Strategic Housing Market Assessment puts it, ‘dwellings without a usual resident can be used as a proxy for vacant and second homes’. More precisely, according to census definitions, a dwelling *without* a usual resident is either vacant (including, for example, where the householder is away living in a care home for more than 6 months, or where a rental property is between tenants) or a second home or holiday accommodation or occupied only by households who intend to be in the UK temporarily for less than 12 months. Of the 1,010 total E&EG dwellings in 2011, 8.6% (87) had *no* usual resident (Table 5 below). This is almost double the Waverley average of 4.4%, and is also significantly higher than other parishes in the smaller villages group (average 5.5%). Within the parish, Ellens Green had an even higher proportion of dwellings without a usual resident at 12.1%.

Table 5 Dwellings with and without usual residents 2011

	Ewhurst	Ellens Green	E&EG total	Waverley	Smaller villages
Dwelling with usual resident	814 (91.9%)	109 (87.9%)	923 (91.4%)	49280 (95.6%)	3638 (94.5%)
Dwelling with no usual resident	72 (8.1%)	15 (12.1%)	87 (8.6%)	2317 (4.4%)	210 (5.5%)
Total dwellings	886 (100%)	124 (100%)	1010 (100%)	51545 (100%)	3848 (100%)

Source: ONS Neighbourhood Statistics QS417EW. Smaller villages excludes E&EG.

Change in number of dwellings 2001-2011

10. The total number of dwellings in the parish grew by 4.7% (45 dwellings) in the 10 years between 2001 and 2011 census (Table 6 below). Though significant, this is a slower percentage rate of growth than the 6.1% increase

registered across Waverley. However, during this period there was an increase in the proportion of the E&EG housing stock having *no* usual resident. Consequently the E&EG stock of *occupied* dwellings (ie with a usual resident) increased by a more sedate 1.8% (16 dwellings). Waverley also experienced an increase in the proportion of dwellings without a usual resident, but its percentage rate of growth of the stock of *occupied* dwellings at 4.5% was 2.5 times greater than in E&EG.

Table 6 Change in number of dwellings 2001-2011

	E&EG 2001	E&EG 2011	E&EG Change 2001-2011	Waverley Change 2001-2011
Dwellings with usual resident	907	923	+16 (+1.8%)	+2104 (+4.5%)
Dwellings with no usual resident	58	87	+29 (+50%)	+871 (+62%)
All Dwellings (TOTAL)	965	1010	+45 (+4.7%)	+2975 (+6.1%)

Source: ONS Neighbourhood Statistics Tables UV53(2001) and QS417EW (2011)

11. Specific reasons for the increase in the proportion of dwellings with no usual resident cannot be gleaned directly from the census data. There could be a substantive reason, such as more vacant houses where the householder has gone into a care home or vacant houses taking longer to sell in the depressed market following the 2007/08 crash, or more unoccupied rented properties. On the other hand, it could derive in part from problems of comparability between the two census years. In particular, between 2001 and 2011 there was a change in the definition of one of the elements of usual resident. Specifically, the qualifying period for ‘usual residence’ for those households in the UK *temporarily* was changed from 6 months in 2001 to 12 months in 2011. This tightening of the residency criterion is likely to have the effect of reducing the numbers of dwellings classed as having a usual resident and of increasing those classed as without a usual resident. In all these regards, it is notable that Waverley also showed an increase in the numbers of dwellings with no usual resident.

Number of residents

12. As analysed in Table 7 below, the resident population of the parish is 2,150 persons living in the parish’s 923 occupied households plus 330 persons living in communal establishments (care home, residential schools in term-time). Density of residents per dwelling (excluding residents of communal establishments) is 2.33, which is below the average of 2.38 across Waverley.

The proportion of residents living in communal establishments accounts for 15% of the total population of Ewhurst ward, which is considerably higher than the Waverley proportion of 3.7%.

Table 7 Number of residents 2011

	Ewhurst ward	Ellens Green	E&EG total	Waverley
Residents living in households	1898	252	2150	117219
Residents per dwelling	2.33	2.31	2.33	2.38
Communal residents	330	nil	330	4353
Total resident population	2228	252	2480	118572

Source: ONS Neighbourhood Statistics KS101EW. Note residents per dwelling is computed using numbers of dwellings with a usual resident - see [Table 5] above.

Change in resident numbers 2001-2011

13. The parish's resident population, excluding those living in communal establishments, grew by 2% (42 persons) between 2001 and 2011. (Table 8 below.) This contrasts with the Waverley growth rate of 5.2% and the even higher South East population growth rate of 8.2%. The 2% rate of growth in the parish resident population is very slightly ahead of the 1.8% growth in the number of dwellings with a usual resident. This relatively low rate of growth in the resident population reflects the constraining effect of the growth in number of dwellings, since there has been only the slightest change in average household size (see 15 below). Residents in communal establishments in E&EG grew by 16.6% (47 persons), influenced mostly by increased numbers in young persons in educational establishments.

Table 8 Change in resident numbers 2001-2011

	2001	2011	Change
E&EG (excl communal)	2108	2150	+42 (+2%)
Waverley	111410	117219	+5809 (+5.2%)
South East	7809823	8446500	+637477 (+8.2%)
E&EG communal establishments	283	330	+47 (+16.6%)
Waverley communal establishments	4255	4353	+98 (+2.35%)

Source: Neighbourhood Statistics KS101EW and KS01

Age distribution of residents

14. An analysis of the *total* resident population data shows that the 65+ age group account for 20% of the total E&EG resident population (Table 9 below). This is the same as Waverley generally. However E&EG has a significantly lower proportion than Waverley in the 20-64 age group (50% versus 55%) and a significantly higher proportion of young persons in the 0-19 age group (30% versus 25%).

Table 9 Age distribution of residents 2011

	0-19 age group	20-64 age group	65+ age group	Total
E&EG Parish	753(30%)	1230 (50%)	497 (20%)	2480 (100%)
Waverley	30313 (25%)	67437 (55%)	23822 (20%)	121572 (100%)

Source: *Neighbourhood Statistics KS102EW*

15. But the E&EG age distribution figures above are distorted by the relatively high proportion of communal establishment residents in Ewhurst, of whom 88% are in the under-19 age group resident in educational establishments during term time only. In Waverley, communal establishment residents account for 3.5% of the total population compared with 13.3% in Ewhurst. The analysis in Table 10 below excludes communal establishment residents. The effect is to tilt the E&EG distribution towards the older age groups. In particular, the proportion of 0-19 year-olds drops significantly, to be 2 percentage points *below* Waverley; whilst the proportion of 65+ residents increases to 3 percentage points *above* Waverley; and the proportion in the 20-64 age is now broadly the same as Waverley.

Table 10 Age distribution of residents adjusted for communal establishments 2011

	0-19 age group	20-64 age group	65+ age group	Total
E&EG	463 (22%)	1207 (56%)	480 (22%)	2150 (100%)
Waverley	28036(24%)	66585 (57%)	22598 (19%)	117219 (100%)

Source: *NOMIS DC1104EW*

Change in age profile 2001-2011

16. Over the period 2001-2011, both the 0-19 and the 65+ age groups in E&EG saw very significant growth rates of 16% and 18% respectively, but the numbers in the 20-64 age range *declined* by a considerable 7% (Table 11

below). In Waverley on the other hand, whilst the percentage growth in the 65+ age group was broadly the same as E&EG, the numbers in the 20-64 age range remained more or less unchanged, and the numbers in the 0-19 grew by 9%. Whilst E&EG has a similar ageing population to Waverley (in terms of growth in numbers over the age of 65), the overall age distribution has become relatively more unbalanced in E&EG (away from 20-64 age group). A key influence upon this will have been the relatively low rate of growth in occupied dwelling numbers in E&EG compared with Waverley. This pattern of declining numbers in the 20-64 age range is likely to have continued since then as the post war baby boomer bulge in the 55-64 age group will have moved into the 65+ age group.

Table 11 Change in resident numbers by age group 2001-2011

	Change 0-19 age group	Change 20-64 age group	Change 65+ age group	Total change
E&EG	+65 (+16.3%)	-93 (-7.1%)	+73 (+17.9%)	+45 (+2.1%)
Waverley	+2270 (+8.8%)	-144 (+0.02%)	+3395 (17.7%)	+5809 (+5.2%)

Source NOMIS DC1104EW (2011); and KSO2 (2001). Note To adjust the KSO2 data (2001) to exclude communal residents, the known 2001 total communal resident numbers were deducted from each age group in the same proportions as they occurred in 2011.

Household life-stage profile

17. The occupancy of E&EG dwellings is skewed towards the older end of the age spectrum compared with Waverley. (Table 12 below) Some 36% of dwellings in E&EG are headed up by a Household Reference Person (HRP) who is 65+, compared with 31% across Waverley; and 24% in E&EG are aged 55-64 compared with 18% in Waverley. At the other end of the age spectrum, only 6% of E&EG dwellings have an HRP under 35, which is close to half the Waverley figure (11%) for this age band, and the proportion in the 35-54 age group is also significantly below Waverley. This picture reflects what is said previously i.e. that the relatively low rate of growth in dwelling numbers is constraining new household formation in E&EG. The differences in the age profile will be influenced also by the type and size of housing on offer in E&EG and by the relatively high price of houses in E&EG - neither of which are favourable towards occupancy by the younger end of the age spectrum. These influences are returned to later in the report. It is to be expected that the high proportion of households in the 65+ group will have increased since the 2011 census, given the relatively high numbers in the 55-64 age group coming up behind.

Table 12 Household life-stage profile 2011

	E&EG	Waverley
HRP under 35	59 (6%)	5229 (11%)
HRP 35 to 54	318 (34%)	19664 (40%)
HRP 55 to 64	217 (24%)	9103 (18%)
HRP 65 and over	329 (36%)	15284 (31%)
TOTAL	923 (100%)	49280

Source: Neighbourhood Statistics QS111EW

Household composition

18. The proportion of dwellings occupied by single person households in E&EG, at 27%, is more or less the same as in Waverley (Table 13 below). The other 73% of E&EG dwellings are split more or less evenly between families with children and those without. However, the proportion of dwellings in E&EG occupied by families with children is lower than in Waverley (35% versus 38%) and conversely the proportion with no children is significantly higher than in Waverley (36% versus 30%). This disparity will be influenced by the relatively high proportion of E&EG households who are 55 and over and, conversely, the much lower proportion of households in the under 55 age group in E&EG than in Waverley (see Table 12 above).

19. Of the E&EG families with children, 27% (87 households) have children who are all non-dependent, which is a higher proportion than across Waverley (23%). As the West Surrey Strategic Housing Market Assessment (SHMA) report notes regarding situations where there are relatively large numbers of families with non-dependent children, ‘this to some degree highlights the difficulties faced by young people in accessing housing in the housing market area’ (para 9.74).

Table 13 Household composition 2011

	E&EG	Waverley
Single person households <65	107 (12%)	6680 (14%)
Single person households >65	142 (15%)	7018 (14%)
Single person sub-total	249 (27%)	13698 (28%)
Families <65 no children	219 (24%)	9702 (20%)
Families all >65 no children	110 (12%)	5312 (11%)
Families with no children sub-total	329 (36%)	15014 (30%)
Families with children (incl non-dependent)	319 (35%)	18669 (38%)
Other households	26 (3%)	1899 (4%)
TOTAL	923 (100%)	49280 (100%)

Source: Neighbourhood Statistics KS105EW . Note: Within the total for families with children, 87 households in E&EG and 4252 households in Waverley had all non-dependent children.

20. In the period 2001-2011, there was no significant change in the number of families with children, which contrasts with an 8% growth in families with children in Waverley generally. (Source: KS105EW and KS20.)

Household size

21. The majority of E&EG households (68%) are 1-2 persons, which is a higher proportion than the 64% in Waverley (Table 14 below). Only a tiny proportion (6%) is a 5+ person household, which is the same as Waverley. The proportion of 3-4 person households (26%) is lower than Waverley (30%). The distribution of households by size is consistent with the lower proportion of families with children in E&EG than across Waverley (see Table 13 above).

Table 14 Household Size 2011

	E&EG	Waverley
1-2 person	628 (68%)	31499 (64%)
3-4 person	237 (26%)	14582 (30%)
5+ person household	58 (6%)	3199 (6%)
Total	923 (100%)	49280

Source Neighbourhood statistics QS406EW.

Change in household size 2001-2011

22. Over the period 2001-2011, 3-4 person households *declined* in E&EG in contrast to a 10% *increase* in Waverley (Table 15 below). Although part of the decrease in 3-4 person households was off-set by an increase in 5+ person households, the net change in the distribution was towards the smaller 1-2 person household. In Waverley on the other hand, the distribution shifted slightly towards 3-4 person households. These changes in E&EG are consistent with observations above on an ageing population and declining numbers in the 20-64 age group, alongside relatively little growth in the E&EG occupied housing stock compared with Waverley.

Table 15 Change in household size 2001-2011

	E&EG Change	Waverley Change
1-2 person	+26 (+4%)	+913 (+3%)
3-4 person	-19 (-7%)	+1296 (+10%)
5+ person household	+8 (+16%)	-105 (-3%)
Total	+15 (+1.7%)	+2104 (+4.5%)

Source Neighbourhood statistics QS406EW and UV51.

Housing Type

23. The profile of E&EG housing stock, by type of dwelling, is very different from Waverley, except for the proportion of semi-detached properties (Table 16 below). The total housing stock of E&EG is made up predominantly of detached properties (58%). This contrasts with a Waverley average of 41% detached. Terraced properties and flats represent a considerably smaller proportion of the E&EG housing stock compared with Waverley. The E&EG housing stock profile is very different also from neighbouring Cranleigh (which follows the Waverley pattern), though broadly similar to the averages for Waverley's 'smaller villages'. The relative under-representation of flats and terraced properties in the E&EG housing mix makes it difficult for younger households to access housing in the parish, whether buying or renting.

Table 16 Type of dwelling 2011

	E&EG Parish	Waverley	Smaller villages (Average)	Cranleigh (parish)
All dwellings				
Detached	590 (58%)	41%	56%	2146 (43%)
Semi detached	262 (26%)	27%	28%	1206(24%)
Terraced	92 (9%)	15%	7%	704 (14%)
Flat, Apartment etc	59 (6%)	17%	8%	950 (19%)
Temporary structure	7 (<1%)	<1%	<1%	5 (<1%)
TOTAL	1010 (100%)	100%	100%	5011

Source: ONS Neighbourhood Statistics QS402EW and UV56.

Note: Dwellings includes unoccupied. Within smaller villages, Alfold data excludes temporary dwellings. Smaller villages average is computed excluding E&EG.

24. Within the parish of E&EG, the profile of dwelling type in Ewhurst (ward) is considerably different from Ellens Green (Table 17 below). A key difference is a high proportion of semi-detached properties in Ellens Green and lower proportions (in varying degrees) of other property types.

Table 17 Dwelling type for Ewhurst and Ellens Green

All dwellings	Ewhurst	Ellens Green	E&EG total
Detached	527 (59%)	63 (51%)	590 (58%)
Semi detached	217 (24%)	45 (36%)	262 (26%)
terraced	86 (10%)	6 (5%)	92 (9%)
Flat, apt etc	54 (6%)	5 (4%)	59 (6%)
temporary	2 (<1%)	5 (4%)	7 (<1%)
Total	886 (100%)	124 (100%)	1010(100%)

Source: Neighbourhood Statistics QS402EW

Change in number of dwellings by type 2001-2011

25. The total number of dwellings in the parish (including those without a usual resident) increased by 45 in the period 2001-2011 (Table 18 below). Of this

increase only 3 dwellings were in Ellens Green. There was a very small *decline* in detached dwellings, as the growth in numbers in Ewhurst Ward was more than matched by a decline in Ellens Green. The greatest percentage growth (+25%) was in flats, albeit from a low starting point. There was double digit percentage growth in semis and terraces.

Table 18 Change in number of dwellings (by type) 2001-2011

All dwellings	Ewhurst Change	Ellens Green Change	E&EG total Change
Detached	+6	-7	-1
Semi detached	+15	+8	+23 (+10%)
Terraced	+9	+1	+10(+12%)
Flat, apt etc	+10	+2	+12 (+25%)
temporary	+2	-1	+1
Total	+42	+3	+45 (+5%)

Source: Neighbourhood Statistics QS402EW and UV56. Note: Includes unoccupied dwellings.

Housing Tenure Mix

26. The tenure mix for the Parish is skewed heavily towards owner occupation, with 80% of dwellings being owner occupied (Table 19 below). This is 5 percentage points higher than in Waverley and 11 percentage points higher than for the South East. There is a very significantly lower proportion of private renting in E&EG than in Waverley as a whole (6% versus 11%, excluding households living rent free). The proportion of the E&EG stock which is social renting is 2.8 percentage points below Waverley, the equivalent of a very significant 25 dwellings. Within the parish, Ellens Green has negligible social housing but compensates with a substantially higher proportion of private renting than Ewhurst. E&EG has a very similar tenure pattern to the 'smaller villages', with just a couple of percentage points more owner-occupation in E&EG and 3 percentage points less renting. In terms of social renting, the lower percentage in E&EG compared with the smaller villages is equivalent to 10 dwellings.

Table 19 Tenure mix 2011

Occupied dwellings only	Ewhurst	Ellens Green	E&EG Total	Waverley	Smaller Villages
owned	654 (80%)	89 (82%)	743 (80%)	36786 (75%)	2879 (78%)
Social rent	84 (10%)	4 (3%)	88 (10%)	6068 (12%)	394 (11%)
Private rent	45 (6%)	13 (12%)	58 (6%)	5577 (11%)	312 (8%)
Rent free	31 (4%)	3 (3%)	34 (4%)	849 (2%)	105 (3%)
total	814 (100%)	109 (100%)	923 (100%)	49280	3690 (100%)

Source: Neighbourhood statistics QS405EW Note: 1) Census data on tenure mix excludes dwellings without a usual resident. 2) 'owned' includes shared ownership (of which there were 4 dwellings in 2011).

27. Of the 743 owner-occupied dwellings in E&EG, 57% (427) are owned outright (without a mortgage) compared with 50% in Waverley. This will possibly reflect the higher proportion of 65+ HRP in Ewhurst.
28. Of the 58 private rented dwellings in E&EG 83% (48) are private landlord or letting agency, with the other 10 (17%) being rentals from employer or relatives.
29. The Surrey Community Action Report (2013 housing needs survey) showed 75 of the 84 social rented properties in Ewhurst as WBC-owned.
30. Between 2001 and 2011, the proportion of E&EG owner-occupied dwellings remained broadly unchanged. Social rent moved up by a single percentage point and private rent moved down by the same. (Source QS405EW and KS18)

Tenure by type of dwelling

31. The stock of *owner-occupied* dwellings in E&EG is even more dominated by detached properties (66% of total owner-occupied properties) than the 58% average for detached across all tenures (Table 20 below). At the other end of the mix of property types, owner-occupied flats are very under-represented (2%). The low proportion of the total stock of owner-occupied terraced properties and flats, which generally are smaller and cheaper than other property types, and the choice of first time buyers, makes it more difficult for young persons to own a property in E&EG than in other parts of Waverley and the South East. The report returns to this below.

32. Detached properties also represent a substantial share of *private rented* E&EG dwellings (46%). Flats represent a quite significant 22% of the private rented stock, but are still very small in numerical terms.

33. In the E&EG *social rented* sector, detached property numbers are negligible, whilst half of the stock is semi-detached properties, a quarter terraced properties, and a fifth are flats.

Table 20 E&EG tenure by type of dwelling 2011

	detached	Semi detached	terrace	flats	total
owned	487 (66%)	183 (25%)	58 (8%)	15 (2%)	743 (100%)
Social rent	4 (5%)	44 (50%)	23 (26%)	17 (19%)	88 (100%)
Private rent	42 (46%)	22 (24%)	8 (9%)	20 (22%)	92 (100%)
total	533 (58%)	249 (27%)	89 (10%)	52 (6%)	923 (100%)

Source: NOMIS LC4402EW Occupied dwellings only. Note: For this cross tabulation it is not possible to separate out from private renters the 34 who are living rent free. Also, 7 temporary structures/caravans are included in 'flats'.

Size of dwellings by number of bedrooms

34. Compared with Waverley, the size of dwellings in E&EG is skewed away from the smaller 1 and 2 bedroom properties towards the larger 4 and 5 bedroom properties (Table 21 below). In particular, 28% of total dwellings in E&EG have 1-2 bedrooms, compared with Waverley's 33%; and 37% of E&EG's total dwellings have 4-5 bedrooms, compared with 31% in Waverley. Three-bedroom properties are the most prevalent size in E&EG, with the same proportion as across Waverley (35%). Within E&EG, Ellens Green has a much greater proportion of 3-bed properties than Ewhurst. These differences both between E&EG and Waverley, and within E&EG, are influenced by the differences in the mix of dwellings by type, as described in Tables 16 & 17 above.

Table 21 Dwelling size by number of bedrooms 2011

Dwelling size	Ewhurst ward	Ellens Green	E&EG	Waverley
1 bedroom	65 (8%)	7 (6%)	72 (8%)	5110 (10%)
2 bedroom	163 (20%)	19 (17%)	182 (20%)	11417 (23%)
3 bedroom	278 (34%)	46 (42%)	324 (35%)	17330 (35%)
4 bedroom	196 (24%)	20 (18%)	216 (23%)	10578 (21%)
5 bedroom	112 (14%)	17 (16%)	129 (14%)	4845 (10%)
Total dwellings	814 (100%)	109 (100%)	923 (100%)	49280 (100%)

Source: Neighbourhood Statistics QS411EW. Dwelling with usual resident only.

Dwelling size 2001-2011

35. Information is not available on dwelling size by number of *bedrooms* for 2001 to compare with 2011 data above. Analysis in Table 22 below is therefore based on *room* numbers. Noticeably, between 2001 and 2011, the largest dwellings (8+rooms) increase their share of the housing stock at the expense of the middle scale dwellings (5-7rooms). The number of dwellings with 5-7 rooms decreased over the period (by 39), whilst those with 8 or more rooms increased (by 40). The number of the smallest dwellings (1-3 rooms) increased (by 13). As the data is for *occupied* dwellings only, some of this change in profile may simply reflect the effect of the changes in the census definition of occupied/unoccupied that occurred between 2001 and 2011. For example a major proportion of those dwellings re-classified as *unoccupied* in 2011 being drawn from the 5-7 room properties, whilst additions to the housing stock are mainly at the 8+ end of the spectrum. But more significantly, it could reflect the effect of extensions and loft conversions, though no data is available to corroborate this.

Table 22 E&EG dwellings size by number of rooms 2001-2011

	2001	2011	Change 2001-2011
1-3 room	55 (6%)	68 (7%)	+13 (+24%)
4 room	98 (11%)	98 (11%)	nil
5-7 room	488 (54%)	449 (49%)	-39 (-8%)
8+	268 (29%)	308 (33%)	+40 (+15%)
Total dwellings	909 (100%)	923 (100%)	+14

Source: Neighbourhood Statistics QS407EW and UV57. Note: Dwellings with usual resident only.

Tenure by size of dwelling

36. Different tenures of dwelling have a different size profile (Table 23 below). Owner-occupied dwellings in Ewhurst (ward) are predominantly 3-5 bedrooms, with an especially high proportion of 4+ bedrooms, reflecting the dominance of detached dwellings in the owner-occupied housing offer. It is notable that only 9 of the 654 owner-occupied housing stock are 1 bedroom properties. Social rented dwellings on the other hand incline towards 1-2 bedrooms, and private rented tend towards 2-3 bedrooms. The number of 1-bed social rented dwellings is dominated by the Local Authority ‘warden’ properties in The Glebe, accounting for 77% of all 1-bed social rented dwellings in Ewhurst. (Source: Surrey community Action Housing Needs Survey 2013).

Table 23 Tenure by number of bedrooms (Ewhurst ward only) 2011

	1 bed	2 bed	3 bed	4 bed	5 bed	total
owned	9 (1%)	113 (17%)	236 (36%)	189 (29%)	107 (16%)	654 (100%)
Social rent	43 (51%)	23 (27%)	17 (20%)	1 (1%)	nil	84 (100%)
Private rent	13 (17%)	27 (36%)	25 (33%)	6 (8%)	5 (7%)	76 (100%)
total	65 (8%)	163 (20%)	278 (34%)	196 (24%)	112 (14%)	814(100%)

Source NOMIS DC4405EW. Data available for ward only. Dwelling with usual resident only. For private rented it is not possible to separate out the 31 rent free residents.

37. A comparison of Ewhurst and Waverley owner-occupied dwellings cross tabulated with number of bedrooms (Table 24 below) shows that Ewhurst has a significantly higher proportion of 4-5 bedroom properties than Waverley (by 6 percentage points); and slightly lower proportions (2 percentage points) on all other dwelling sizes. Again this reflects differences in mix of dwellings by type, with detached properties tending to be larger than other dwelling types.

Table 24 Owner-occupied homes by number of bedrooms Ewhurst v Waverley

	1 bed	2 bed	3 bed	4 - 5 bed	total
Ewhurst owner occupied	1%	17%	36%	45%	100%
Waverley owner occupied	4%	19%	38%	39%	100%

Source: NOMIS DC4405EW. Ewhurst data is Ward only. Dwelling with usual resident only.

New dwellings built in E&EG 2002-2014

38. The skewed nature of the existing E&EG stock towards larger dwellings continues in recent new builds (Table 25 below). Planning information obtained from WBC for the purposes of the Neighbourhood Plan, shows that 19 new dwellings (gross) were built between 2002 and 2011 inclusive. Of these, 5 were social housing in the Garage Compound, The Glebe. A further 6 new dwellings were built between 2012 and 2014. The mix of market new builds shows a negligible proportion of 1-2 bed dwellings and a proportion of 4+ bedroom dwellings in line with the average for the total E&EG housing stock.

Table 25 E&EG new dwellings by number of bedrooms 2002-2014

	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Market housing	2 (11%)	1 (5%)	8 (42%)	2 (11%)	6 (32%)	19 (100%)
Social housing	nil	6 (100%)	nil	nil	nil	6 (100%)

Source: WBC planning data. Note: 3 of 2-bed dwellings are flats; 1 of 1-bedroom dwellings is a flat.

Recent outstanding and failed planning applications: mix of dwellings by number of bedrooms

39. In two recent (2015) major planning applications, it is notable that for market housing there is some tilt away from the larger 4+ bedroom properties and towards 2-bed properties compared with the proportion of such properties in the Ewhurst housing stock, and compared also with the in-fill developments of the past 15 years (Table 26 below). There are no 1-bed properties included in these applications' market housing mix.

Table 26 Recent planning applications: market dwellings mix by numbers of bedrooms

	1 bed	2 bed	3 bed	4+ bed
Backward Point Option 1 (22 market dwellings)	nil	27%	45%	27%
Backward point Option 2 (13 market dwellings)	nil	nil	nil	100%
Penlan (18 market dwellings)	nil	39%	28%	33%

Source: WBC planning documents. Note: Penlan application failed on appeal. Backward Point is still in the planning process.

40. The mix of *affordable* housing by number of bedrooms is different between the two applications, as is the type of affordable housing (Table 27 below). The affordable element of the Penlan application was for social rented, with a dominance of 1-bed properties and the mix was broadly in line with the profile of the existing E&EG stock. The affordable element of the Backward Point applications were for intermediate housing (ie part-buy, part-rent). Here the dominant share is for 2-bed dwellings, although in option 1 there is still a significant proportion of 1-bed properties.

Table 27 Recent planning applications: affordable housing mix by number of bedrooms

	1 bed	2 bed	3 bed	4 bed
Backward Point Option 1 (9 intermediate dwellings)	33%	44%	22%	nil
Backward Point Option 2 (4 intermediate dwellings)	nil	50%	50%	nil
Penlan (9 social rented)	55%	33%	11%	nil

Source: As for Table 26.

Larkfield development (early 1990s)

41. In contrast to the current planning applications and to the mix of the existing E&EG housing offer, the Larkfield development of [43] dwellings at the beginning of the 1990s was heavily skewed towards smaller dwellings with 28% 4-bed and 65% 2-bed (Table 28). The majority (around 85%) were terraced properties. Of the total, 6 (14%) were allocated to ‘Local Authority housing purposes’.

Table 28 Larkfield development by number of bedrooms

	2-bed	3-bed	4-bed	Total
Larkfield	28 (65%)	3 (7%)	12 (28%)	43 (100%)

Source: WBC planning application.

Occupancy rates

42. The occupancy rating is the difference between the number of bedrooms/rooms required by a household (according to a formula which allows for ages and relationships between household members) and the actual number of bedrooms/rooms. So, for example, an occupancy rating +2 means households have two more bedrooms/rooms than required under the formula.

43. Most dwellings in E&EG are substantially under-occupied (Table 29 below). There is a significantly greater under-occupancy in E&EG than across Waverley as a whole (as measured by a rating of +2 or more bedrooms). This greater under-occupancy will be influenced in particular by the higher proportion of larger, 4+ bedroom owner-occupied dwellings and the smaller proportion of social renting in E&EG than in Waverley. It will be affected also by the higher proportion of HRPs over the age of 65 in E&EG than Waverley. As the West Surrey SHMA 2015 says (para 3.14) ‘ the sizes of homes relates more to their age and what they can afford than it does to size of household’. It goes on to say (3.15) that ‘with a growing older population we would expect under-occupation of homes to increase over time’.
44. There is a very little overcrowding in E&EG (as measured by a rating of -1). Similarly in Waverley. Overcrowding is well below the 4% in the South East and 5% in England.

Table 29 Occupancy rating (by bedroom measure)

	E&EG	Waverley
+2 or more bedrooms	53%	44%
+1 bedrooms	29%	32%
0 bedrooms	16%	21%
-1 or fewer bedrooms	1%	2%

Source: ONS Neighbourhood statistics QS412EW.

House Prices

45. Waverley is an expensive area to become an owner-occupier, or to move to as an existing owner-occupier. West Surrey SHMA (2015) records that, in 2014, Waverley has the highest *median* house prices (£371k) and the highest *mean* prices (£481k) in the west surrey housing market area (page 103). Yet, Ewhurst is substantially *more* expensive than Waverley. An analysis of Right Move data for 2014 shows Ewhurst (excl Ellens Green) having a median price of £500k (35% higher than Waverley) and a mean price of £653k (also 35% higher than Waverley).
46. A snapshot comparison of both median and mean prices across *all* dwellings will be affected by, amongst other things, the mix of dwelling types in the sales basket. Land Registry data (Table 30 below) shows that the Waverley sales mix has a much lower proportion of detached and a much higher proportion of flats than Ewhurst, both likely to pull down the overall average Waverley price.

Table 30 Mix of property types in the sales basket Ewhurst v Waverley

	Detached	Semis	Terraced	Flat	Total
Ewhurst (2011-2015 average)	58%	27%	14%	1%	100%
Waverley Q2 2013 & 2014	39%	23%	19%	19%	100%

Source: Ewhurst (Right Move); Waverley (Land Registry)

47. Table 31 (below) analyses house prices by type of property using Right Move data. It shows that in 2014 prices in Ewhurst (ward) were higher than in Waverley across all types of property. Using the *median* as the statistical measure, the smallest difference in price is for detached properties (+2%). The highest price difference is for semis (+30%). For terraced properties the price difference in Ewhurst is +17%.; and for flats (though only 1 sold in Ewhurst) the price difference is +20%. Using the *mean* as the statistical measure reduces the differences for semis and flats, but they are unchanged for terraced and marginally bigger for detached, leaving prices still significantly higher than Waverley. It is notable also that the greatest price differences are in properties other than detached, which are the types of property favoured by first time buyers and younger households (Source ONS House Price Index).

Table 31 Mean & median house prices (2014)

£000s	Detached	Semi	Terrace	Flat	All
Median					
Waverley	633	370	289	205	371
Ewhurst	648	480	338	248	500
% difference ewhurst/waverley	+2.4%	+30%	+17%	+21%	+35%
£000s Mean					
Waverley	761	412	323	224	481
Ewhurst	790	474	378	248	653
% difference ewhurst/waverley	+3.8%	+15%	+17%	+11%	+36%

Source: Ewhurst (Right Move); Waverley (West Surrey SHMA 2015) Notes: Ewhurst excludes Ellens Green. The Ewhurst average price of detached properties includes an

extreme £2.1m property. In view of the small numbers this can have a distorting effect on the mean. If excluded, the mean detached price reduces to £727k .

48. Of the Ewhurst sales of detached properties, 27% are bungalows. When bungalows are separated out, the 2014 picture is as follows: Detached - median £938k and mean £919k; Bungalows - Median £451k and mean £447k.

49. Table 32 for the past year shows that house prices are also higher in Ewhurst across all types compared with Cranleigh. Ewhurst's house price premiums over Cranleigh's are confirmed also by a number of estate agents spoken to as part of earlier enquiries for the Neighbourhood Plan.

Table 32 House prices achieved in March 2015 - 2016 in Ewhurst and Cranleigh

£000s Mean	Detached	semis	terrace	flat
Cranleigh	711	378	283	235
Ewhurst	802	452	393	242
Difference %	+13%	+20%	+40%	+3%

Source: Zoopla (except for Ewhurst terraced & flats which are Right Move data).

Market Housing Turnover

50. Over the 5 year period 2011-2015 inclusive there were 134 house sales in Ewhurst, excluding Ellens Green (Source: Right Move). The cumulative number of sales is equivalent to a turnover of 20% of Ewhurst's owner-occupied housing stock of 654 properties, which is 4% pa. The greatest rate of turnover is for terraced properties (7% pa). The lowest rate of turnover is for flats, which adds to the problem of a low share of the housing stock represented by flats. In Ellens Green the rate of turnover is lower than in Ewhurst. There have been only 9 properties sold over the past 5 years, which is just 10% of the stock of 89 owned properties (a turnover rate of 2% pa). Table 33 below describes the number of sales by dwelling type over the past 5 years, compares the proportion of sales against the proportion of stock for each dwelling type and shows the rate of turnover.

Table 33 Property Sales Numbers E&EG 2011-2015

2011-2015	detached	semis	terrace	flat	total
EWHURST					
Owner occupied stock	437 (67%)	149 (23%)	54 (8%)	14 (2%)	654(100%)
Ewhurst sales	77 (58%)	36 (27%)	19 (14%)	2 (1%)	134 (100%)
% rate of turnover pa	3.6%	4.8%	7.0%	2.9%	4%
ELLENS GREEN					
Owner occupied stock	50 (56%)	34 (38%)	4 (5%)	1 (1%)	89 (100%)
Ellens Green sales	5 (55%)	3 (33%)	1 (11%)	nil	9
% rate of turnover pa	2.0%	1.8%	5.0%	nil	2%

Source: Right Move (sales); Table 19 above (occupied stock).

Market rentals

51. As noted above (Table 19) in 2011 there were just 58 dwellings in the private rental sector (excluding 34 households living rent free). Of these, 48 were from a private landlord or letting agency (rather than from an employer or friend/relative). Just 30 of these private lettings were in the Built-up-Area of Ewhurst. With such small numbers, it is little surprise that very few to-let dwellings appear on the Right Move website at any one time. At the time of writing (March 2016) there is only one property available to rent in Ewhurst BUA at a price of £1,095 per month (£13,140 pa). The only other rented property is outside the BUA in Somersbury Lane: a 4-bed 'country house' at a price of £3,500 per month (£42,000pa). In February 2016 there were 2 properties on the rental market at £1,500-2,300 pm.
52. In the neighbouring village of Cranleigh, where private landlord/letting agency rentals represent 8% of the housing stock (393 dwellings - parish), there are 11 to-let properties on the Right Move website in March 2016, at an average rental of £1,275 pm and in the range £900 (1-bed) to £2,500 (4-bed).

Affordability of market housing

53. Affordability of market housing is a national issue, though more of a problem in Waverley. The 2015 SHMA concludes 'the evidence indicates that affordability pressures in the West Surrey housing area are significant' (section 7). But for persons looking to buy in E&EG the problems of affordability are magnified given the very significantly higher house prices paid across all house types in E&EG compared with Waverley. (see Tables above).
54. Using data from the SHMA report the average price to income ratio for Waverley in 2014 is around 10 to 1 (using the median statistical measure for earnings and prices). Assuming the Waverley median income (£38.6k) applies to E&EG, which has a broadly similar occupation profile to Waverley, the house price to earnings ratio in E&EG is higher at around 13 to 1. Even excluding detached properties from the house price average, as a proxy for first time buyers, but keeping the median income figure, gives a slightly lower but still substantial E&EG price to income ratio of 11 to 1.
55. Mortgage data shows that for the South East the average recorded income of a first time buyer is £52k. (Source ONS House Price Index.) This suggests that it is the higher percentile earners entering the housing market, and/or joint income is common. The average price of a property for a First time Buyer in the south east is just £260k. As noted above, in 2014 there was only one property below £260k in Ewhurst (a 2-bed flat). Next up in the Ewhurst price range are terraced properties (typically £340k) and after that it moves beyond £400k. Just 8 properties came onto the market below the £400k mark in Ewhurst in 2014.
56. To purchase a £340k property with a £52k income, and a typical 3.4 mortgage to income ratio would require a deposit of £160k. Alternatively, with a 25% deposit, it would require an income of £75k - which for a single person's income would put the purchaser in the top quartile of earnings.

Key Messages (Part 1 - The Now)

57. The parish has a housing stock of 1010 dwellings (2011 census). It represents a tiny 2% part of the Waverley housing stock. The parish remains very rural, with a housing density of 0.4 dwellings per hectare compared with 1.49 across Waverley.
58. In the Waverley Settlement Hierarchy, based upon various measures of 'sustainability', Ewhurst is in the third tier and is one of eight 'smaller villages', being a 'Rural Community with limited services'. The Ellens Green bit of the parish is in the next group down, having very limited services.
59. Around three quarters of E&EG's housing stock is in and around the village of Ewhurst (including Ewhurst Green and Plough lane) - referred to in census data as the 'Built-up-Area' (BUA). The remaining 25% are split evenly between Ellens Green and the rural parts of Ewhurst.
60. Around one in ten of E&EG's 1,050 dwellings is 'without a usual resident', which as the West Surrey SHMA puts it is a proxy measure for unoccupied dwellings. This is twice the rate than for Waverley generally.
61. The parish's housing stock is 5 times what it was at the turn of the 20th century. This growth has occurred mainly in the Ewhurst part of the parish. Most of the growth in the E&EG housing stock had occurred by the beginning of the 1980s. Since then it has been predominantly infill, with single dwellings and some small sites, and also conversions. The last significant development was Larkfield (43 dwellings) at the beginning of the 1990s. The rate of growth of the housing stock in recent times has been less than 0.5% a year.
62. **Between 2001 and 2011 census dates, the total E&EG housing stock increased by 45 dwellings (+4.7%).** But an increase in the proportion of unoccupied dwellings over that period has meant that the occupied housing stock grew by just 16 dwellings (+1.8%). This contrasts with a 4.5% increase in occupied dwellings across Waverley as a whole.
63. The limited rate of growth of the housing stock since the 1980s reflects Waverley Borough Council's planning policies (informed by national and regional policies) with the objective to protect the character of rural villages and the countryside. And though E&EG is not in the Green Belt, planning policy has given the parish and other rural villages very similar levels of constraint on development. The effect of these policies has been further compounded by the planning requirement to adhere to 'sustainability' criteria.

64. The shape of the existing housing offer, reflecting its historical development and the limited growth rate in the past 25 years, has shaped the current demographic of the parish. E&EG's housing mix (type, size and tenure) and its demographic is very different from Waverley's in a number of ways. It is less different from other 'smaller villages'.
65. Compared with Waverley, there are some distinct differences in E&EG demographics and how they have changed between the 2001 and 2011 census. These differences include:
- A greater proportion of older households in E&EG than Waverley (60% with a Household Reference Person (HRP) over the age of 55 compared with 49% in Waverley); and at the other end of the age spectrum a smaller proportion of younger households (6% with a Household Reference person under the age of 35 compared with 11% in Waverley).
 - An 18% increase in the number of residents in the 65+ age group since 2001. This is a similar percentage increase to that of Waverley but, in the face of the relatively low 2% increase in occupied housing stock in E&EG, it means an increase in the *proportion* of households over 65.
 - A 7% decline in the numbers of residents in the 20-64 age group between 2001 and 2011 compared with zero change in Waverley. These reduced numbers have migrated to the 65+ age group. This pattern of declining numbers in the 20-64 age range and increasing numbers in the 65+ age range will continue as the post war baby boomers pass between the age bands, further unbalancing the age demographic in the face of constrained increases in the housing stock.
 - A greater proportion of 1-2 person households in E&EG than Waverley (68% versus 64%) and a lower proportion of 3-4 person households (26% v 30%). And since 2001, the number and proportion of 3-4 person households has been declining in E&EG in contrast with them rising in Waverley, mirroring the falling numbers in the 20-64 age group in E&EG and rising numbers in Waverley.
 - A smaller proportion of families with children in E&EG than Waverley (35% versus 38%); and whilst the number of families with children in Waverley grew by 8% over the 10 years 2001-2011, in E&EG they more or less stagnated.
66. These differences in demographic between E&EG and Waverley will be influenced by differences in the current housing offer and by the fact that

the E&EG occupied housing stock has grown so much more slowly than Waverley, all in the face of a growing and ageing population generally.

67. The E&EG profile of housing mix by type, size and tenure is significantly different from Waverley (2001 & 2011 census). Some of the main differences in the existing housing offer are:

- A high proportion of owner-occupation in E&EG. This is a feature also of Waverley, but more so in E&EG (80% versus 75%).
- Significantly lower proportion of rented accommodation in E&EG than Waverley (16% versus 23%). The differences are more significant for private (6% versus 11%) than social renting (10% versus 12%).
- The 2 percentage point difference in the proportion of social renting in E&EG compared with Waverley is equivalent to 25 dwellings.
- The very low proportion of private renting compared with Waverley will be a reflection of rural versus urban living. It is notable however that E&EG is also 2 percentage points below the other rural smaller villages. This is equivalent to 16 dwellings.
- Detached properties represent the majority of the E&EG housing stock and the share is significantly higher than Waverley (58% versus 41%). In the owner-occupied segment, 66% are detached
- Flats and terraced properties are significantly under-represented in the total E&EG offer (15% versus 32% in Waverley). The majority (70%) of flats in E&EG are in the rented sector; and a significant (35%) share of terraced properties are rental properties (mainly rented social housing)
- Though the total mix of dwellings by *type* (ie detached, semis etc) in E&EG is very different from the Waverley profile it has a closer similarity to the smaller villages.
- The size of dwellings (by bedroom numbers) in E&EG is skewed away from the smaller 1-2 bedroom properties towards the 4+ bedroom properties. This is a feature of Waverley too but more so for E&EG. In particular, a 28% share of the total housing E&EG stock is 1-2 bedroom properties versus 33% in Waverley; and 37% is 4+ bedrooms versus 31% Waverley.
- 1-2 bedroom properties are more typical in the rental sector than in the owner-occupied in E&EG. They represent only 18% of the owner occupied sector compared with 66% of the rental sector. (Based on Ewhurst ward data.)

- In the owner-occupied sector in Ewhurst ward, 45% are 4+bed and 18% are 1-2 bed (mainly 2-bed) - versus 39% and 23% in Waverley. New market dwellings built since 2002 show more or less the same proportions as the total owner-occupied stock. In two recent major planning applications in the village (Penlan revised and Backward Point option 1) there was some decline in the proportion of 4+ bed properties. But the back-stop in these planning applications tends to prefer a higher proportion of 4+ beds than smaller properties.
- In contrast, the Larkfield development (early 1990s) had 65% 2-bed and 28% 4-bed.
- There is quite a significant turnover of properties in the owner-occupied sector. Over the past 5 years, with cumulative sales of 135 properties, owner-occupied dwellings in Ewhurst have turned over at the average rate of 4% (27 dwellings) a year. There is a lower rate of turnover in Ellens Green (2%pa).
- The highest rate of turnover of owner-occupied dwellings in Ewhurst, and disproportionate to its share of the current housing stock, is in terraced properties (7%pa). Next highest, and again out of proportion to its share of the stock, is semis (4.8%pa).
- Buying a flat is a particular problem in Ewhurst. In the past 5 years just two flats have come onto the market, both former local authority properties. A low number in absolute terms reflects the fact that there are only 15 owner-occupied flats in the parish. But two flats sold out of 15 in 5 years is also a relatively low (2.5% pa) rate of turnover.
- There is some difficulty accessing the private rental market in E&EG, reflecting the general shortage of such properties in the area. In the Built-up-Area (BUA) of Ewhurst there is a stock of 30 properties let by a private landlord/letting agency. A check on the Right Move website in March 2016, week 3, found just one property available to rent in Ewhurst BUA - a 2 bed cottage at £1,095 per month (£13,140 pa). Stepping beyond the village there was one other property - a 4-bed 'country house' at a rental of £3,500 per month (£42,000pa). In mid-February 2016 there were 2 properties for rent in the range £1,500-2,300 pm.
- In the case of affordable housing, the Surrey Community Action report on its 2013 housing needs survey, reported an average turnover of 7.5 relets a year of WBC housing in the period 2011-2013, which is a significant rate of turnover of 10% pa. Against this however Surrey

Community Action reported a total 276 Housing Register applicants for affordable properties in Ewhurst in January 2014, of which 15 lived in Ewhurst.

- Affordability of market housing, especially but not only for those starting out, is a national problem. For example, tackling this problem was identified as a key objective behind the Starter Homes programme in the Housing & Planning Bill. The SHMA flags it as an issue for Waverley since it is the most expensive area in West Surrey.
- Ewhurst is even more expensive than Waverley, with a median house price of £500k compared with Waverley £371k - a difference of 35% (2014 prices).
- E&EG has higher prices than Waverley across all dwelling types. The smallest difference is for detached properties (+3%). There are much greater differences across the other types - semis (+30%) and terraced properties (+17%).
- E&EG's house prices are also higher than in Cranleigh (+13% detached; +40% terraces)
- The shape of the existing E&EG housing offer will dominate the shape of the housing offer over the next 20 years, for the main thrust of WBC's spacial strategy is expected to continue. The rate of growth in the housing stock in E&EG will continue to be very much slower than across the borough, as E&EG will be expected to take a fraction of a percent of the total new numbers of dwellings. The findings in this Part of the report indicate that the current shape of E&EG housing offer poses some risk to the vitality of the community. Additional housing offers some potential to tweak the shape, and through appropriate Neighbourhood Plan policies on type, size and tenure to address the concerns about the current shape.

PART 2

LOOKING TO THE FUTURE

Introduction

68. In considering the future housing needs of Ewhurst and Ellens Green, this section of the report combines the evidence-based conclusions of Part 1 with the findings of the West Surrey Strategic Housing Market Assessment 2015 (SHMA) for Waverley, with what has been revealed to date in the emerging Waverley Local Plan, and with the results of the Ewhurst and Ellens Green Residents Survey (2015) and Business Survey (2015). It will draw out key messages for the direction of change in the E&EG housing offer, to serve as an input to the formulation of Neighbourhood Plan policies. The purpose is to inform policy, not to make proposals.
69. In looking to the future, Waverley planning policy is expected *not* to be substantially different to that of the past 25+ years. It will continue to be in keeping with national planning guidance on sustainability and with the need to protect the nature and character of the countryside and rural villages. The difference with the past is the acknowledgement that the scale of future Waverley housing need, as evidenced in the latest Strategic Housing Market Assessment 2015, is too great to be accommodated more or less solely by the major settlements, and will require therefore a small proportion of these needs to be met through building on greenfield sites on the edges of rural villages. Despite this touch on the planning tiller, housing growth in rural villages will continue to be relatively slow compared with across Waverley as a whole, and impact only slightly on the existing housing offer in rural villages.
70. In looking to the future, the SHMA addresses not only the numbers of dwellings to meet the growing population needs of Waverley, but also the mix of dwellings by type and tenure to meet the changing demographic, in line with Planning Practice Guidance. It addresses particular issues relating to the ageing population and the needs of younger households. It incorporates also an uplift to the numbers to head in the direction of addressing the issue of affordability, taking into account the practical limits to the rate of building to fully address the issue.
71. For E&EG, a supply of new dwellings offers the opportunity to address the serious imbalances in its current housing offer relative to Waverley's and its relatively unbalanced age demographic. The existing E&EG housing offer and its relative unaffordability makes E&EG especially inaccessible to younger households. The imbalance in the existing E&EG housing stock reflects the nature of small rural villages and how they have developed

through time, and the very limited growth in the number of dwellings in E&EG in the past 25 years.

72. The evidence base in Part 1 shows that the profile of the current housing offer and demography in E&EG displays similar characteristics to Waverley, though is more extreme in the skewness of its age demographic (away from younger towards older households), its family demographic (away from families with children towards those without and single persons), its tenure mix (away from rented towards owner-occupied), its size mix of dwellings (away from smaller dwellings towards larger 4/5-bed ones), its type mix (away from terraced and flats towards detached) and its affordability (even higher prices of market dwellings than already expensive Waverley). In sum, relative to Waverley, there is an excess of larger properties and owner occupation, a deficiency in rental properties and affordable properties and a consequential imbalance in the local demographic which could risk the long term vitality of the village.
73. Accordingly, the conclusions of the SHMA about the future size and mix of dwellings, by type and tenure, and the serious issue of affordability, apply even more so to E&EG than Waverley generally, given not only the relative imbalance in the current E&EG housing offer (type, size and price) but also the limited numbers of dwellings that will be added to the stock over the next 20 years and thus the ability to resolve the existing problems. Looking to the future, the change in direction afforded by the opportunity to build new dwellings, and a change of direction on housing mix, size and tenure which goes further than the SHMA conclusions, will meet the objective of sustainability in its fullest sense. Sustainability is defined in Planning Practice Guidance as having three dimensions: an economic role, a social role and an environmental role. Accordingly, the opportunity of new dwellings should be targeted at yielding benefits to the local economy, supporting a strong and vibrant community and enhancing our natural, built and historic environment.
74. E&EG is not an island but part of the bigger Waverley community, and thus has a part to play in housing the Waverley community. A mix of new dwellings that is appropriate to the needs of E&EG, targeted at addressing the deficiencies in the current E&EG offer, will be very relevant to Waverley given that the issues identified in the SHMA 2015 report for future housing needs against the existing offer have many similarities with E&EG's issues. Any impact on Waverley of the numbers and mix of new dwellings in E&EG will however be tiny.
75. The impact on the local E&EG community will also be small but of great significance. As the SHMA 2015 report says (Para 10.25) - 'There is a geographical dimension and the specific mix of housing needed at a local

level will be influenced in part by gaps in the existing housing offer locally'. The particular numbers and mix in the future supply will be important for meeting E&EG's own very local requirement of having a sustainable, mixed, community, including meeting the needs of local businesses. The SHMA 2015 report comments (para 9.72) 'given a growing older population, the ability to retain young people in an area can assist in providing a more balanced demographic profile as well as supporting the local workforce and economy'. As expressed in the 2002 Local Plan (para 6.51), 'the viability of rural communities including facilities such as schools and shops relies on a balanced housing stock which includes accommodation for young people and households on lower incomes.'

76. The observations in this report on deficiencies in the existing E&EG housing offer and on how future numbers, type, size and mix of new dwellings can be used to address those deficiencies to meet future housing needs is only one dimension of the formulation of the Neighbourhood Plan. Other dimensions - including development site selection and micro planning considerations for available sites - will also be an essential influence on the shape of the future housing supply. These other dimensions are outside the scope of this report.

Future number of dwellings

77. E&EG will be required under planning guidance for Neighbourhood Plans to *at least* match the development numbers allocated by WBC to E&EG under the new Waverley Local Plan.

78. The WBC consultation on the spacial strategy of the new Local Plan (September 2014) identified a total housing need for 8,450 new homes across Waverley (470 dwellings a year) over the 18 year plan period 2013-2031, which is an increase of 17% on the 2011 occupied housing stock. Of these numbers it was anticipated that 3,400 would be built within the existing settlements of Waverley, but that would leave 5,050 dwellings (60% of the total) to be built on greenfield sites plus possibly the rural brownfield site Dunsfold Aerodrome. The number of new dwellings in the consultation document was based on the Waverley & West Surrey Strategic Housing Market Assessment 2013.

79. The extent of the building on *greenfield* sites would depend on the scale of the contribution from Dunsfold Aerodrome. The distribution of the new dwellings around the borough would have regard to 'sustainability in terms of access to services etc as well as environmental and other constraints'. It was intended in the spacial strategy that the great bulk of the building on greenfield sites would come from around the four main settlements of Cranleigh, Godalming, Haslemere and Farnham. There would however be a

need for some contribution from the Borough's 5 larger villages plus a lesser number from the eight 'smaller villages', of which E&EG is one. In the WBC consultation, all 4 scenarios attached a total greenfield contribution of 150 dwellings from across the 'smaller villages' over the 2013-2031 Plan period, which is an average of 8 dwellings a year. At the end of the plan period, this allocation of 150 dwellings on greenfield sites represents an increase of 4% in the total 'smaller villages' occupied housing stock, excluding the effects of windfalls and already identified sites within settlements. At the time of the spacial strategy consultation, the 150 dwellings for the smaller villages had not been allocated between individual villages.

80. Since the 2014 consultation, WBC has needed not only to take into consideration the responses to the consultation, and renewed public intensions from the owners of Dunsfold Aerodrome to build on the site, but also to revisit the figures and take on board the conclusions of the new West Surrey Strategic Housing Market Assessment (September 2015). The new Assessment has produced a requirement for more new dwellings be built than originally forecast, and added 2 more years to the Plan period taking it to 2033. The new Assessment is for a total 10,380 dwellings across Waverley (519 pa) over the 20 year plan period which is a 20% increase in the Waverley housing stock. It is to be assumed that any reworking of the Waverley numbers will have an impact upon the requirements to be placed on the smaller villages.

81. Pending announcements from WBC, I have undertaken a speculative reworking of the likely impact of the new 2015 Assessment on the 'smaller villages' numbers as follows.

- The 2015 housing market assessment covers the period 2013-2033, which is an additional 2 years over the previous assessment plan period. That change alone would add 17 houses to the 'smaller villages' total, pro-rata to the existing 150 dwellings provision, albeit spread over a 20 rather than 18 year period.
- Not only is the plan period extended but, to meet the new forecasts from the SHMA, the *annual* requirement for the whole of Waverley is increased by 50 dwellings (which is a 10% increase on the original consultation figure of 470 dwellings pa). If *all* these extra 1,000 dwellings were destined for greenfield/Dunsfold Aerodrome sites, and if the smaller villages were to take the same share as before, the smaller villages' contribution would increase by an additional 30 dwellings. This would produce a total of 200 dwellings (rounded) for the plan period to be allocated between the individual smaller villages.

- Waverley will also no doubt be re-visiting its original allocations between main settlements, larger villages and smaller villages, to assess the capacity of individual locations to absorb higher numbers, and to take into account the consultation findings. This could cause the numbers for smaller villages to rise beyond the 200 pro-rata figure if, for example, capacity constraints are identified in the bigger settlements.

82. It is understood from WBC, informally, that the new Local Plan will allocate a particular share to *individual* villages within the smaller villages group. We do not know at this time (March 2016) the basis of the allocation. If the 200 figure for smaller villages above turned out to be correct, and if E&EG were to be given an allocation pro-rata to its 20% share of the smaller villages' housing stock (based on 'parish' not 'settlement' data), then E&EG would be given a 40-dwelling allocation to be spread across the plan period. However, Waverley is likely to have a more sophisticated approach (than pro-rata to percentage of dwellings) when allocating the numbers between the villages, including possibly making allowance for relative sustainability according to WBC grading of individual settlements in the Settlement Hierarchy (2012 update).

83. At the time of writing, it is understood from WBC (again informally) that the E&EG allocation could be around the 50 dwellings mark (which is an average 2.5 dwellings a year over the plan period). This is not a confirmed figure. This higher number than the 40 computed above could reflect a generally higher requirement being placed upon smaller villages than in the 2014 consultation, following the 2015 SHMA revised numbers for Waverley as a whole. Or it could reflect an allocation mechanism between the smaller villages that is more sophisticated than pro-rata share of housing stock, to take into account differences in the sustainability gradings identified in the Waverley Settlement Hierarchy. Any housing allocation is for dwellings across all tenures, including 'affordable' homes. If new developments are assumed to be on larger, mixed development sites, then 40% might be assumed to be 'affordable' if the 2012 direction of policy were to be continued. This would mean 30 market and 20 affordable dwellings over the 20-year plan period. If the 50 figure is confirmed, then as can be adduced from above, it is not an unjustifiable uplift on the original implied consultation figure of 40 dwellings for Ewhurst, and it is by no means an unreasonable number for the Neighbour Plan to adopt.

84. As the contribution from smaller villages in the original 2014 consultation was for *greenfield* developments, then the total number of new dwellings to be built in E&EG can be expected to be greater than the assumed 50 by the end of the plan period. How much greater depends on the actual number of

windfalls and infills within the settlement boundary over the plan period. As noted in Part 1, between 2002 and 2014 there were 25 windfall/infill new dwellings built in E&EG (including 5 social housing properties in The Glebe). Whatever policies are made in the Neighbourhood Plan in relation to new developments, they ought also to apply to such windfalls etc in order to deliver the objective of smaller and affordable dwellings, though local site issues could lead to micro planning adjustments.

85. An allocation of 50 dwellings to E&EG would, by the end of the plan period, add 5% to the total E&EG 2011 housing stock of 1,010 dwellings (including unoccupied dwellings). If, on sustainability grounds, all these dwellings were to occur in the environs of the Built-Up-Area of Ewhurst, rather than in either Ellens Green or the wider Ewhurst countryside, the numbers would represent an increase of 6.5% on the BUA housing stock of 767 dwellings.
86. This scale of increase in the housing stock over the next 20 years needs to be seen in the context of the history of the village. As described in Part 1, the parish, and especially the Ewhurst village bit, is vastly different today than in the past. It is 5 times bigger than at the beginning of the last century for a start. That growth came more or less to a standstill by the beginning of the 1970s. Since then there have been only very small developments (eg Links Close) and infilling within the village, with the exception of Larkfield (43 dwellings), built at the beginning of the 1990s. In more recent times development in E&EG and in all rural villages has been controlled by Waverley planning policies designed to protect the rural environment and, lately, meet sustainability criteria. The planning policies in the new Local Plan are likely to be similarly restraining, hence the relatively small numbers expected for E&EG.
87. The scale of increase in the E&EG housing stock needs also to be considered in the context of both the Waverley big picture and the E&EG local picture of housing needs. Firstly, the possible 50 dwellings is three quarters of one percent of the objectively assessed housing need for Waverley (greenfield sites). This is proportionately low compared with E&EG's 2% share of the total Waverley housing stock. Secondly, it is fair that all communities make a contribution to meeting the housing need of Waverley. The SHMA computation of housing need for Waverley is computed to meet the demographic, business and affordability needs of the area. The computation for Waverley includes, of course, the future needs of the residents and households of E&EG, even though no specific demographic calculation is made for E&EG. Like any other community in Waverley, the parish contributes to the housing market impact of an ageing population, has a body of under 25s looking to set up home in the Waverley housing market

area, and has serious affordability issues for its own for newly-forming households or for those looking to return to the parish to live.

88. As described in Part 1, E&EG has seen its body of 20-64 year-old households actually decline since 2001, has a relatively high number and proportion of older households, has a disproportionately low number of smaller dwellings suitable for newly forming or young households, has a tenure mix heavily skewed towards the owner-occupied sector, has a proportionately low number of households with children and, with its higher average house prices than Waverley and neighbouring villages, has significant affordability issues. These all have consequences for the vital balance of the community and local businesses. In the absence of an increase in the size of the housing stock through new building both within and outside the settlement boundary, the situation cannot improve and is likely only to worsen.

Future numbers - implications for the Neighbourhood Plan

89. In the light of the findings of Part 1 of this report, a Neighbourhood Plan policy to adopt E&EG's allocated share of the total Waverley housing numbers on greenfield sites, can reasonably be regarded as a positive - as part of the natural development of the parish, and an opportunity that serves the housing needs of the local community as well as of the wider Waverley community. It is important that the Neighbourhood Plan is explicit in its policy on numbers of new houses, even if it is simply to restrict housing numbers on greenfield sites to the levels allocated by the Waverley Local Plan, no more no less. It is important too that it is explicit about the positives and the reasoning of this policy conclusion. It will be beneficial also to have an explicit policy to review this restriction once the current allocation has been implemented, and in the light of a review of the benefits that have accrued to the community. Such a review policy would be separate from any review process which is laid upon the parish by WBC.
90. The E&EG allocation, in its smallness, is designed by Waverley as part of its general spacial strategy to protect the character of the village, prevent excessive encroachment into the countryside and meet the sustainability objectives of national and local housing policy. If the community, through the Neighbourhood Plan, were minded to adopt a policy to build *more* than the allocation, this should in theory require the identification of how a general increase in housing numbers beyond the allocation will meet a specific local housing need and of how the benefits of that increase will trump the benefits of the Local Plan spacial strategy. In practice, a shortage in the 5-year housing supply across Waverley can lead to all offers of additional housing being welcomed by WBC. There are arguments both ways on going for a higher number of dwellings (excluding environmental etc impact).

91. On one side of the argument, any increase in *market* housing numbers, which by definition are open to all comers and not just local people, has only indirect, and not guaranteed ways of addressing the housing and demographic issues described in Part 1 of the report. With regard to the supply of *social/affordable* housing which is the by-product of market housing developments, the potential *local* benefit from an increase in numbers *beyond* the allocated levels is tenuous without restrictions on who occupies those ‘affordable’ houses. In the absence of a fundamental challenge to the Waverley spacial strategy, the potential beneficial impact on house prices in the local market area from a greater increase in numbers beyond those allocated is very limited. Prices in E&EG will be influenced mainly by wider economic forces in the region and by those same forces driving prices higher in neighbouring markets and the wider Waverley market. The new housing supply numbers, and their impact on the demographic of E&EG, have also to be set in the context of the annual supply of housing which occurs in E&EG through churn. The current 4%pa churn in the housing stock brings some 25-30 houses a year to the E&EG market compared with the possible increase in new dwellings equivalent to 2.5 dwellings a year.
92. On the other side of the argument, none of the considerations of the previous paragraph should necessarily stand in the way of a Neighbourhood Plan policy for a targeted increase in numbers beyond the allocation were the community so moved. In contemplating such a policy it is worth noting that were the parish simply to accept the Waverley allocation of 50 dwellings, the current mix of housing will be barely dented by a 5% increase in stock over 20 years, and its relevance, attractiveness and affordability for younger households will be limited. The demographic consequences of a relatively slow growth in house numbers will continue. In particular, it will mean that the recent trend of an increasingly ageing local demographic is likely to continue and diverge further from Waverley. These considerations would come even more to the fore if the number of windfalls, conversions etc were to fall below what has been experienced in the past.
93. In the face of the very limited increases in housing numbers in E&EG over the next 20 years, it is all the more important to seek to ensure that whatever increase in housing numbers adopted by the Neighbourhood Plan, they produce as good a benefit as possible to the community. To this end, the Neighbourhood Plan will require policies designed to target the parish-specific issues of housing type, size and tenure, in the light of the evidence presented in Part 1 on the existing housing offer and the findings of the E&EG Neighbourhood Plan residents survey. The Neighbourhood Plan will need also to consider whether and how the policies apply to windfalls or

other small developments *within* the settlement. These matters are addressed in the following sections.

Ewhurst & Ellens Green Neighbourhood Plan Residents Survey 2015

94. The message coming from the Neighbourhood Plan Residents Survey about future open market housing development (Q6) is very clear: a resounding No to the primacy of large family homes (up to 6 persons); a resounding Yes to the primacy of small starter homes (1-3 persons); and a second-placed Yes also for small family homes (4 people). There was a resounding Yes also to affordable homes (defined clearly in the preamble to the previous Question 5 as ‘available for sale or rent at less than full market value in this area’).

95. Table 34 Summary of results of Q6

	Lower preference	Neither high nor low	Higher preference
Primarily large family homes (up to 6 persons)	75%	13%	12%
Primarily small family homes (4 persons)	17%	27%	56%
Primarily starter homes (1-3 persons)	11%	17%	72%
Affordable homes to rent or buy	20%	11%	69%

Note: Drawing on responses on a scale of 1-10, this Table’s grouping of responses is defined as follows: ‘lower preference’ is 1-4, ‘neither high nor low’ is 5-6, and ‘higher preference’ is 7-10.

96. The need for affordable homes is further reinforced by the results of Q5 where 78% agree or strongly agree with the statement that ‘all housing developments (irrespective of their size) should have some element of affordable housing’.

97. The strong preference for smaller homes is reinforced by the answer to Q4 on how existing residents of the parish see their household’s future housing requirements in the parish (between now and 2030). In particular, 52% express a requirement for a home for 1-2 persons, 45% for a home for 3-5

persons and only 3% for a home for 6+ persons. These future requirements contrast with the size of existing homes of respondents, where 21% are in a home for 1-2 persons, 68% are in a home for 3-5 persons and 11% are in a home for 6 or more persons. This tendency to express a need for the smaller home will reflect in part the requirements of the survey respondents' children; and in part the respondents' own requirements given future changes in their family composition and where they are in their own life stage. On this latter point, it is notable that one third of respondents who described their current housing situation did not answer the question about the future - possibly because they do not expect to have a housing need in 2030!

98. This strong local support for both smaller housing and affordable housing was found also in a previous 2013 survey of the parish undertaken for the parish council by Surrey Community Action (SCA). The SCA report concluded (page 4): 'The general comments made by the survey respondents suggest strong support for affordable housing for local people and a concern over the cost of purchasing in the local area on the open market, in particular for the younger generation, and the need to keep the strong community spirit in Ewhurst alive...'. It went on (page 7) 'high prices versus income levels indicates that in Ewhurst there is a lack of open market housing for entry level buyers'. The survey also found that 80% of respondents were in favour of 'an affordable housing project to meet in perpetuity the needs of Ewhurst residents or those with strong connections to the village..' (page 11). Resident surveys reflect the community 'feel' for the needs of the parish based upon their experience of *living* in the parish, which for many people is decades. That 'feel' is fully endorsed by the data of the evidence base in Part 1.

Future type and size of dwellings

99. National Planning Guidance is that local authorities should 'identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand'. Current advice (Feb 2016) from WBC is that the awaited new Waverley Local Plan is likely to contain *guidance* on the mix of dwellings at least by size.
100. The West Surrey Strategic Housing Market Assessment (SHMA) is not prescriptive on the mix of new dwellings to be provided in the market sector. That said, it does apply an analysis of the relationship between age and family composition of residents and size of dwelling to the future demographic profile of the West Surrey Housing Market Area (HMA), compares that need to the existing stock and offers up an *indicative* mix by size of dwelling for new market housing. It concludes from its analysis that whilst housing need is expected to 'reinforce' around the existing profile of

stock ‘the provision of market housing should be more explicitly focussed on delivering across the HMA smaller family housing for younger households’ (para 8.43). The mix of new market housing that the SHMA recommends is set out in the table below. It is set alongside the existing profile of housing stock for the HMA, Waverley and E&EG. The SHMA proposal tilts substantially away from 4-bed properties and towards 1-2 bed properties.

101. Table 35 SHMA proposal on mix of new dwellings 2013-2033

	SHMA proposal new market dwellings	West Surrey HMA Existing stock	E&EG Existing stock	Waverley Existing stock
1 bedroom	10%	8%	1%	10%
2 bedroom	30%	23%	17%	23%
3 bedroom	40%	37%	36%	35%
4+ bedroom	20%	32%	45%	31%

102. If any future housing development in E&EG were to follow the SHMA profile then it would definitely be moving in the right direction in reflecting the preferences of the E&EG community as expressed in the Parish survey 2015. It would also offer a mix very different from recent planning applications in Ewhurst, where 4 bed properties have accounted for 29-50% of the mix.

103. However it could reasonably be argued that because the existing E&EG stock is so much more skewed away from small (1-2bed) towards large (4+ bed) properties than in Waverley generally, and because there is a relatively low under-35 years household demographic, the proportion of any future housing in E&EG should be even more strongly re-balanced away from the 4+ bed properties towards the 1-2 bedroom properties. Grounds for taking a stronger line include:

- The current E&EG market offering discriminates against young (under 35 year) households wanting to enter the E&EG housing market, since young or newly forming households typically occupy small dwellings, for reasons of both need and affordability.
- Whilst larger 4-bed family properties are important to enable upward progression in the housing market as family and financial circumstances change, the existing stock of 4+ bedroom dwellings in E&EG offers a more than proportionate supply of such homes.

- The existing mix of dwellings has produced a demographic profile which even relative to Waverley is unbalanced and risks creating an unsustainable community.
- The low proportion of smaller homes in E&EG does not enable down-sizing by older persons, as also indicated by the findings of the parish survey.
- Whilst there are 120 small 1-2bed owner-occupied properties in Ewhurst, representing 18% of the owner occupied stock, only half a dozen or so have come to market in the past two years. Of these, 3 were detached (median price £500k).

104. The SHMA makes the point that looking forward ‘larger homes [are] expected to be required in areas which traditionally have provided larger housing units....largely a function of the expected demographic change in these areas and the fact that household types requiring large homes are expected to continue seeking these locations’ (para 8.34). Given the existing housing mix in E&EG is so disproportionately weighted towards 4+ bedroom properties, and that 4+ bedroom properties typically account for some 40% of annual house sales in Ewhurst, there is more than sufficient opportunity for households seeking such properties to get satisfaction from the turnover of the existing stock. Moreover, annual sales from the existing stock will dwarf any sales from the relatively small amount of new dwellings that is likely to be laid on Ewhurst in the new Local Plan.

High market prices and affordability issues - implications for the NP

105. In aspiring through the Neighbourhood Plan to do some re-balancing of the housing mix on offer over the next 20 years, and to provide market housing for the younger and first-time buyer household, it will not *solve* the affordability problem in E&EG nor undo the increasing difficulties of young people accessing the housing market that has occurred over the past 25 years. The scale of the issue is revealed by data in the ONS House Price Index Report on the South East. It demonstrates a downward trend in the share of mortgages going to First Time Buyers (down from 50% in 1990 to 36% in 2015); an increase in the age at which that diminished band of young persons take out a mortgage (proportion of under 25s halved and 25-35s doubled 1990-2015); and the percentage deposit up from around 15% in 1990 to 25%. Accordingly, as the E&EG community contemplates the appropriate mix of dwellings, it needs to acknowledge this new dynamic in the housing market, and use the Neighbourhood Plan to apply a touch on the tiller. In particular it should consider that smaller homes are needed to accommodate not just the young and single (say 1 beds) but also the

increasing proportion of young households in their 30s who are buying a home for the first time in which to start a family (say 2 beds).

106. The key factor in the difficulties facing the young first time buyer, nationally as well as regionally, is the increasing un-affordability of owner occupied housing as measured by price to income ratio. The SHMA talks of how ‘affordability pressures across west surrey are severe, with lower quartile houses being over 10 times the annual income of young households’ (para 7.45). But the problems of affordability are magnified for persons looking to buy in E&EG given the very significantly higher house prices paid across all house types in E&EG compared with Waverley and the South East. As recorded in Part 1, median house price achieved for a semi in E&EG in 2014 (£480k) was 30% higher than Waverley and 85% higher than the South East; and for a terrace (£338k) was 17% higher than Waverley and 54% higher than the South East. And the house price to earnings ratio in E&EG is 13 to 1 compared with 10 to 1 in Waverley. All this reinforces what the data is telling us about the increasing average age of first time buyers and the falling share of mortgages to first time buyers. It reinforces also the case for new developments in the parish to be directed at the smaller, and by implication, lower priced properties. But even then anyone buying a property in Ewhurst will need to be in the upper quartile of earnings.

107. A switch away from 4+ bed dwellings in new developments in Ewhurst will have implications also for the *type* of housing. Smaller houses tend to mean semis, terraces and flats. Any *detached* houses will need to be at the smaller 3-bed end of the scale, which is the exception in E&EG at the moment. An analysis of Ewhurst house sales in 2014-2015 shows that 80% of detached properties (excluding bungalows) sold had 4+ bedrooms. The only detached properties at the smaller end of the spectrum were bungalows, where 90% had 3-beds or less. There is a distinct shortage of owner occupied *flats* in E&EG. There are only 15 owner occupied flats in E&EG at the moment, and there have been only 2 sales of such properties in the past 5 years. Recent planning applications in Ewhurst have made provision for flats only in the affordable housing part of the application (both Intermediate and social rent). It is difficult to be too prescriptive about the mix of dwellings by type, not least because account needs to be taken of the local environment of the development. But to shift the proportions away from detached properties towards other less expensive types of property, and most especially towards small semis, terraced properties and flats, will support the objective of making the local market more accessible.

108. A shift towards smaller, less expensive properties also carries added benefits for the community. Fewer hectares are needed for a given number of smaller dwellings than the same number of large or mixed-size dwellings.

Also smaller dwellings for smaller households means fewer cars than would likely be the case with bigger households.

109. It is notable that a lot of national schemes to address affordability have upper limits of £250k. For example the Help to Buy programme for First Time Buyers has a cap of £250k, and the Housing Bill Starter Homes programme proposes a cap of £250k outside London. In E&EG apart from one 250k flat, everything else *starts* at the £300k mark.

110. The exceptionally high prices of properties in Ewhurst compared with Waverley as a whole and neighbouring Cranleigh have implications for the need for 'affordable housing'. The SHMA commented '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'. It concludes also that high and rising prices in the West Surrey area is having an adverse impact on the ability of young people (25-34 age group) to get on the housing ladder; and that a housing offer characterised by a high proportion of larger homes probably contributes to affordability issues for households - particularly those working locally. The 2013 report on E&EG Housing Needs Survey commented 'rural areas across Surrey are characterised by a lower than average supply of affordable housing'. Part 1 of this report shows E&EG's social rented sector representing 10% of total dwellings versus 12% across Waverley - not a dramatic difference but still a difference. Exceptionally high property prices have implications also for the need for more private rented properties in E&EG - which nationally is becoming the tenure of choice for young persons. As noted in Part 1, private rental properties are substantially under-represented in the existing housing offer in E&EG.

Affordable housing

111. Government policy on affordable housing is in a state of flux at the moment. New provisions aimed at tackling the barrier of high property prices for first time buyers, to release funds for local authority subsidised homes and change how social rented housing is provided are in the Housing & Planning Bill currently (March 2016) going through parliament.

112. The details of the new provisions have yet to be finalised and introduced. In the meantime there are three main types of 'affordable housing' aimed principally at households whose incomes/personal circumstances rule out market housing and who meet other eligibility criteria:

- **Intermediate** - shared equity; part buy/part rent (both rental and purchased shares are at a discount from market rates)
- **Affordable rent** - discounted market rent

- **Social rent** - more heavily discounted rent

113. As the West Surrey SHMA 2015 points out (page 126) 'there is a degree of overlap between different affordable housing tenures. For example a household with an income close to being able to afford market housing might be able to afford intermediate or affordable rent but may be prevented from accessing certain intermediate products (such as shared ownership) as they have insufficient savings to cover a deposit. Such a household might therefore be allocated to affordable rented or intermediate rented housing as the most suitable solution'. Households who can afford 80% or more of market rent levels may be suitable for either shared equity or intermediate rented property.

114. The distinction between social and affordable rented housing is also complex. Which households are allocated which type of rented accommodation is bound up with issues of housing benefit and funding. Both social and affordable rented housing could be targeted at households who:

- would potentially be able to afford more than existing social rent levels but could not afford 80% of market rents.
- can afford no more than existing social rent levels (or would require housing benefit, or an increased level of housing benefit to do so);

115. The West Surrey SHMA 2015 observes that a significant level of affordable housing delivery is through developer contributions. These are part of local planning authority affordability policies which, when granting approval for new developments, require a specific proportion of the new-built development to be allocated as 'affordable' - usually social or affordable rented or part rent/part buy through housing associations.

116. Currently Waverley's proportion of affordable homes on mixed developments within the settlement boundary is 'at least 30%' based on the 2002 Local Plan Policy H5. In smaller villages like E&EG this applies to all developments of 5 or more homes. This 30% proportion and the 5-home threshold may change in the new Local Plan. And if the thrust of the withdrawn WBC 2012 Core Strategy Pre-submission Report is preserved, the proportion in the new Local Plan could well be higher, at up to 40%, as this extract from the withdrawn report shows:

‘On sites where new housing is acceptable in principle, the Council will require a minimum provision of affordable housing, as follows:-
10% on developments providing a net increase of 1-4 dwellings.
20% on developments providing a net increase of 5-9 dwellings.
30% on developments providing a net increase of 10-14 dwellings.
40% on developments providing a net increase of 15 or more dwellings.

On schemes where the net number of dwellings is 1 - 4, the contribution may be in the form of a financial contribution equivalent to the cost of providing 10% on site provision. In all other cases, on-site provision of affordable housing will be required and only in exceptional circumstances will an alternative to on-site provision be considered.’
Source: Waverley Borough Council | Core Strategy: Pre-Submission Document 2012

117. Such a graded approach could weaken the provision of affordable housing in E&EG compared with the original 2002 30% flat rate across all developments in excess of 5 dwellings. Given that Waverley is likely to allocate around 50 new homes to be built in E&EG over the plan period, the maximum number of affordable homes that would be generated (under the 2012 affordability policy) would be a maximum of 20. While better than nothing, given the small numbers involved, they would have little impact on the E&EG housing stock as a whole. But a number of 20 would require larger development sites accommodating 15 or more dwellings if the withdrawn 2012 local plan provisions were to be revived. Therefore, the feasibility of a standard affordability policy of say 40% across all dwellings for E&EG should be explored with WBC in further work on developing policies for the NP.

Mix of affordable housing to meet future needs

118. The West Surrey HMA 2015 has estimated that to meet the affordable housing needs of West Surrey as a whole, the future mix of affordable housing should be 29% intermediate and 71% social/affordable rent. The Surrey Community Action housing needs survey 2013 that looked specifically at local needs in Ewhurst & Ellen’s Green concludes that the parish needs a mix of affordable housing that is 47% shared ownership (intermediate) and 53% rented (‘at less than affordable rents’).

119. The West Surrey SHMA 2015 (p 171) also makes recommendations on the future mix of affordable housing, indicating it should focus mainly on smaller properties. The recommended mix for affordable housing types across the whole West Surrey area by number of bedrooms is shown here:

	1-bed	2-bed	3-bed	4-bed
Required proportion of affordable housing across West Surrey	40%	30%	25%	5%

120. The SHMA recognises that the specific mix of housing needed at a local level will be influenced in part by gaps in the existing housing offer locally. But the skew towards 1 and 2-bed homes is marked.

121. The 2013 Surrey Community Action report on the specific housing needs of Ewhurst & Ellens Green concluded that a mix of 47% 1-bed; 33% 2-bed; 20% 3-bed and nil for 4-bed homes would meet the affordable housing needs of the parish - a slightly stronger skew towards smaller homes than the SHMA recommendation for West Surrey as whole.

Evidence on affordable housing need in E & EG

Community based evidence

122. The 2013 Surrey Community Action Report carried out for E&EG Parish Council found that respondents attitudes towards the principle of development of affordable housing for local people were supportive, with 80% in support of a local needs scheme and 20% against.

‘The general comments made by the survey respondents suggest strong support for affordable housing for local people and a concern over the cost of purchasing in the local area on the open market, in particular for the younger generation, and the need to keep the strong community spirit in Ewhurst alive by ensuring that local people can stay local or can return to the village. There were also concerns expressed around the location regarding any possible new housing, the pressures on infrastructure and the means by which homes can be kept for local people only. ...’

123. More recent parish surveys carried out for the E & EG Neighbourhood Plan, confirm these earlier sentiments. Both the parish-wide residents’ and businesses’ surveys demonstrate local concern about the affordability of housing in the parish and the implications this has for a future sustainable, mixed community and for the expansion of local businesses.

124. In the **business survey**, 82% of respondents reported staff recruitment (from within and from outside the parish) as ‘hard or very hard’. One-third of the reasons for external constraints on their activities was ‘a shortage of

suitable employees'. The high cost of housing is cited as a primary cause. Only 20% of respondents' employees live within the parish. Employers would support the provision of more 'affordable housing' as there was a strong suggestion that provision of the right kind of housing would have a very positive effect on their activity.

125. For 86% of business respondents the most important and frequently mentioned initiative that could be undertaken by the Parish Council was to address a better balance of a socio-economic mix of residents through the provision of 'affordable housing'.

126. The residents survey demonstrated strong support for affordable housing and smaller homes (1 to 2 people) in the future, and for sheltered/care homes (both owned and rented) for people to downsize from larger properties. 78% agreed or strongly agreed that all housing developments in the parish, irrespective of their size, should include some affordable homes. Looking at future housing types and sizes (across all tenures), the most preferred future housing types are smaller homes for sale on the open market, and affordable homes to rent or buy. The least preferred future housing types are large family homes for sale on the open market.

Affordable housing - implications for the NP

127. The community's overwhelming support for affordable housing and its inclusion in all future housing developments is firm ground for including criteria in the NP that redress the skew against small homes in the parish housing offer, and encourage a future emphasis on smaller, genuinely affordable homes to rent or buy.

128. The analysis in Part 1 makes it clear that buying a home in Waverley is beyond the means of first time buyers - even those on median Waverley earnings. Greater provision of affordable homes are likely to be part of the solution.

129. Genuinely affordable housing would be within the income of the average person working in Waverley. According to the West Surrey SHMA 2015, the 2012 median Waverley workplace earnings were £26,252, and only £20,000 in the lower quartile. (The 2012 median and lower quartile earnings across all Waverley residents are higher (£36.8k and £22.5k) since many commute to more highly-paid work in London). *Source: NOMIS/Annual Survey of Hours and Earnings 2012, West Surrey SHMA 2015*

130. It is beyond the scope of this background paper to propose affordable homes criteria and associated policies for adoption by the NP. That task should be tackled after a full assessment of the options available for delivering affordable housing in all its forms, and after further consultation

with the community (residents and business) on the details of the criteria and policy proposals.

131. The implications of any proposed affordability criteria and associated NP policies on the viability of future housing developments in the parish should also be explored as part of the assessment of options for delivering affordable homes.

Housing & Planning Bill -implications for affordable housing and the NP

132. 'Starter Homes' are one of the initiatives in the Housing & Planning Bill (currently going through Parliament March 2016). Starter Homes are new-build price-capped homes for sale to buyers aged 40 years and younger. Full details of the scheme have yet to emerge, but there is some controversy over whether 'Starter Homes' will actually address the need for affordable homes in some areas. There are also concerns that 'Starter Homes' might replace shared ownership and affordable rented homes (where rents and prices are at a 20% discount to the market rate). These affordable tenures are used by many planning authorities, including Waverley, as part of permitted privately-built mixed market and affordable housing developments to help meet the housing needs of the borough's lower income and other priority households (see above).

133. Several measures in the Housing & Planning Bill are likely to impact on the range of current programmes in support of affordable housing. For instance, they may reduce housing association activity in the affordable housing market, and could increase local authority activity in social housing. But it is too early to estimate the Bill's ultimate impact on affordable housing options open to E&EG. The potential of measures in the Housing & Planning Bill to enhance provision of affordable, smaller homes in E&EG should therefore be explored once more details become available, and included in an assessment of affordability options for E&EG NP policies.

Further options to explore for future delivery of affordable housing in E & EG

134. Other ways of delivering new affordable housing besides through new-build development on market-led housing development schemes include:

- National Affordable Housing Programme (administered by the Homes and Communities agency (HCA) - provides funding to support Registered Providers (mainly Housing Associations) in delivering new housing including on sites they own;
- Building Council Homes - following reform of the HRA funding system, councils can bring forward affordable housing themselves. Guildford for instance is planning to deliver new affordable housing itself.

- Empty Homes Programmes - where local authorities can bring properties back into use as affordable housing. These are existing properties, and thus represent a change in tenure within the current housing stock;
- Rural Exception Site Development - where the emphasis is on delivering affordable housing to meet local needs.

135. Funding for specialist forms of affordable housing, such as extra care provision, may also be available from other sources. Other niche agents, such as **Community Land Trusts**, may also deliver new affordable housing. Net changes in affordable housing stock may also be influenced by estate regeneration schemes, as well as potentially by factors such as the proposed extension of the Right to Buy to housing association properties.

Source: West Surrey SHMA 2015

136. It may also be worth exploring the potential for long-term Institutional investment (eg insurance/pension funds) in new-build rental-only developments of smaller homes.

Key Messages (Part 2: The Future)

137. The Part 2 analysis takes the evidence base of Part 1, an analysis of the West Surrey Strategic Housing Market Assessment 2015 and the findings of the Neighbourhood Plan residents and business needs surveys to draw out key messages for future housing development in E&EG as an input to the formulation of Neighbourhood Plan policies.
138. In the original September 2014 consultation on future housing numbers, the 'smaller villages', of which E&EG is part, were allocated 150 dwellings between them for the 2013-2031 plan period to be built on greenfield sites. The results of the 2015 Assessment will mean an upward adjustment to the total Waverley requirement and, consequential upon that, on the smaller villages requirement. The plan period is also extended to 2033.
139. It is understood (informally) that E&EG will be allocated a specific share of the 'smaller villages' group figure; and that the allocation could be around 50 dwellings to be built on greenfield sites. This will be additional to windfalls etc.
140. An allocation of 50 dwellings will add 5% to the total E&EG housing stock by the end of the plan period. This is small relative to the 20% increase expected across Waverley. It is small also when set alongside the *annual* churn of 4% (25-30 dwellings) of the current E&EG housing stock. It is small also when set in the historical context that led to the current size of the village and current mix of dwellings by size, type and tenure.
141. Under planning guidance for Neighbourhood Plans, E&EG will be required to at least match the development numbers allocated to the parish by WBC under the new Waverley Local Plan.
142. In looking to the future, the increased numbers of market and 'affordable' dwellings required of E&EG by the new Local Plan's spacial strategy will, without doubt, contribute towards addressing the issues arising from imbalances in the current E&EG housing offer.
143. For as long as development in E&EG is required to conform with Local Plan policies on sustainability and on protecting the character of rural villages and the countryside, this will restrict the numbers required of rural villages. Accordingly, the benefits of the proposed dwelling numbers for E&EG will be marginal, but no less real for that.
144. Part 2 rehearses the arguments both ways for either doing the minimum and simply adopting the allocation or having a policy to exceed the minimum so as to have a greater impact on the imbalances in the parish

identified in Part 1. But there are risks in a decision to lock in to exceeding the minimum requirement from the off.

145. If the Neighbourhood Plan simply adopts the Local Plan allocated numbers, no more no less, there would be a definite benefit to monitor the impact of those numbers plus windfalls etc on the housing offer, and on the demographic, and to keep open the option of going beyond these numbers at some future date, subject to appropriate community consultation. This would be over and above any Local Plan requirements on monitoring and review processes.
146. For any increase in the numbers of *market* dwellings to have an optimal impact in E&EG it cannot be left to the developer and WBC alone to shape the offer; and, for *affordable* housing on a mixed site, the mix of such dwellings by size and type should as a minimum comply with the suggestions in the SHMA.
147. The evidence base in Part 1 demonstrates that the current housing offer is skewed in its age demographic (away from younger to older households), its family demographic (way from families with children towards those without and single persons), its tenure mix (away from rented towards owner-occupied), its size and mix of dwellings (away from smaller dwellings towards larger 4-5 bed ones), its type and mix (away from terraced and flats towards detached) and its affordability (dwellings' market prices are even higher than the expensive Waverley).
148. The small number of dwellings involved makes it all the more important for the Neighbourhood Plan to have policies designed to target the parish-specific issues, to ensure sustainable development and to optimise the benefit of the new housing to the local community. Such policies should apply equally to the greenfield developments and to the windfall developments both within the settlement boundary and beyond. The Neighbourhood plan will also require policies to ensure that extensions and conversions to existing stock do not undermine the objective of the planning restraints on the new dwellings - for example building *new* 2-3 bed properties but then seeing the benefit undermined by extra bedrooms being added to *existing* 2-3 bed properties.
149. New developments should be targeted at addressing those gaps in the current E&EG housing offer relative to the local demographic, as evidenced in Part 1. It is concluded from the evidence that such targeting to meet E&EG's local needs will be consistent with and supportive of the objectives of the Local Plan. Moreover, in view of the limited numbers of dwellings involved, E&EG-specific policies do not have the capability to undermine Waverley objectives.

150. It is in keeping with Planning Practice Guidance (Chapter 6) 'to deliver a wide choice of homes....to create sustainable, inclusive and mixed communities'. PPG talks of 'meeting the needs of specific groups in the community' and identifying 'size, type, tenure and range of housing'.
151. From the evidence assembled, there is a case for policies on size, type and tenure for E&EG which especially support the needs of younger households and potential downsizing older households. These are also target groups identified in the SHMA 2015. Supporting younger households is also an expressed key objective of national government in its justification of a number of the clauses in the Housing and Planning Bill.
152. The SHMA concludes that the provision of market housing in Waverley should be more explicitly focussed on delivering smaller family housing for younger households. It offers suggestions for a housing mix across Waverley which is tilted away from 4+ bedroom dwellings towards 1-2 bedroom properties. The precise mix is in the main body of Part 2 of this report.
153. If the Neighbourhood Plan were simply to adopt the SHMA suggested mix of dwellings by size, this will be a move in the direction of meeting the local need evidenced in Part 1 and expressed in the 2015 Residents Survey and the earlier Surrey Community Action 2013 housing needs survey.
154. However, the Neighbourhood Plan might consider, on the evidence in Part 1, placing even tighter restrictions on the mix of new *market* dwellings by size than is suggested by SHMA for the West Surrey housing area. In particular, whilst any restriction on size of dwelling must have regard to the local environment of a site, there is a strong evidence base to support totally excluding 4+ bedroom houses from any future developments in E&EG, save in exceptional circumstances. This is not to deny the role of larger dwellings but rather to take into consideration the disproportionate number of such dwellings already in the E&EG housing offer and the objective of addressing the needs of younger households and down-sizing older households.
155. With regard to the mix of dwellings *below* 4 bedrooms, the evidence suggests the need to include small 3-bed properties (beneficial to small families and also attractive to down-sizers). Compared to Waverley there is no obvious shortfall of 3-bed properties, but they are a flexible property for meeting housing need. The evidence suggests a definite local requirement to fill a gap in the numbers of 1 and 2 bedroom properties available in the existing E&EG housing offer. Such small dwellings are typically at the more affordable end of the housing range and are especially accessible to younger, first time buyer households.

156. By way of an example, a possible mix of dwellings by number of bedrooms for market housing that might best serve the needs of E&EG is in the following table and set alongside SHMA report suggestion:

Options for future mix of dwellings new developments of market housing

	1 bed	2 bed	3 bed	4-bed
E&EG specific	20%	40%	40%	nil
SHMA report	10%	30%	40%	20%

157. These proportions cannot be so prescriptive as to undermine the viability of new housing developments in E&EG. It is a target which is subject to particular circumstances of particular sites. As a target it can inform site selection process and dissuade over-payment for development sites.

158. A policy of smaller dwellings, targeted at younger households will have implications for the *type* of dwellings to be included in new developments. Detached properties don't have to be large, but to meet the Neighbourhood Plan bedroom numbers criteria they will need to be smaller than is typically found in the current E&EG housing offer. Such smaller 3-bed detached properties could be of a type attractive to downsizers - bungalows for example.

159. One particular gap in the E&EG housing offer in terms of *type* of dwelling is terraced properties and, even more significantly, flats. Such dwellings are a type particularly suitable for newly-formed households and young first time buyers. They are typically at the lower end of the price range, not just in E&EG but nationally. This reflects in part the fact that such properties are likely to be smaller (2-3 beds), but also that such properties are less attractive to existing owner-occupiers looking to trade up, so less competitive pressures from buyers with higher incomes and big deposits.

160. Without necessarily being specific on the proportions of housing by type in any new development, all the evidence points towards there being benefits from having a Neighbourhood Plan policy that prioritises those sites and development applications which are inclined towards semis, terraced properties and low-rise flats.

161. Any Neighbourhood Plan policies on mix and type of dwellings cannot be so restrictive as to undermine the viability of a development. But absolute clarity in the Neighbourhood plan about the *general* rule to be applied will assist developers and those offering up sites for development to determine the price to be paid for land.

162. The evidence from Part 1 is that there is a shortage of private renting opportunities in E&EG. Renting is increasingly the start point for newly formed households, given difficulties of getting on the owner-occupied housing ladder. It would be beneficial to local need (including for addressing affordability issues for employees of local businesses) if the Neighbourhood Plan could commit to seeking out new rental opportunities (eg institutional investors in new-build rental-only smaller homes).
163. In the absence of private rental opportunities, the gap needs to be bridged by the various types of affordable housing. The proportion of affordable homes on a market-led mixed development will be governed by the rules of the Waverley Local Plan. If the withdrawn 2012 core strategy of a graded approach to the affordable element in new developments is revived in the new Local Plan this could weaken affordable housing provision in E&EG. Should this occur, during the NP process the team should negotiate with Waverley on whether more generous proportions can be made in the case of rural villages.
164. Given the extreme affordability issues deriving from the higher house prices in E&EG relative to Waverley and also neighbouring Cranleigh, there would be benefit if the Neighbourhood Plan were *via its site selection* to commit to maximising the opportunities for affordable housing numbers permitted by the Local Plan.
165. Affordable housing is typically smaller dwellings. The 2015 SHMA report suggests a profile of bedroom size for new developments for the west Surrey area. The Neighbourhood Plan might usefully adopt those proportions as a general rule, unless there is evidence to the contrary about particular housing need at the time of a particular development and/or site selection. The NP will also have to take into account what mix is attractive to Housing Associations and/or WBC and other Registered Providers. The proportions are set out in Section 2 of the report above.
166. The SHMA also offers suggestions regarding the mix of different types of affordable housing. It suggests a 70:30 split between intermediate shared ownership and affordable/social rent. Again, the Neighbourhood Plan might usefully adopt those proportions as a general rule, unless there is evidence to the contrary about particular housing need at the time of the development and/or site selection and subject also to inputs from WBC.
167. The current basket of affordable housing offers is currently up in the air until conclusion of the Housing and Planning Bill. The Neighbourhood Plan will need to be updated in the light of the conclusion and implementation of the Housing and Planning Bill, with particular regard to how Starter Homes fit into the mix.