

APPENDIX 4 – RURAL HOUSING NEEDS SURVEYS

For the results of rural housing needs surveys, please contact Nick Molyneux, Housing Development Manager, on 01483 444242, or nick.molyneux@guildford.gov.uk

Many households want to stay in the rural communities in which they grew up or have lived and worked for many years. However these households are increasingly priced out of villages in the borough.

Affordable housing on a suitable site can help to maintain a mixed balance of households, supporting the local school, village shops, pubs or post office and helping local businesses recruit and maintain staff through the availability of more housing.

Building affordable homes on 'Rural Exception Sites' can help to meet local housing need in a rural parish. Planning permission can be granted on these sites, outside existing village settlement boundaries, as an exception to planning policy, if they provide rural affordable housing to meet an identified local need. Rural Housing Needs Surveys, commissioned by the Parish Council, provide information about current and emerging housing need at parish level and is the first step in the process of developing new rural exception affordable housing for local people with a housing need. These surveys are carried out by the Surrey Rural Housing Enabler, who is employed by Surrey Community Action. Although parish councils usually pay for some or all of the survey costs, the Council can help with postage and printing costs if a survey is required.

The support of the Parish Council is vital in delivering new rural exception affordable housing to meet local need. More information is available for Parish Councils in the Rural Housing Alliance publication "Affordable Rural Housing; A Practical Guide for Parish Councils"

Where a need for affordable housing has been identified by a Rural Housing Needs Survey, the Parish Council can begin to look for suitable sites. Landowners of the sites identified through this process are approached to find out if they are willing to sell their land to enable it to be brought forward for development. If more than one suitable site is available, consultation will take place within the Parish to select the preferred site. When a suitable site has been selected, a new affordable housing scheme can be drawn up in consultation with the community, before a planning application is submitted.

In some cases, a survey is commissioned when the parish council is approached by a landowner who wishes to bring forward a site for rural exception development, and there has not been a rural housing needs survey within the past five years.

Rural exception developments have been completed in the following parishes over the past 5 years:

- Chilworth
- East Horsley
- Normandy

- Ripley
- Shackleford
- West Clandon.

The following parishes had rural exception developments in the previous 10 years.

- Effingham
- Gomshall
- Normandy
- Peaslake
- Pirbright
- Shalford
- Shere
- Tongham

The Rural Housing Enabler (RHE), in conjunction with parish councils and the Council, has drawn up a list of parishes requiring a housing needs survey, prioritising them according to:

- Anecdotal evidence from parish councils of a local housing need
- Willingness of parish councils to consider rural exception development
- Time since last rural housing needs survey
- Time since most recent rural exception housing development in the village
- Comments from Planning Services and Housing Advice Services on the likelihood of finding a suitable site
- Input from housing associations

Most parishes have now been surveyed, and we are continuing with a programme of between two and four surveys per year. Details are below.

Parish	Survey completed	Sites identified	Planning Application	Planning permission	Notes
St Martha	Yes, 2013-14	NO	NO	NO	No need identified.
Ripley	Yes, 2012-13	YES	YES	YES	Need identified. Scheme being built by A2 Dominion (10 units on RES). Identified need shows need for further RES homes if a site can be identified.

Send	Yes, 2013-14	NO	NO	NO	Need identified. Developer contacted who is interested in developing exception site, however landowner is awaiting outcome of Local Plan.
Shalford	YES 2012-13	NO	NO	NO	Need identified, but no suitable sites found.
Pirbright	YES 2012-13	YES	NO	NO	Need identified. Two potential sites now identified. Initial advice sought from planning, and both sites passed to English Rural Housing Association for further investigation.
Peperharow +Shackleford	YES 2012-13	YES	YES	YES	Need identified. Development on site and nearing completion. Nominations to be shared with Waverley BC because crosses border to neighbouring borough.
Normandy	YES 2010-11	YES	YES	YES	Need identified. Development of 16 units on site (Mount Green HA) and due to complete in March 2015.
Worplesdon	YES 2011-12	YES	NO	NO	Need identified. and sites identified, however so far none have made as far as planning application.
Albury	YES 2012-13	YES (but not acceptable to planners)	NO	NO	Report presented to PC by the RHE - information has since been used to produce parish questionnaire. RHE to find out results of parish questionnaire.
Effingham	Yes	NO	NO	NO	Effingham PC have carried out an extensive survey for their neighbourhood plan. RES not found, however S106 site put forward by developer which may meet some of the need.
Puttenham	Survey underway	YES	NO	NO	PC has organised a RHNS and forms were sent out in September 2014.
Shere	Survey underway	NO	NO	NO	PC and RHE have started RHNS.
West Horsley	Survey underway	NO	NO	NO	Survey recently carried out - await results from the RHE.
East Horsley	YES - survey carried out for E and W Horsley combined, out of date (2004)	YES	YES	YES	Scheme recently completed. Survey now out of date. PC for East Horsley has requested an updated survey. RHE to arrange. RHE has also been in contact with West Horsley PC and survey recently carried out (awaiting report).

West Clandon/East Clandon	YES, but out of date (2006)	YES	YES	YES	14 units granted permission - Successful bid made to HCA for housing to be built out in 2014 -15 as social rented. Now on site (Meadowlands).
Wisley	NO	NO	NO	NO	No contact, very small parish
Seale and Sands	NO	NO	NO	NO	No contact
Wanborough	NO	NO	NO	NO	RHE has met the parish council. PC to discuss at their next meeting and decide on commissioning a survey.
Artington	NO	NO	NO	NO	RHE has contacted PC in summer 2014 but no response.
Compton	NO	NO	NO	NO	PC interested - RHE in discussion re: RHNS.
Ockham	NO	NO	NO	NO	Contact made with parish chairman but so far no survey commissioned by the PC.