



## Churt Household Survey

September 2016

With Support From



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## Report Summary

This report sets out the results of the Household Survey which was undertaken in September/October 2016,

A brief summary of the findings follows:

- 27% of households responded to the survey
- Those aged 60+ dominated the responses
- 63% of respondents lived in a detached property, 60% of properties had 4 or more bedrooms.
- 90% of respondents were owner occupiers.
- 53% wanted to see development in the village maintained at the current rate.
- 35% wanted any future developments to match with the existing styles in the village
- 65% would support a local scheme for local people, 20% were unsure.
- 17 households said they were looking to move
- 4 households were looking for affordable rent, 12 to buy on the open market
- 19% were happy with the current facilities in Churt
- The recreation ground and the front of the Church were the most popular locations for extra parking
- 10 people were identified as possibly suitable for the Priority Services Register
- 28 households stated they would be prepared to become an emergency warden
- 55 people said they would be happy to offer help to someone in their road
- 86% of those who offered to help were happy to assist with a range of tasks.

## Churt Parish Background

Churt is a small parish in Surrey of approximately 1200 people living in 500 households, located just over 5 miles from Farnham and close to the border with Hampshire. The parish lies wholly within the Green Belt and the Surrey Hills. There are also four Sites of Nature Conservation Importance within or adjacent to the parish boundary:

The 2011 Village Design Statement states that it is the 'special status of the designated areas together with the tight settlement boundary that has protected Churt from indiscriminate development and is one of the factors which maintains the integrity and visual character of the community'

The statement goes on to say that it believes the natural spaces outside of the settlement boundary should be protected and sees extensions to existing properties as preferable to the development of open space.

Map 1: Parish Boundary of Churt

Churt Parish



Source: 2011 Census Output Area boundaries. Crown Copyright  
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Produced by Oxford Consultants for Social Inclusion, www.ocs-i.co.uk, April 2013



Although a small parish Churt is well served in terms of community facilities and groups for all ages from toddler and nursery groups to amateur dramatics and the WI. Tennis, football and cricket are among some of the sports clubs as well as Scouts, Cubs and Guides. A weekly lunch club also operates for the elderly.



A number of venues are available for community use, including the Village Hall, Community Centre and the Pavilion at the recreation ground. The village has retained its Church of England Infant School and there are a number of nearby pubs and restaurants including the

Crossways Inn, and Bel and the Dragon.



Many of the roads surrounding the parish are narrow and winding, the only main road is the A287, the nearest railway stations are at Haslemere (6 miles) or Farnham (5 miles). There is an hourly bus service which runs from Aldershot to Haslemere, Monday – Saturday.

In terms of design, Churt has a typical ‘Surrey Vernacular’ with many of the properties being brick faced and/or tile hung. Churt’s Village Design Statement<sup>1</sup> highlighted five categories of housing design:

- original farmhouses and cottages. (There are some thirty-four 15th to 18th century properties)
- large houses, many with landed estates, built in the late 19th and early 20th centuries as country retreats for the wealthy
- smaller houses, many from the 1920s and 1930s, sometimes set within several acres and often forming scattered rural communities with the farmhouses and cottages
- within the settlement boundary much dates from the 1920s and 1930s with post- war infilling, all largely to a low density
- housing developments that consolidated the developed area within the settlement boundary built in the latter half of the last century.



<sup>1</sup> [http://www.waverley.gov.uk/downloads/file/2130/churt\\_village\\_design\\_statement](http://www.waverley.gov.uk/downloads/file/2130/churt_village_design_statement)

## Report Background

The Rural Housing Enabler for Surrey Project at Surrey Community Action commenced in June 2006. The purpose of the project is to work with rural parishes to help them to identify local, affordable housing need, and where a need exists, to liaise between the community, the local authority and other appropriate experts (such as Housing Associations) and landowners to facilitate the development of affordable housing to meet the needs of rural communities. The project also works with Parish Councils to assist with conducting Housing Needs Survey's to form part of the evidence base for Neighbourhood Plans.

### Defining Housing Need

Housing need in this context is defined as follows:

- The need for an individual or household to obtain housing which is suitable to their circumstances;
- It implies that there are issues or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector;
- Such problems may be concerned with housing costs, size, location, layout, state of repair or security of tenure;
- This need may be immediate or anticipated in the near future.
- It may also include households who are looking to downsize but remain within the locality.

### Defining Affordable Housing

In recent years it has become more difficult to agree exactly what is defined as affordable housing. The current government definition is:

*'Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices'*

### Affordable Rent

Historically the guide to what is affordable has been 35% of a household's net income. For some even this can now be unaffordable and with the push towards 'affordable rents' (80% of open market rents) households could potentially be looking to spend over £14,000 pa on an 'affordable rent' property in a typical rural area in Surrey in the future. The average social rent is around £8,000 per annum.

This may be further complicated by restrictions on the Housing Register eligibility criteria where those with a gross income of over £60,000 or savings/assets in excess of £30,000 will not qualify. Whilst this is considered a healthy income, it may not be enough to buy a property in Waverley or be able to afford to privately rent.

## Shared Ownership

This particular housing tenure may be an alternative option as it offers the opportunity to gain a foot on the housing ladder, however this option should be approached with some caution. Again, with house prices being so high the actual level that people may be able to afford to buy into may be less than the normal 40%. In turn this means the rental percentage will be higher too. Problems may also occur on re-sale, where a homeowner has staircased up. The re-sale price may be too high for those looking to purchase, or because the income levels for this tenure type is currently capped at £80,000, those that may be able to afford it may be earning in excess of this amount. This rather limits the product to those who have a reasonably sized deposit, who do not earn over the prescribed limit and who still have the local connection criteria. The number of lenders prepared to loan against properties will be limited.

## Starter Homes

The Housing and Planning Act 2016 introduced a further affordable housing tenure, 'Starter Homes'. These are homes which are to be sold at 20% discount on the market price to people under the aged of 40. However, the cap is set at £250,000. The average house price in Surrey is over £450,000, therefore even with a 20% discount (£90,000) this is still way above the cap set. Some smaller properties and flats may fall just within this price range in urban areas but such properties (high rise flats) would not be appropriate within a rural setting. Rural exception sites have now been excluded from this tenure type.

## Sources of land for affordable housing

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

- Public Authority land (often land that belongs to the Local Authority)
- Private Estate land (land gifted or disposed of at low cost by charitable landowners)
- As the Council's standard policy for affordable housing attached to open market housing development: The Subsidised Affordable Housing within Settlements Policy (Policy H5 of Waverley Borough Council's Local Plan) sets minimum thresholds for market housing development sites that will require the inclusion of affordable housing. In areas of less than 3,000 inhabitants (such as Churt) this threshold is 5 or more dwellings or sites of 0.2 hectare or more (irrespective of the number of dwellings). In settlements of more than 3,000 inhabitants, this threshold is 15 or more dwellings or sites of 0.5 ha or larger. The Council requires the level of provision to be at least 30%, unless the density is over 40 dwellings per hectare, in which case the requirement is for 25% affordable housing. However, the mix of tenure and size of homes will be negotiated on a site by site basis, in line with local housing needs. It should also be noted that this policy may alter subject to the new local plan.
- Rural Exception Sites: under the Council's Local Plan Policy H6<sup>2</sup> sites closely related to the settlement boundary that would not normally qualify for planning permission may be given planning permission provided all new homes are in the form of affordable housing, the development meets a proven local

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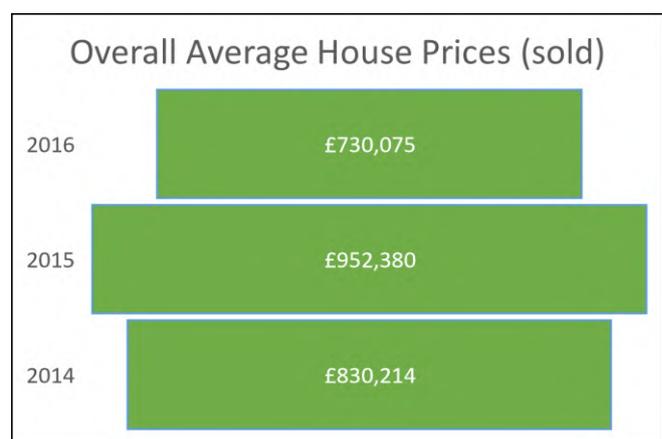
<sup>2</sup> Policy H6- Subsidised Affordable Housing in the Green Belt and Countryside Beyond the Greenbelt

demand, the site has adequate access to services and amenities, is small-scale and respects the form and character of the village. Only households with an agreed local connection defined by a Section 106 Agreement would be eligible for affordable housing on a Rural Exception Site and any dwellings must remain low-cost in perpetuity.<sup>3</sup> Local need can be demonstrated by means of a current Housing Need Survey which is undertaken by the Rural Housing Enabler in partnership with the relevant Parish Council.

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

### Local Housing Market

The land registry figures for the past 3 years show an average of about 30 properties per year being sold. House prices for 2016 so far appear to have fallen against those of 2015. No flats have been sold in the parish since 2009, which were the new build properties at The Old Bakery.



<sup>3</sup> As per the Statutory Instruments 1997/625, The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East), in designated rural areas such as Churt, dwellings cannot be 'lost' to the open market because of a limit to the right to acquire and the right to enfranchise, thus ensuring that these homes remain affordable in perpetuity.

## Current Open Market Sales

A search was undertaken in September 2016, at the time there were 14 properties on the market and 11 which had either recently sold or had offers made on them. <sup>4</sup>

Asking prices tended to be in excess of recent sold prices and a number of properties had been reduced in price which appears to support the land registry figures where the 2014 prices were significantly higher.

Property Type	Number of Beds	Price
<b>Terrace</b>	2	£450,000
<b>Semi-Detached</b>	2	£595,000 (sold)
	3	£595,000 (sold) £750,000 £835,000
	4	£550,000
<b>Detached</b>	3	£590,000 (x2 new build) £825,000 (sold)
	4	£550,000 (sold) £850,000 (sold) £1,450,000 (sold) £1,525,000
	5	£900,000 (sold) £1,100,000 £1,250,000 (sold) £1,395,000 £1,550,000 £1,895,000 (sold)
	6	£1,850,000 £1,950,000
<b>Bungalow</b>	2	£500,00 (sold)
	3	£675,000 £690,000
	4	£650,000 (sold)

Table 1

<sup>4</sup> www.zoopla.co.uk

## Key Household Characteristics of Churt

Data from the 2011 Census provides the latest information on the existing stock in the parish, as is typical in many rural areas, detached and semi-detached properties dominate, with the number of detached properties sitting at almost 42% higher than the England average.

Detached houses	Semi-detached houses	Terraced houses
334	108	33
64.1% of dwellings (England average = 22.3%)	20.7% of dwellings (England average = 30.7%)	6.3% of dwellings (England average = 24.5%)

Flats (purpose built)	Flats (other)	Caravan or other temporary accommodation
28	13	05
5.4% of dwellings (England average = 16.7%)	2.5% of dwellings (England average = 5.4%)	1.0% of dwellings (England average = 0.4%)

Source: Census 2011 (KS401EW)

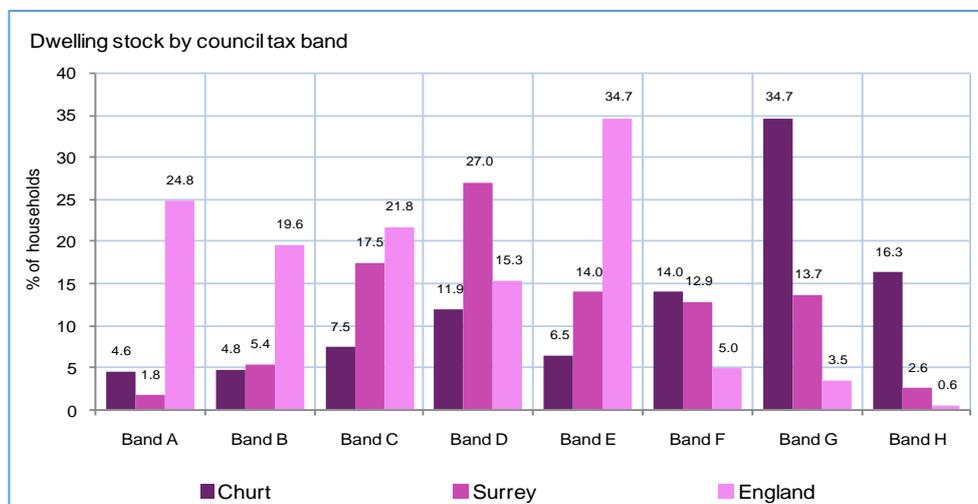
Whilst there is a predominance of owner occupiers, 10% above the England average, for a rural area in Surrey, the level of affordable housing is very good, and is in line with the England average.

Housing that is owner occupied	Housing that is social rented	Housing that is private rented	Other rented accommodation
366	87	27	14
74.1% of households (England average = 64.1%)	17.6% of households (England average = 17.7%)	5.5% of households (England average = 15.4%)	2.8% of households (England average = 2.8%)

Source: Census 2011 (KS402EW)

Council tax bands give a good indication of the proportion of houses in each band, as these bands are set nationally, they can help show how the cost of all local property (not just those properties that have recently been sold) compares with other areas.

As can be seen for Churt, in 2011, the parish had a significantly lower number of properties in tax bands A-E than both Surrey and the country as a whole with over 65% of properties being located in bands F-H, almost 35% of which fell within Band G which is 31% higher than the rest of the country.<sup>5</sup>



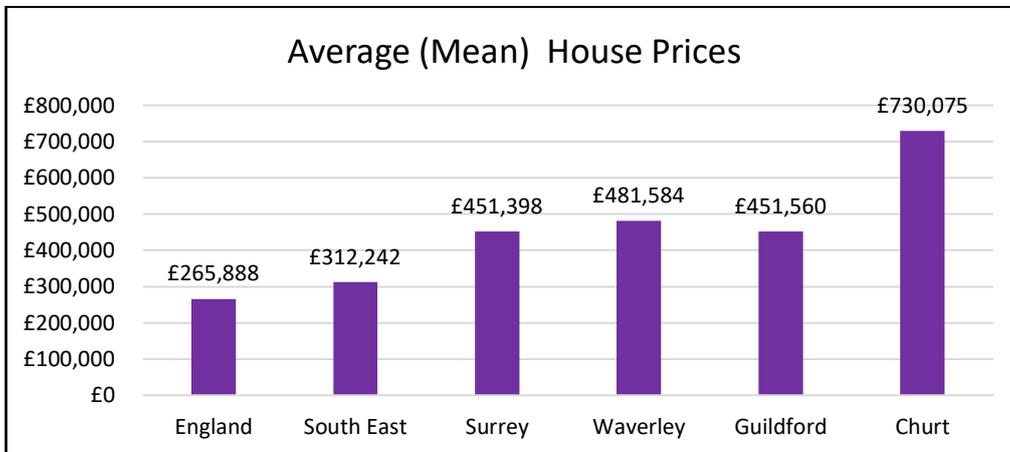
Source: Census 2011 (table KS401EW)

<sup>5</sup> Source: Council Tax Band (Valuation Office Agency 2011), House prices (Land Registry 2009)

## The local, County and wider strategic context

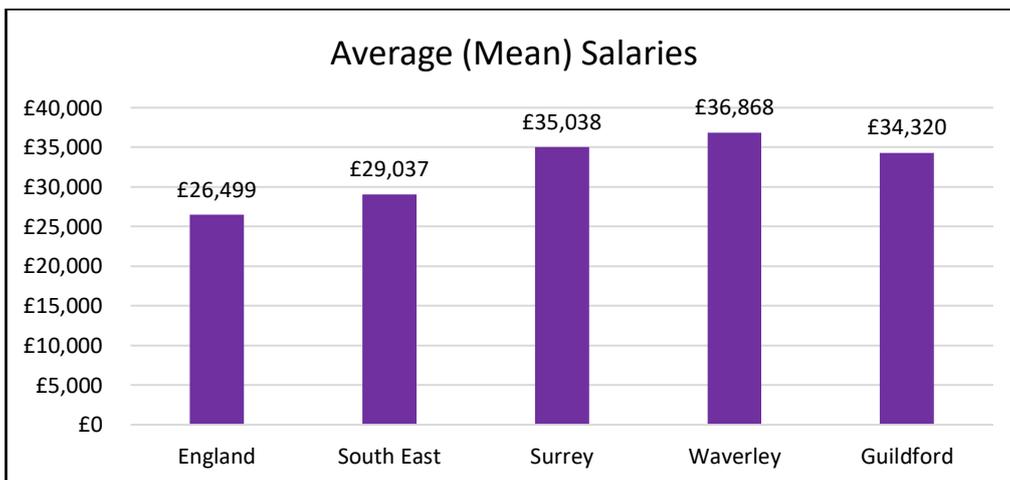
Compared to many other areas in the UK, Surrey is a very affluent County, it commands high house prices and its workforce earn some of the highest salaries in the Country. Within Surrey, Waverley is the second most expensive area in the County.<sup>6</sup> In rural areas property values tend to be even higher and as Fig 1 shows in this case the average house price in Churt is £248,000 more than the average in Waverley and £464,000 higher than the England average. Although the average salary in the borough is just over £10,000 more than the England average this does not make up for the huge difference in house values.

Fig 1



Please note the above figure for Churt is based on overall Land Registry sale prices for 2016.

Fig 2.



<sup>6</sup> <https://www.housing.org.uk/resource-library/browse/home-truths-2015-2016-the-housing-market-in-the-south-east/>

## Private Rental Market

Just two properties were available for private rent and there were no other recent lets making it very difficult to assess the local rental market for Churt, particularly as those that were available were 4 bedroom detached homes with an average asking rent of £2,300 per month.

The latest figures for private rent are shown below in Fig 4, on a borough basis Waverley falls below the average for Surrey but is still way above the average for the South East and England as a whole.

Fig 3



Source: <https://www.housing.org.uk/resource-library/browse/home-truths-2015-2016-the-housing-market-in-the-south-east>

## Current Affordable Housing Profile

Historically the homes provided by the local authority and/or housing associations were charged at 'social rents', which were typically 50% lower than the market rents. In 2011 the Government introduced 'affordable rents' which allowed housing associations to charge up to 80% of the market rent. In Surrey as a whole, and specifically rural areas, because of the high prices commanded 80% of an average 3 bed home 'affordable home' could become almost double that of a 'social rent' in the future.

The majority of the affordable housing stock in Churt is owned by Waverley Borough Council with the exception of 20 properties owned by Eddystone Housing Association Ltd which are specifically for the benefit of retired people whose circumstances necessitate a need.

Table 2 – Current Affordable Housing Stock

	1 bed flat	2 bed flat	1 bed bungalow	2 bed bungalow	2 bed house	3 bed house	Total
Waverley Borough Council	16	1	30	4	2	22	<b>75</b>

Source: Waverley Borough Council

12 properties have been lost through the Right to Buy since the last census, although this brings the percentage of affordable homes in the parish down from 17.7% to 15.1% it is still a healthy number for a parish of this size.

There are currently 10 households on the housing register with a connection to Churt.

The average rent(s) for council owned homes in Churt are currently:<sup>7</sup>

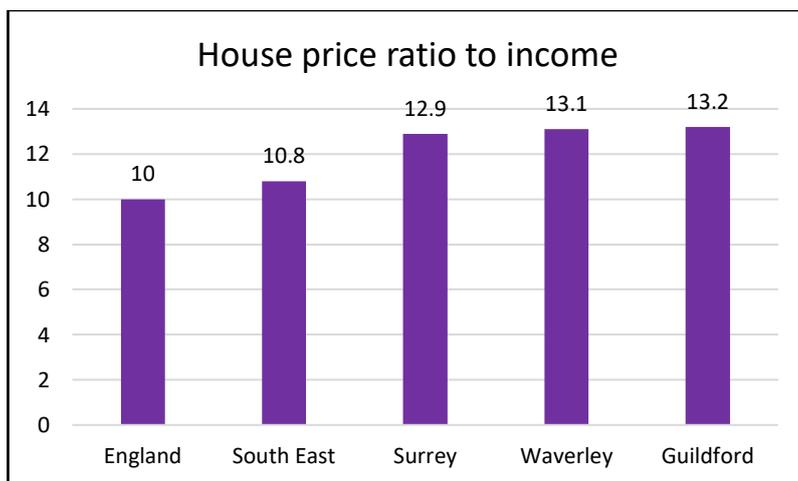
Table 3 – Current Social Rents

Type	No of Bedrooms	Average Monthly Rent
<b>Flat</b>	1	£409.76
	2	£436.15
<b>Bungalow</b>	1	£498.33
	2	£559.00
<b>House</b>	2	£583.83
	3	£611.13

Although the last set of published market rent figures relate to 2014 and as such there is likely to have been an increase in private rent since then it is still useful to use these figures to compare the social rent with. It is clear to see that in this case there is over a £500 difference between the two.

### Income to House Price Ratio

Fig 4



The latest figures from the National Housing Federation<sup>8</sup> gives a ratio of 13.1 as the average house price to the average salary for Waverley. This is based on an average (mean) house price of £481,560. Using the above figures, you would need an income of just over £110,076 to achieve an 80% mortgage on an average property.

However, as I have previously shown, the house prices in Churt are considerably higher than the average (typically, rural house prices are 26% higher than urban areas) for Waverley.

With the average salary in the borough at just under £37,000, (average earnings in rural areas are, on average £7,600 less per annum) emerging households will either require substantial deposits or salaries if they wish to own a home in a rural setting such as Churt.

<sup>7</sup> Source: Waverley Borough Council

<sup>8</sup> <https://www.housing.org.uk/resource-library/browse/home-truths-2015-2016-the-housing-market-in-the-south-east/>

## Current Planning Applications

There have been 25 planning applications in the current year, the majority of which are extensions or changes to elevations and 3 applications for the building of new homes following demolition of an existing property.

However, there has been a significant application in the neighbouring District of East Hampshire which relates to Symondstone Farm where permission was sought for a Lawful Development Certificate (LDC) for the stationing of caravans for permanent residential use. Although this was rejected and consent was only granted for holiday use there are concerns amongst the community as to the impact that this will have on the village.

## Emerging Local Plan – Waverley Borough Council

No further new homes have been allocated, other than the 10 which have already been granted consent, to the parish in the emerging local plan. There are 830 new homes proposed for Haslemere which is likely to have some impact on the village and surrounding roads.

## The Survey – Responses and Method

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

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

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

There were several aims of the survey:

- To give all residents an opportunity to provide an opinion on the issue of housing development within the village;
- To assess whether there is a need for housing amongst local residents;
- To highlight vulnerable residents who may, in the event of an emergency require assistance.
- To recruit volunteers to provide assistance during an emergency.

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

Part 2 was aimed specifically at those people who consider themselves to be in housing need and is designed to help measure the level of need for affordable housing by those people with a local connection to the parish and open market housing (in particular the needs of older people and emerging families)

Part 3 related to the updating of the emergency plan.

Whilst the questionnaires were sent to all households in the parish, the survey results do not purport to be representative of all residents; no information is available on non-respondents and it is not possible to gross up results to the entire population. Nor does the survey purport to assess the entirety of housing need in the area. Further advice on housing options is available through from Waverley Borough Council’s Housing Options Team.

The forms were posted out to all households (517) in September/October 2016, an option to complete the survey online was also given. In total 139 forms were returned, 120 by post and just 9 were completed online. Three surveys were returned by Royal Mail and marked as ‘owner gone away’ and an additional two surveys were received after the closing date and their responses have not been included.

The data from all the returned forms has been analysed as follows:

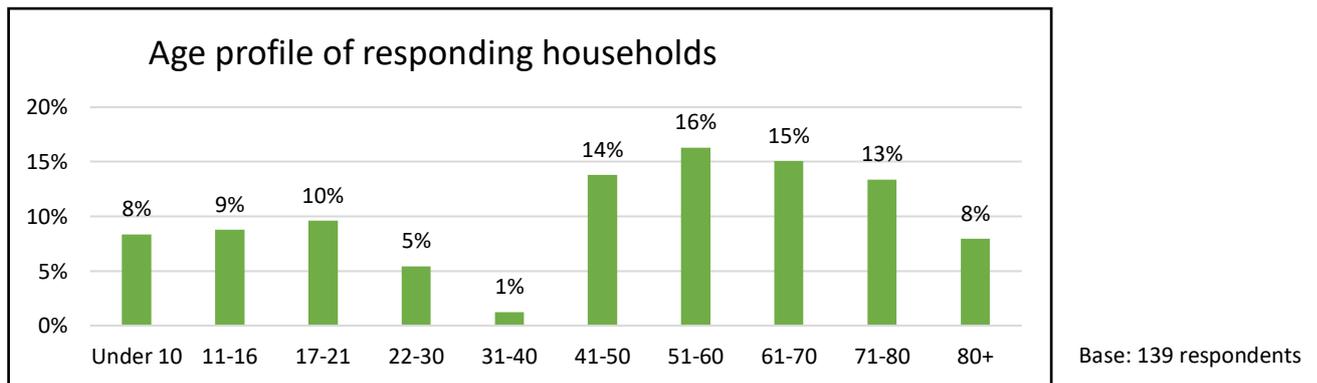
Total Distributed	514
Total Returned	139
Total percentage	27%

Across the country, a 10-35% response rate is generally recorded and as such this is considered to be a reasonably good response rate. Findings are based on 139 responses but please note that not everyone completed every question.

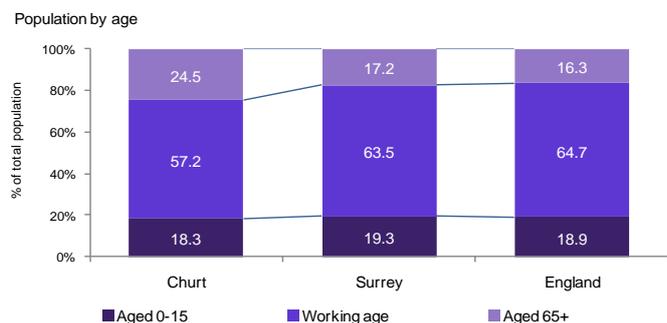
## Survey Results Part 1 – Household Details

### 1. How many people in each age group are living in your home?

Fig 5



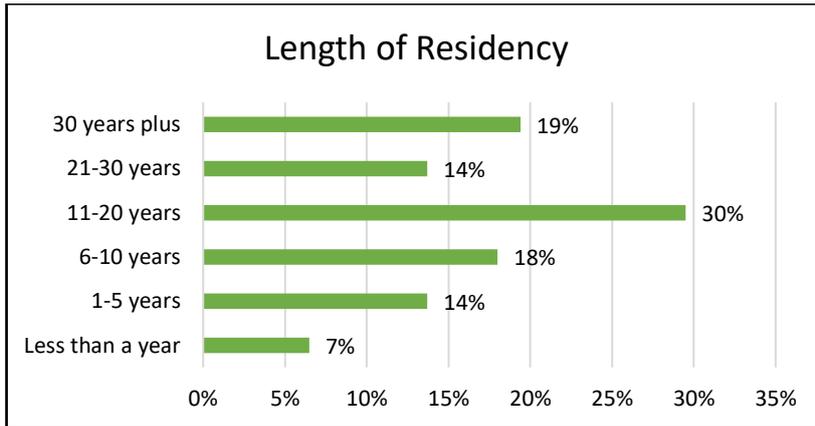
The 139 households who responded, have between them 239 occupants of which the majority are aged over 60. This appears to mirror the 2011 census data which shows a higher than average percentage of the population aged 65+.



Source: Census 2011 (table KS102EW)

2. How many years have you lived in the parish?

Fig 6



Base: 139 respondents

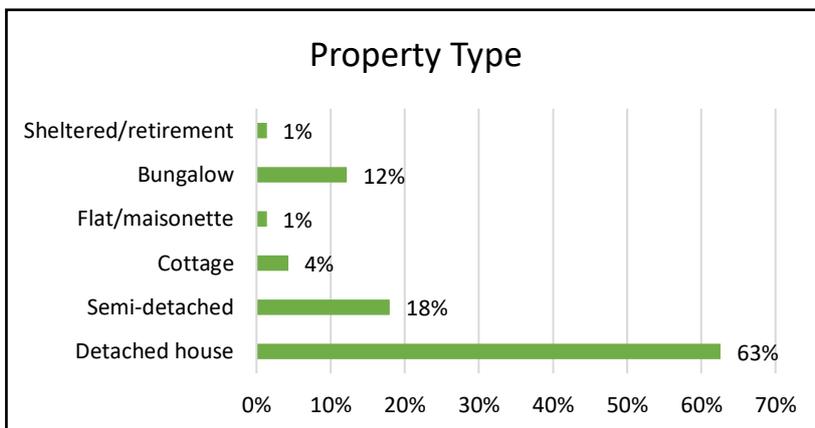
**33%** of households had lived in the parish for **20+** years.

**63%** live in a detached house

Compared with the last census these results are more heavily weighted towards homeowners with **90%** of respondents being owner occupiers and just 8% in rented accommodation.

3. How would you describe your home?

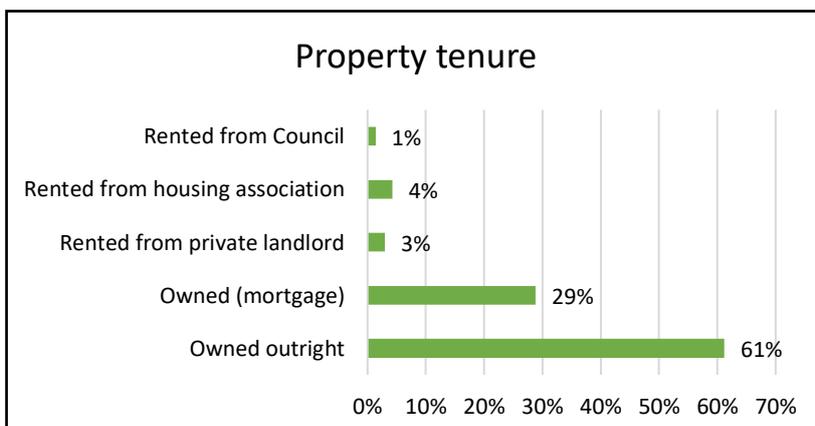
Fig 7



Base: 139 respondents

4. What is the tenure of your home?

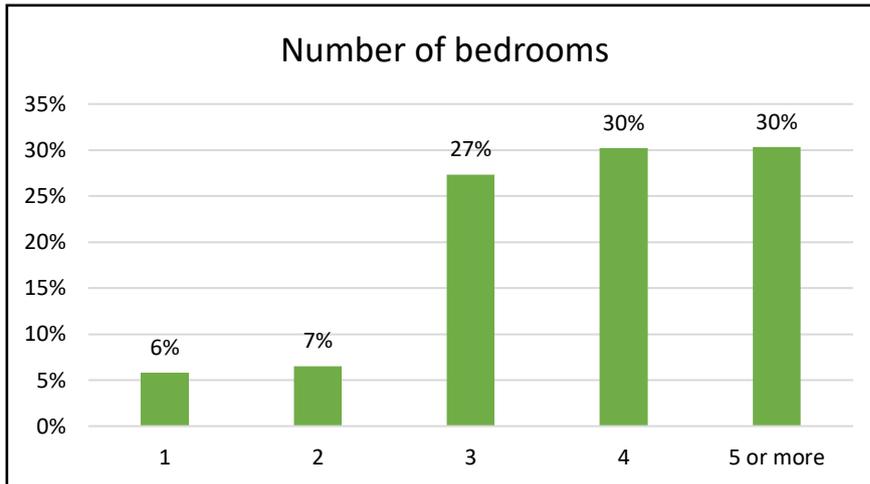
Fig 8



Base: 139 respondents

5. How many bedrooms does your home have?

Fig 9



**60%** of households had 4 or more bedrooms of which **30%** had **5** or more.

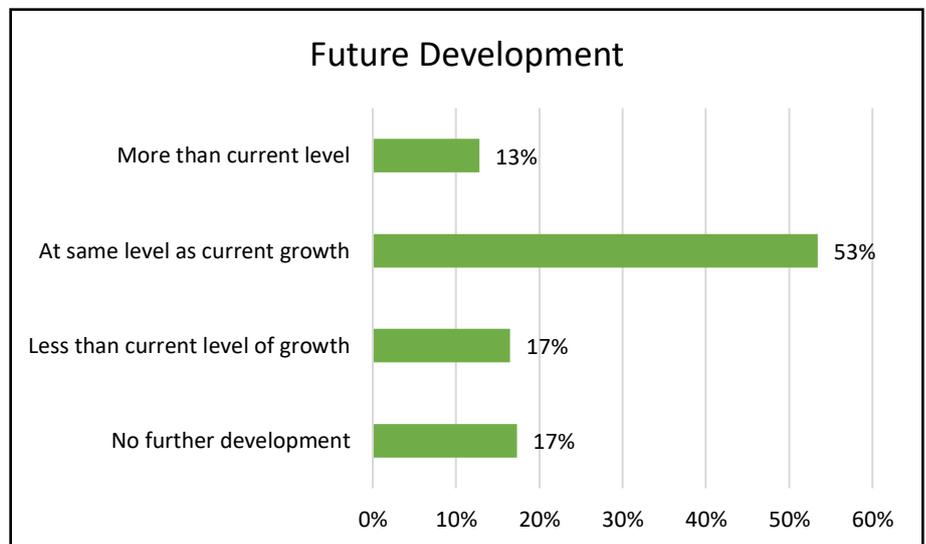
Just **7%** were 2 bedroomed properties.

Base: 139 respondents

6. In general terms how would you like to see the parish develop over the next 10 years?

Fig 10

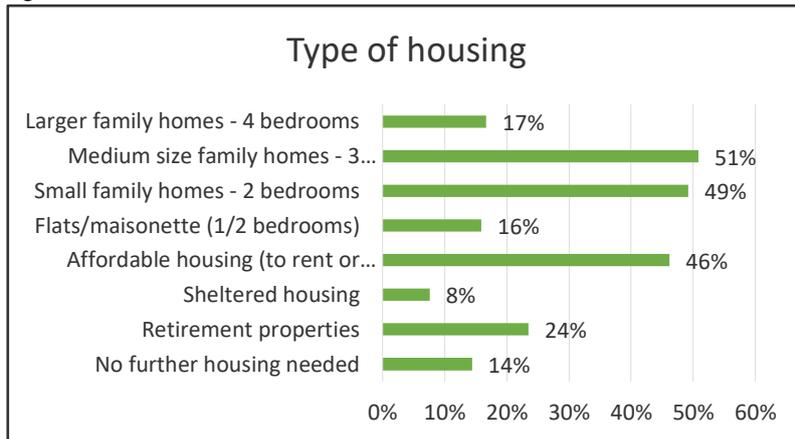
**53%** of respondents wanted to see future development in the village maintained at the current rate. **17%** did not want any further development to take place and a further **17%** wanted to see less than the current growth level.



Base: 133 respondents

7. If further housing is needed what type of housing do you think it should be?

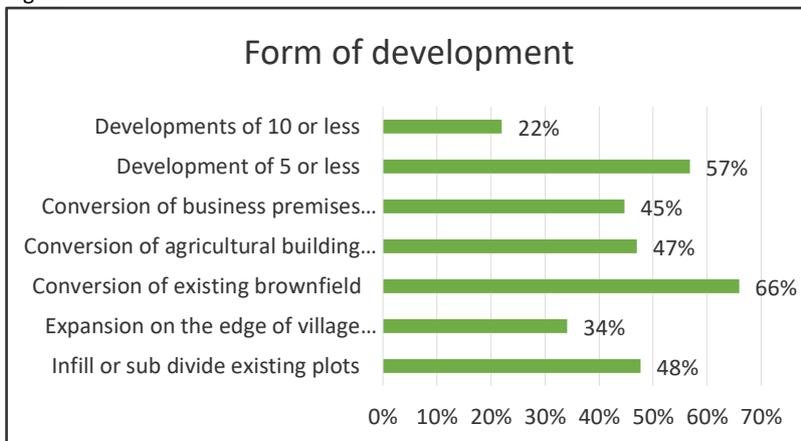
Fig 11



Base: 132 respondents

8. If further development were to take place what form would you prefer it to be in?

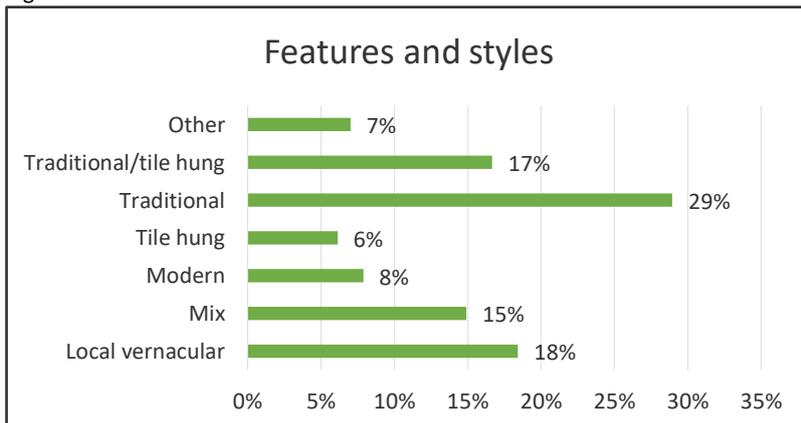
Fig 12



Base: 132 respondents

9. Which features/styles would you like to see incorporated into any future developments?

Fig 13



Base: 114 respondents

### Preferred type ...

- 3 bed homes
- 2 bed homes
- affordable homes to rent/part buy

### Preferred form of development...

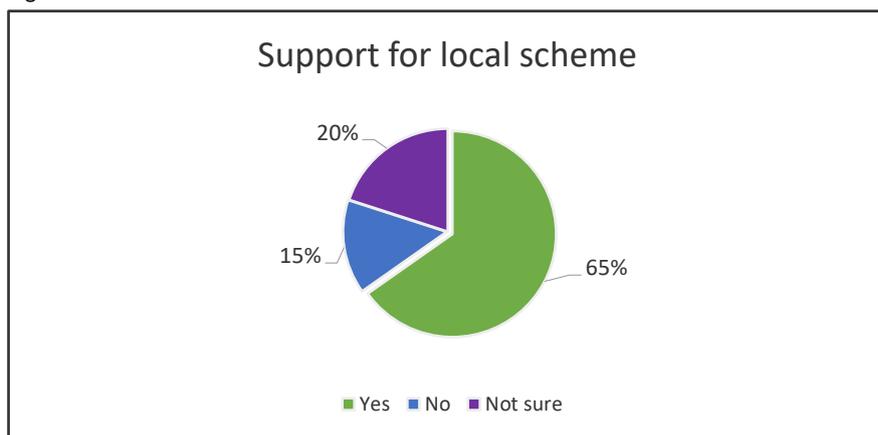
- brownfield
- 5 units or less
- infill/sub divide plots
- convert agricultural to residential

### Key features...

- traditional
- tile hung
- in keeping with local vernacular

10. If there were a proven need locally for a small development of affordable homes, specifically for local people would you be in support of such a scheme?

Fig 14

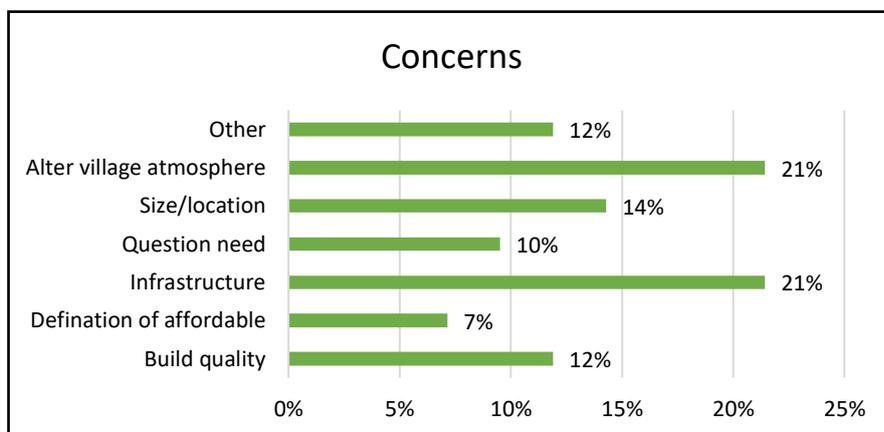


65% would be in favour of a scheme with 20% unsure at this stage.

Base: 135 respondents

11. If you answered No or Not Sure, what is it that would concern you about such a scheme?

Fig 15

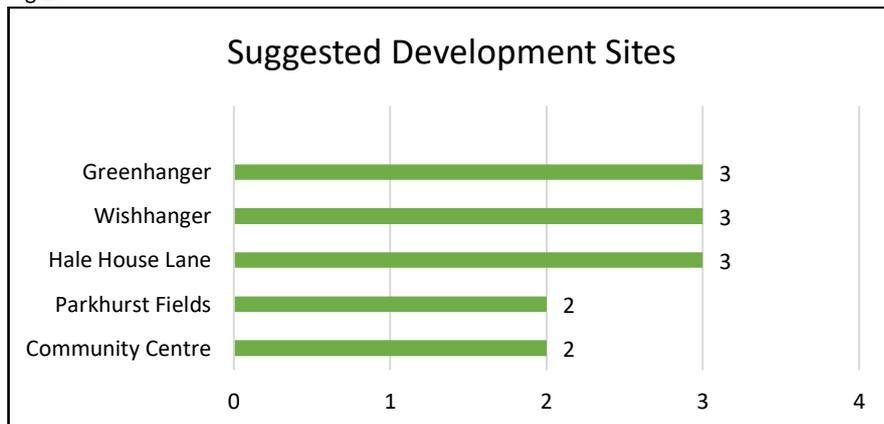


The main concerns with such a development was the fear that the village atmosphere would be altered, an increase in traffic which would impact on infrastructure and those that thought affordable homes meant they were cheaply built.

Base: 42 respondents

12. Do you have any suggestions as to where in the parish any future housing development should take place?

Fig 16



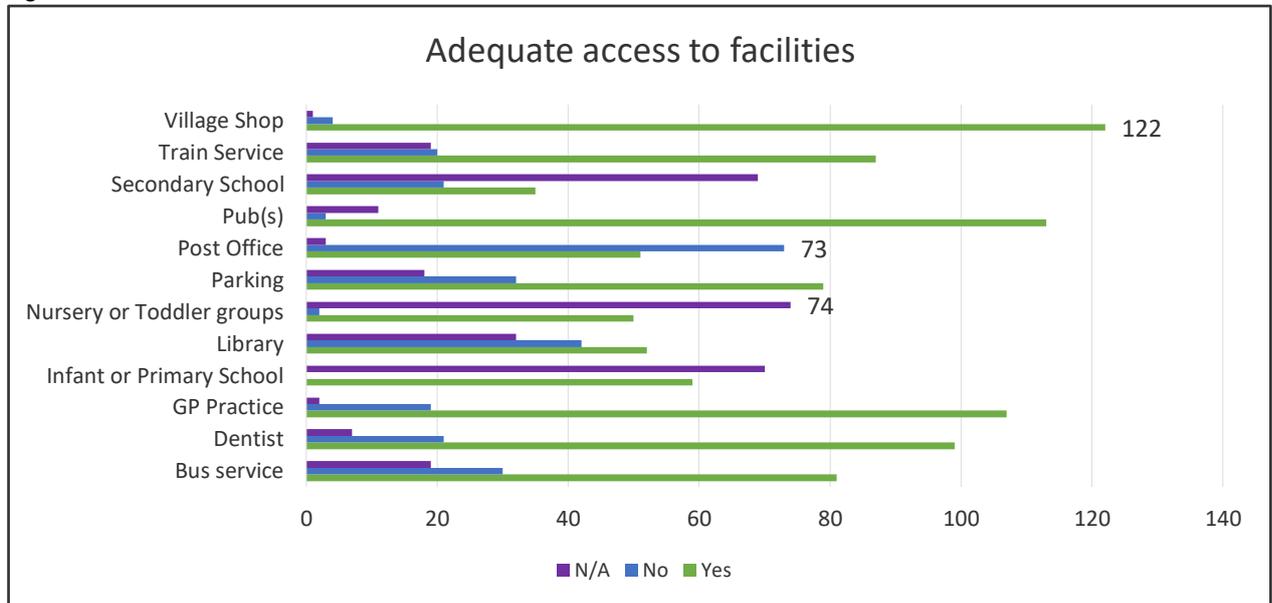
There were a few potential sites mentioned and a full list is attached as appendix 1

13. Do you, or anyone living with you need to move to alternative accommodation within the parish in the next 5 years?

12 households responded positively to this question, details of which are broken down later in this report. 11 households said they were not sure.

14. Do you feel you have adequate access to the following facilities?

Fig 17

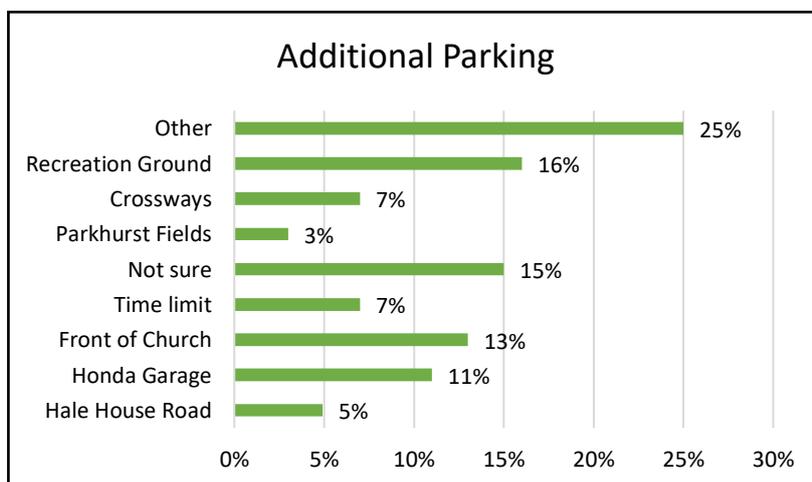


Base: 132 respondents

In terms of facilities the village shop was rated the highest in positive terms, the least accessible service was considered to be a post office and access to a secondary school was the one facility that was least applicable to those responding.

15. Do you have any suggestions for how/where we could increase parking spaces within the parish, particularly in the centre of the village?

Fig 18



Base: 61 respondents

A number of respondents highlighted the area to the front/opposite the Church for additional parking, expanding the parking at the recreation ground and several comments were made about the Honda garage which ranged from stopping them using the existing spaces to park their cars to closing the garage! All comments have been listed as appendix 2.

In the 2011 census the parish had above average car ownership with 42% owning 2 cars, almost 18% above the England average, 15% own 3 cars which was 10% above the average and almost 9% of households owning four cars which was 7% above the England average.

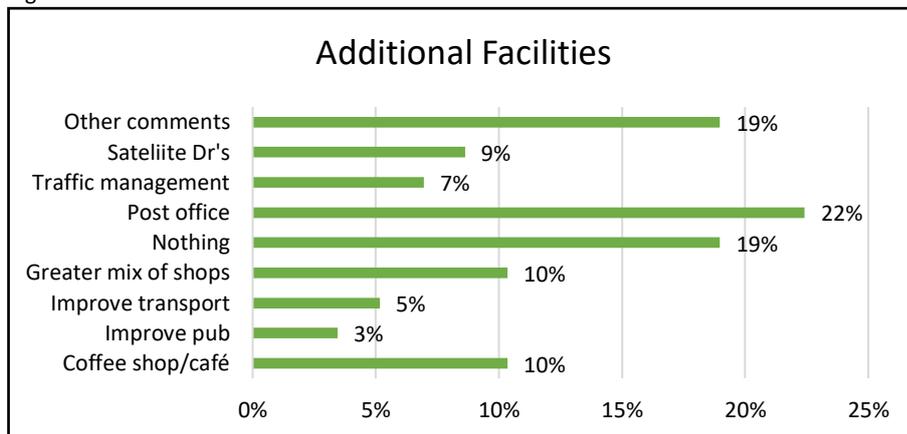
No cars	One car	Two cars	Three cars	Four+ cars
45	125	210	70	45
9.5% of 495 households (England = 25.8%)	25.1% of 495 households (England = 42.2%)	42.3% of 495 households (England = 24.7%)	14.4% of 495 households (England = 5.5%)	8.7% of 495 households (England = 1.9%)

Source: Census 2011 (table KS404EW)

### 16. Are there any other amenities you would like to see developed in the village?

58 suggestions were made which ranged from being happy with the current facilities to the installation of public toilets. Several facilities were mentioned by more than one respondent and the most popular ones are shown below, a full list of all comments made under this section are listed in appendix 3.

Fig 19



Base:58 respondents

### 17. Additional Comments

There were 36 comments made all of which are included at Appendix 4. A selection of those views are repeated here.

‘Too much smaller existing housing stock has been allowed to develop into large houses. If that planning consent is prevented there wouldn't be a need for more small houses to be built. The parish council has no influence over Waverley Planners so it's all a waste of time anyway’

*‘The biggest challenge for teenagers and lower paid employees is transport. The bus service to Haslemere and Farnham is inadequate, infrequent and surprisingly expensive, we need more, lower cost services to keep village connected’*

‘As well as affordable homes and more parking traffic calming management through the village really is a priority. Why can't we introduce speed bumps and a 20mph zone? I never heard of anyone getting a speeding ticket and there are plenty of people doing 40mph ++’

*'Churt is a victim of its own success many people who move here remain for a long time, as a result there are many people living alone in family houses, this creates a log jam. We are in need of properties for the active retired, well designed and acceptable to people who have always lived in larger properties, somehow we need to create a property ladder'*

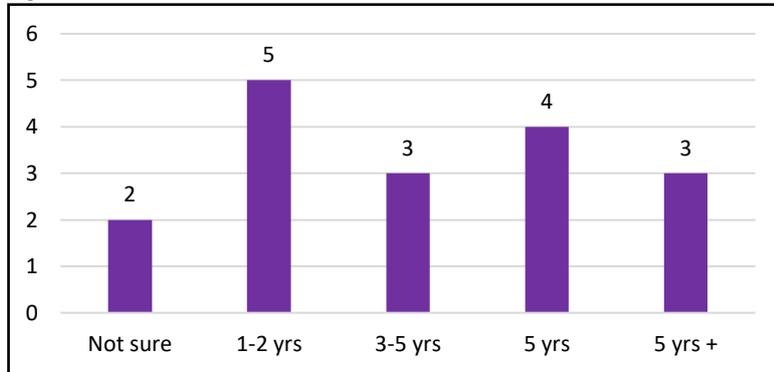
'Churt people and young people find it very difficult to obtain the right accommodation in the village - no wonder as planning is stuck in the 1960's do something about this please'

*'Churt needs to maintain its current character by resisting expansion and in particular infill between the spaced houses or expanding of the village boundaries'*

## Part 2 – Housing Need

1. Do you or a member of your household need to move within the next 5 years?
2. When do those requiring accommodation need to move from this home?

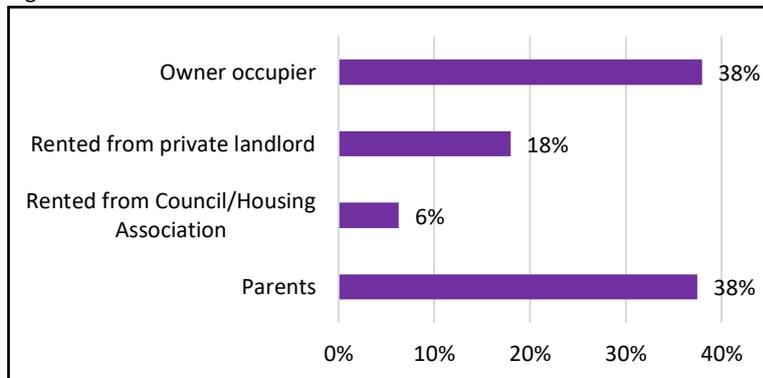
Fig 2.1



Base: 17 respondents

3. Who owns their current home?

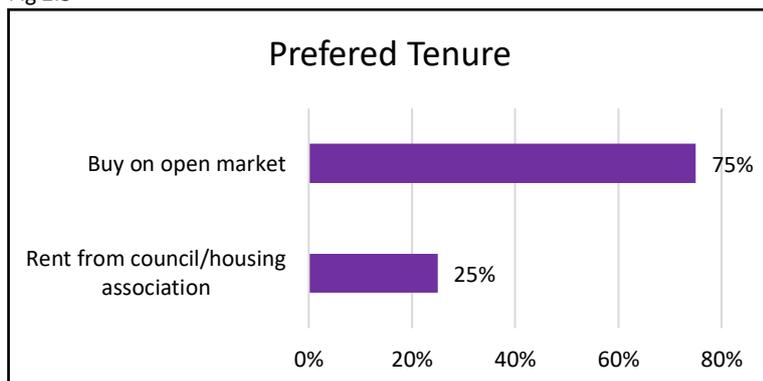
Fig 2.2



Base: 16 respondents

4. What tenure do they expect their new home to be?

Fig 2.3



Base: 16 respondents

**17** said they were looking to move within the next 5 years

**33%** are owner occupiers,  
**33%** are living with parents and  
**18%** are privately renting.

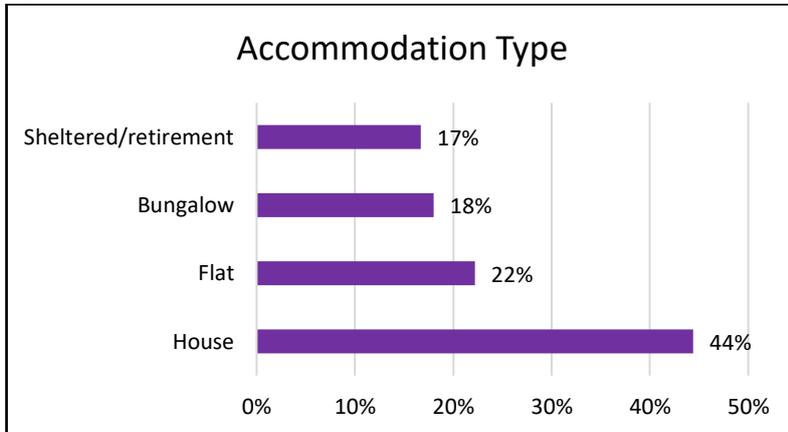
**75%** stated that they had a preference for buying on the open market. Just **25%** were hoping to rent. Nobody indicated an interest in shared ownership

The following 2 questions elicited very small responses, which have been grouped together below:

Q no.		No of + responses
5.	Are they on the local council housing register?	2
6.	Are they a homeowner looking to downsize but remain in the village?	9

7. What type of accommodation would best meet the need?

Fig 2.4

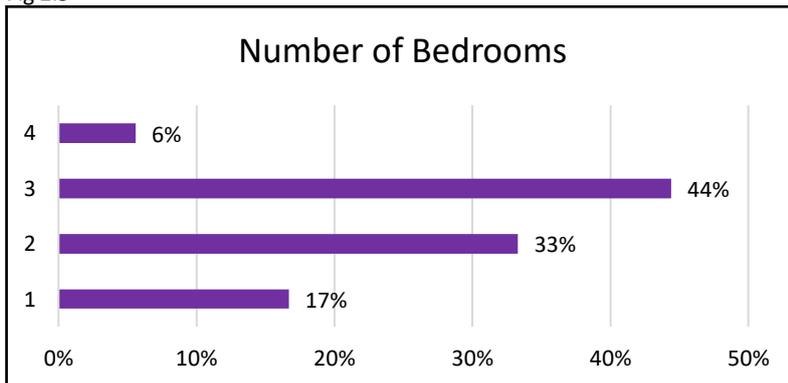


Base: 17 respondents

44% felt their need could best be met with a house. 18% preferred a bungalow. 22% were looking for a flat. 17% were hoping for a sheltered or retirement property.

8. How many bedrooms do you require?

Fig 2.5

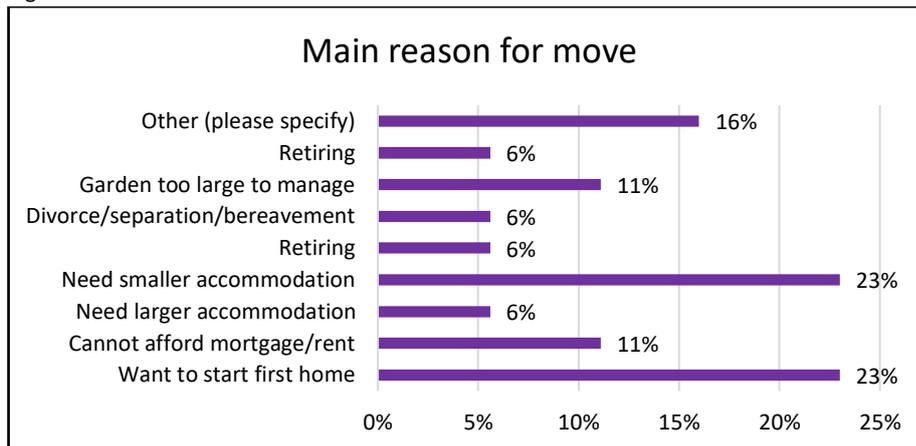


In terms of size, the majority were looking for 3 bedrooms, closely followed by 2 bedroom properties.

When being allocated affordable accommodation there are rules that are applied with regards to the size of property allocated, these may not necessarily match a household's expectation. The size of any allocated property will be determined by Council's published allocation policies. The allocations criteria are based on a combination of factors including the age and sex of children in a household, and are subject to availability. (for further details please see Appendix 5)

## 9. What is your main reason for wanting to move?

Fig 2.6

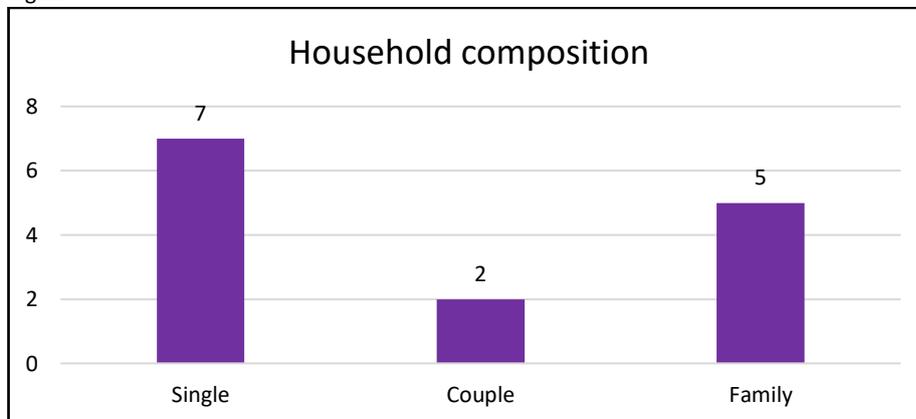


Base: 18 respondents<sup>9</sup>

Although a number of reasons were given for needing to move, the 2 most common at **23%** were to start a first home or to downsize.

## 10. Details of new household

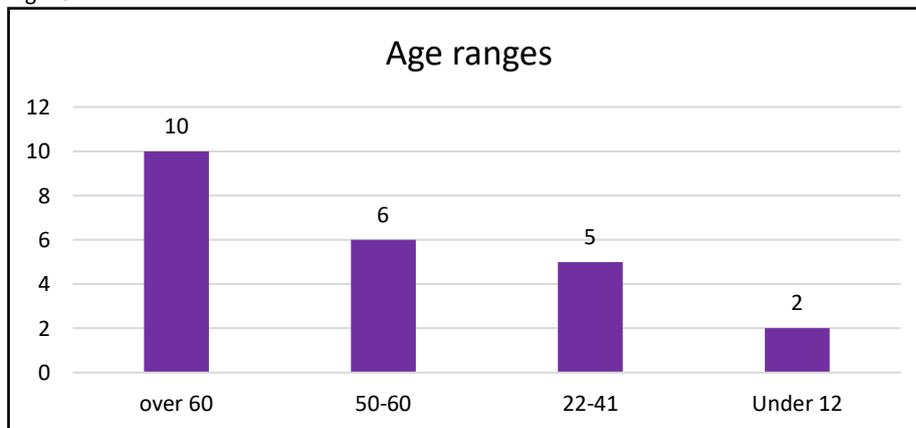
Fig 2.7



Base: 14 respondents

7 of the households were comprised of a single person. The total number of people looking to move is 23 of which 10 of them were aged 60+ and 6 were aged 50-60.

Fig 2.8



<sup>9</sup> One household is expecting to become 2 households in the future.

## 11. Income and Affordability

Respondents were asked to provide details of income, potential deposits/mortgages (shared ownership) and if looking to rent how much they believed they could afford. The information received was too limited to make an assessment in terms of affordability.

## Part 3 - Emergency Planning

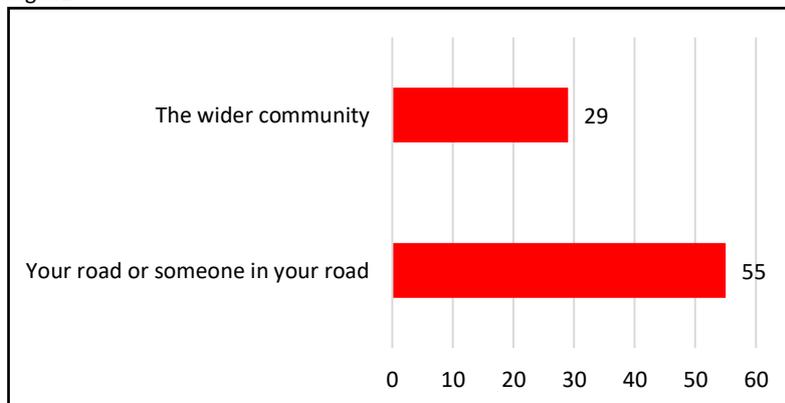
The Parish Council are working with UK Power Networks to identify local people who may benefit from being on the Priority Services Register which provides extra support and information to them, during a power cut. Ten people were identified from within the community and these details have been passed to the Parish Council who will contact those concerned.

### 1. Would you be prepared to act a village Emergency Warden?

28 people/households said they would be prepared to take on the role.

### 2. In the event of an emergency would you be willing to provide assistance to either someone in your road or the wider community?

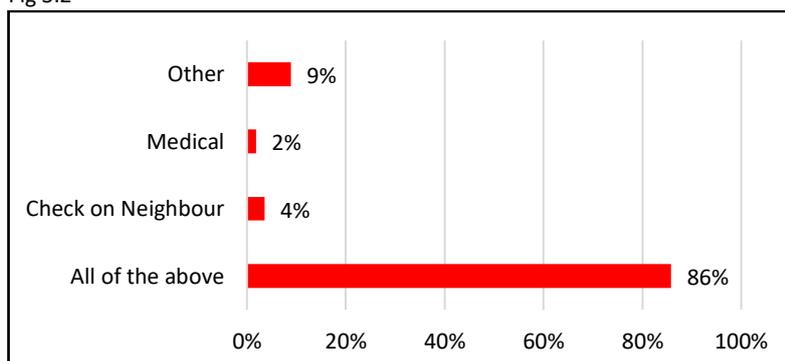
Fig 3.1



Base: 60 respondents

### 3. What kind of assistance would you be willing to give? e.g. shopping for essentials, checking on an elderly neighbour, snow clearance.

Fig 3.2



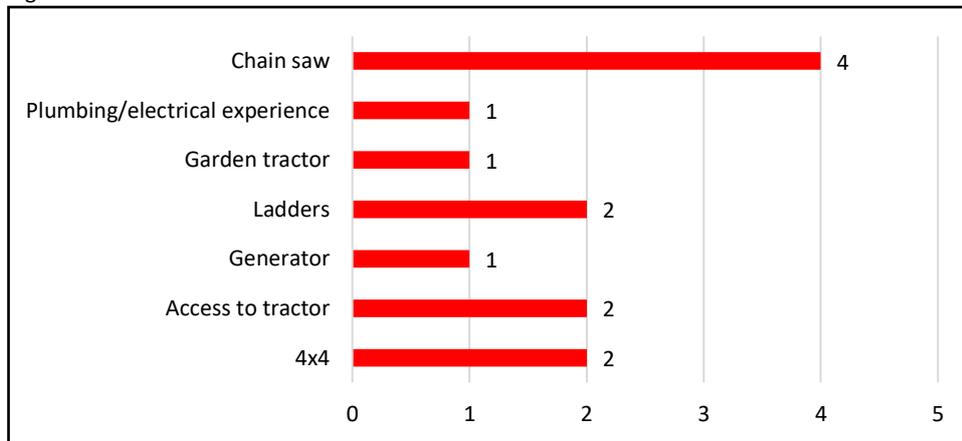
The majority of people, **86%** offered to do anything they could to assist.

4. Do you have any medical training that we might utilise?

3 respondents were medical practitioners and 3 had undertaken first aid training.

5. Do you have a trade, skills or equipment that may be of particular use in an emergency? e.g. tree surgeon, plumber, access to a tractor or generator.

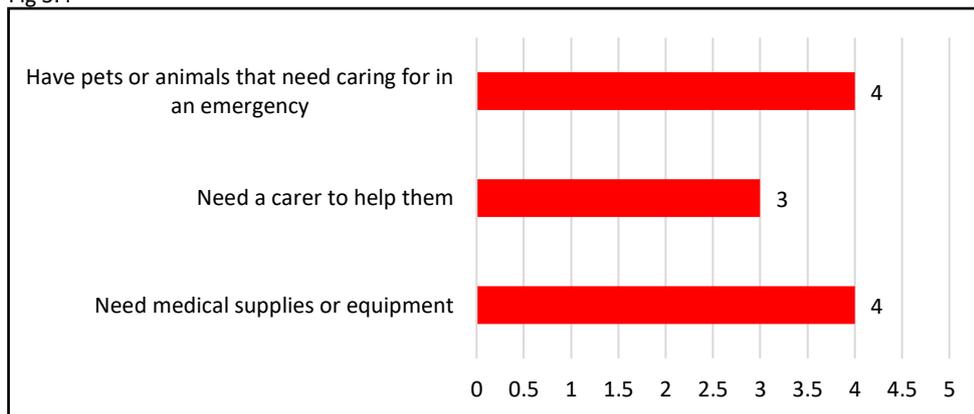
Fig 3.3



Just 12 people responded positively to this question.

6. Might someone in your household, or any other person you know find it difficult to cope in an emergency? e.g. if there was an extended loss of power for heating or cooking or the safe operation of medical equipment etc. Would this person:

Fig 3.4



7. 34 people left their contact details with a view to becoming a local volunteer in the event of an emergency, although the number of people who said they were prepared to help was much higher than this. Unfortunately, without their details it is not possible to map out where assistance may be given or where there may be gaps across the parish.

## Summary

Taking into account all of the information provided, an ever changing financial environment, and the changing needs of respondents it is difficult to make firm recommendations, particularly in view of the limited information provided in terms of affordability.

### Open Market

Although there were 12 respondents who indicated they wanted to purchase on the open market, the ability for them to do so cannot be confirmed by the data provided.

1 x 2 bed flat  
3 x 2 bed house  
3 x 3 bed house  
3 x 3 bed bungalow  
1 x 4 bed house  
1 x 3 bed sheltered

Affordable Rent: 4 units

4 x 1 bed flats/maisonettes (Of which 1 household is already on the housing register)

## Recommendations

The results of the survey would indicate that there is a small level of need for 4 affordable homes plus the additional households on the housing register. However further interrogation of this data would need to be undertaken. There was also a small level of need for open market units, primarily for those looking to downsize into 3 bedroom houses and bungalows.

While the survey indicates that there is a small level of housing need it must be taken into consideration that at such a time as units become available many of those with a registered need may have had their needs met elsewhere. In addition, it is possible that some of those who came forward may not actually qualify for housing or may not be able to afford their preferred tenure.

As such, the total number of homes, if any were to be built, should be a reflection of the need identified in this survey report, the level of need recorded on the Borough Council's Housing Register and the number of homes that would be an appropriate number to build in the parish. The total number would therefore require close liaison between the Parish Council, the Borough Council, and the wider community itself.

Should the Parish Council wish to explore further the development of an affordable housing scheme I would be delighted to discuss this in more detail.

Louise Williams  
Rural Housing Enabler  
Surrey Community Action  
Tel. 01483 447141  
Email. [louisew@surreyca.org.uk](mailto:louisew@surreyca.org.uk)

## Appendix 1 – Potential Sites for Development

1.	1) Lindsey Clarks Yard, Lampard's Lane would offer more to the parish than business operating mostly outside the parish. Crossways bungalows, redevelop with more than the 4 properties currently occupying a large amount of land
2.	allow single developments rather than batches of housing
3.	Along Hale House Lane but also provide safer access for pedestrians
4.	between Kitts Lane and Churt Road
5.	centre of parish
6.	community centre and its car park in Parkhurst Fields
7.	edge of village along A287
8.	fields in hale house lane
9.	many opportunities just outside the village envelope
10	must have good access to A287, cars are large, roads are small
11	no but many households have extensive land that (if access be possible) along with the required amenities and may be willing to sell off
12	no idea but it seems a large garage in Yeoman's is totally uncalled for and out of place
13	Not 130 in Symondstone Lane otherwise open minded.
14	not aware thankfully we are surrounded by AONB
15	on any golf course, as PC decides
16	on the corner Greenland and Greenhanger
17	orchard barn area, hale house lane
18	redevelopment of council owned land in Parkhurst Fields, small plot in Greenhanger, car park land at Redfern fields, possible re-development of Redfern fields
19	replace Honda garage with houses
20	since the farmer at Green Cross Farm died last year - maybe some of his land could be brought for housing?
21	small field that never seem to be used for anything at ***, I feel they look an eyesore myself but I think one should always look at old brownfield sites and use buildings that can be redeveloped but always considering property owners near to close to them. I think the more they are *** the less the large homeowners would object but be sensible
22	small piece of land at Greenhanger?
23	This is a parish council format, to which it would approach the local community and be dealt with democratically
24	Towards Hindhead or Elstead
25	Undertake a review of the Waverley owned land in the centre of the village between Hale House Lane and Parkhurst Fields and including the current Community Centre. This land could be much better used and include a proper village car park.
26	Wishanger
27	Wishanger 10 acres
28	Wishanger on brown field site

## Appendix 2 – Additional Parking Suggestions

1.	Why? if for the school there's nowhere which would be more accessible and prevent parking near the crossroads
2.	no space, field on the corner opposite the memorial
3.	no extra spaces required, there are only a handful of shops and the local club has plenty of spaces for events
4.	No, any limited time parking on A287 would only lead to cars parking in another problem area, e.g., Hale House Lane
5.	space next to St Johns primary school
6.	stop all day parking outside Churt News
7.	Barford Road Lane behind Honda garage
8.	yes, opposite housing association house at 287 end of Hale House Lane
9.	There needs more parking at the bottom of Hale House Lane
10	by church
11	introduce restrictions on time of parking to help parking for village shop visitors
12	enlarged surfaced parking on the recreation ground
13	In front of crossways close to bungalows
14	can we persuade Honda to go elsewhere? use the space for homes and Parking?
15	opposite church
16	more parking at recreation ground. approx. 0 spaces in a corner
17	make the village 2 hrs parking
18	No
19	don't know
20	No
21	use part of the field where you hold the fete, no parking should be allowed on the corner of Hale House Lane by the pub
22	a place selling lunch/coffee
23	if, if the traffic could be enforced to maintain the speed limit or lower through the village you could dovetail the existing spaces
24	encourage use of church parking area
25	encourage people to walk or cycle
26	reduce the frontage of the existing shops to widen the road
27	Parkhurst Fields green area turned into part parking
28	increase the parking in the recreation grand - signpost for parking
29	not sure as there is parking in the rec and at the church. Parking could be considered near the junior school but I do not know who owns the land near to the school
30	council land to the rear of 'the crossways' pub
31	don't think more parking is required, use the rec car park for short stay, hardly much shopping choice
32	recreation ground
33	probably as good as it can be
34	recreation ground
35	make the green outside the council bungalows in Hale House Lane into a car park for school and people shopping within the village

36	public toilets
37	off Hale House Lane at WBC bungalows near crossways triangle of land at junction of A287 and Lampard Lane
38	by church
39	tricky as road very busy and don't want to create more congestion
40	stop Honda parking cars in the road
41	increase parking at the rec
42	increase the parking around the back of the village hall, i.e. eat into the green. Parking is not currently safe enough to transport small children to the nursery and school
43	no idea but again Yeoman's traffic monopolises the village spaces
44	use the land in front of the church
45	improve parking opposite village school
46	outside of church, needs a sign
47	get rid of the Honda garage, open shops useful to the local community and utilise space for parking to access them
48	most of the grass areas could be for-shortened and some trees removed for herring bone type parking as many of the parish have 2 or more vehicles per household plus are using contract vans/lorries for domestic use.
49	informally in front of church is fine.
50	Field on A287, used for fete
51	There is nowhere obvious in the village centre.
52	Parking control outside village shops, say 1 or 2-hour limit?
53	better organisation of parking on the recreation ground
54	Around the cricket club
55	No
56	Yes, remove the eyesore of a garage and replace it with carefully designed parking that is in keeping with a small village with no more than half a dozen shops.
57	Waverley land between Hale House Lane and Parkhurst Fields could house a proper village car park.

Appendix 3 – Community Facilities

1.	a cafe/bakery shop would be brilliant. better traffic management through the village. a pavement connecting Churt with Beacon Hill/Golf Club and Hindhead
2.	A central cafe/local exchange (food /crafts etc. by local people)
3.	a decent transport service to stations and towns. tidy up the centre of the village and lanes, maybe an xxx shop or bigger one with more variety?
4.	allotments
5.	Another restaurant
6.	basketball posts in recreation ground and bus service needs to be more than 1 an hr and also run on Sundays
7.	beautify the pub
8.	better internet/phone coverage to keep up with the 21st century
9.	Car share, electric car recharge point
10	coffee shop
11	coffee shop/cafe/good opportunity to socialise, meet locals and get out of the house
12	community spirit
13	could do with more shops
14	Dr's
15	encourage more useful shops, greengrocer, baker etc. rather than developing village shops to residential use, once shops are gone they are gone for ever
16	extended hours for bus service also Sunday service
17	footpaths/cycle routes
18	for a small village it works pretty well
19	GP
20	GP and post office
21	hairdresser/chemist/post office/dry cleaner
22	I am happy with the amenities that it has.
23	mini roundabout at junction of hale house lane, A287 and Barford Lane to slow traffic, show where there is parking on village website (looked but didn't see)
24	nice coffee shop
25	No, broadly speaking, with the exception of the previously mentioned development that has been on the BBC news it is so outrageously bad, no the village is fine.
26	not in particular but don't want to lose any
27	pharmacy
28	Post Office
29	post office, butcher, hairdresser
30	post office
31	post office
32	post office
33	post office
34	post office
35	post office
36	post office
37	post office

38	post office service perhaps in village shop
39	public toilets, I am often asked for toilets in the village by parents/children using the rec or walkers
40	restaurants
41	return of the post office
42	satellite Dr's surgery which people without a car can reach
43	school bus to Waverley Abbey
44	shops
45	somewhere to have coffee/tea meet friends
46	There could be a case for traffic lights in the village, now that there is a sharp increase in traffic from a private housing estate e in the Hampshire sector due to extra mobile homes etc which we could have been spared.
47	We need a better pub
48	weekly Drs surgery, possible use of community centre for library/chiroprody/reception of on line shopping etc.
49	without our own transform much of Q14 would be NO
50	with the demise of farming greenfield could become attractive to development being a nimby I pray not
51	Would love the garage (Yeoman's) to move off the A287

Appendix 4 – Additional Comments

	<p><u>Please note:</u> all comments listed below are those made by households responding to the survey. No attempt has been made by Surrey Community Action to censor or amend these comments, unless they identify a particular person or persons, or are of a very offensive or abusive nature. Surrey Community Action cannot be held accountable for any of the views expressed. (** = unable to decipher handwriting)</p>
<b>Additional Comments</b>	
1.	Wish the garage was somewhere else
2.	<p>Too much smaller existing housing stock has been allowed to develop into large houses. If that planning consent is prevented there wouldn't be a need for more small houses to be built. The parish council has no influence over Waverley Planners so it's all a waste of time anyway.</p> <p>Main concern in village is speed of traffic, Hindhead to Churt travelling downhill A287 - speed limit must be reduced- accident waiting to happen, hours of community speed guns was complete waste of time as drivers caught were unable to be accountable.</p>
3.	single developments - single or group have window size and position scrutinised to ensure light pollution for other properties is not allowed i.e. position where other properties can be overlooked and a considerable increase in night light
4.	I would like to see a long term view taken, some housing built today will still be standing and in use in a hundred years' time. I am concerned that some recent housing does not look attractive and is too large for the plots. I would like to see sustainable housing built with tradition and cutting edge materials. You don't ask how many empty bedrooms do you have? if there were expensive, high quality smaller homes available then maybe some older residents would downsize making the rest of the housing more affordable.
5.	answered yes to 14 because have car, without car would be no.
6.	The litter round Frensham pond is a disgrace, fly tipping at the bus stop on Pond Lane, never gets cleared not a very nice entrance to the village, more pride in the village more flowers and tubs in the central area, looks very uncared for, when did we last win best village 1997? we need to take more care for the look of the shops they need to make an effort to pay for some kerb appeal, flowers etc.
7.	we miss the old post office, the answers to question 14 above are dependent on having our own motor transport
8.	the biggest challenge for teenagers and lower paid employees is transport. The bus service to Haslemere and Farnham is inadequate, infrequent and surprisingly expensive, we need more, lower cost services to keep village connected
9.	a nice parish but not really available to young or average salaried people
10.	planning permission has already been given for 40 plus mobile homes, the village can't cope with that let alone more houses
11.	I have answered yes to Q14 because I can drive, without a car the situation would be very different.
12.	don't ruin a remarkably friendly village just to crowd it, towns are for crowds not villages
13.	speed restrictions made at both ends of the village

14.	As well as affordable homes and more parking traffic calming management through the village really is a priority. Why can't we introduce speed bumps and a 20mph zone? I never heard of anyone getting a speeding ticket and there are plenty of people doing 40mph ++
15.	There needs to be an extra bus early morning going towards Haslemere between the 06.56 and the 08.21 particularly students 16-19 age range, how many houses in Churt are being used as second homes for people in London, there should be a heavy tax on this, that would free quite a few homes!
16.	No
17.	The recent and ongoing controversy over the development of Symondstone Farm between Symondstone Community Action Group and of the owners of the mobile home park and EHDC have illustrated a major problem in the area about access through the lane, destroying hedgerows and increased vehicle traffic endangering walkers and horse riders
18.	I think that house owners who have lived in the area with regards to far too many driving in Churt as we just don't have much the way of suitable schools and impact of far too many new properties or estates it could end up having a totally negative impact, there would be an urgent need for so many things to be put in place first as it seems to me what is in Churt now only covers the amount of people who live here now.
19.	I live alone most of the time, my son, his wife and twins are living in Tokyo and they require to come home when on leave. My daughter lives and works in London but comes home at weekends fairly often
20.	Parents of pupils at St Johns should NOT cross road outside the Crossways. Parking along Hale House Lane should be stopped for first 50 metres
21.	if possible would SCC supported by a police/residents report put speed cameras either end of the village? Change the 50mph sign between Jumps Road and the Church to 30mph signs that show the speed of a vehicle either end before the camera to advise a driver and impose the law 'fine and points'
22.	Churt is a victim of its own success many people who move here remain for a long time, as a result there are many people living alone in family houses, this creates a log jam. We are in need of properties for the active retired, well designed and acceptable to people who have always lived in larger properties, somehow we need to create a property ladder.
23.	Churt is what it is, a small country village with good facilities a short drive away, any increase in the size of the village will cause it to lose its character
24.	it is a village, very difficult to expand on what we have apart from assisted housing
25.	reduce number of xxx post boxes to be created, village centre plus 1 or 2 others sufficient
26.	Hindhead is already busy in the morning and evening rush-hour. Farnham is a nightmare and parking in Farnham/Hindhead difficult at busy times. We must not increase the traffic around here. Keep Churt Rural
27.	Churt is a pleasant place but it would be unreasonable to imagine that it could ever be self-contained. Facilities it does have are however available in nearby towns/villages. I would like to see developers forced to take more responsibility for the peripheral effects of their developments - more planning gain e.g. off road parking/access improvement etc.
28.	a continued sense of frustration is the Honda garage parking their cars in the public spaces opposite the garage, this is not right or fair and must be stopped
29.	there needs to be footpath connecting southern far reaches of properties off A287 so we can walk to the village
30.	Churt people and young people find it very difficult to obtain the right accommodation in the village - no wonder as planning is stuck in the 1960's do something about this please
31.	the choice is build more houses or reduce the population

32.	Churt needs to maintain its current character by resisting expansion and in particular infill between the spaced houses or expanding of the village boundaries
33.	lots of questions being asked, answers being given, meetings taking place and in the end net gain nil
34.	My present need is the opposite of needing to move out. I have a large empty house with room to accommodate those in need of affordable space. Parish should encourage schemes to welcome refugees, young people etc.
35.	Whilst this survey is well meaning I can't help think that it is a little late and the horse has already bolted on further development in Churt. The outrageous development taking place in Symondstone, with virtually no opposition from council planners quite honestly beggars belief. Questions should be asked in the House of Commons as to the events leading up to this work commencing and what are we as tax payers actually paying council planners to do or not as in this case.
36.	I think the Parish Clerk does an excellent job.
37.	Primary concern would be to avoid Churt expanding to become a large village / small town that loses its village atmosphere.

## Appendix 5

### Waverley Borough Council – Bed Size Eligibility

The number of bedrooms for which applicants are eligible is determined by the following guidelines which reflect housing benefit criteria that will apply to both private and social housing tenants in April 2013. Where a property has two living rooms and one can reasonably be used as a bedroom, it will be allocated on that basis.

One adult or couple	One bed
Couple or lone parent with one child	Two bed
Couple or lone parent with two children of the same sex under 16	Two bed
Couple or lone parent with two children of opposite sex under 10	Two bed
Couple or lone parent with two children of opposite sex where one is over 10	Three bed
Couple or lone parent with three children	Three bed
parent with two children of the same sex where one is over 16	Three bed
Couple or lone parent with 4 or more children	Three or four bed

The Housing Team may add a bedroom where the Medical Adviser recommends this as essential but before doing so checks will need to be made as to Housing Benefit or other housing payment eligibility.

Applicants will be advised that they stand a greater chance of successful rehousing if they bid for the smallest property for which the number of people in their household is eligible, because supply is greater the fewer bedrooms there are. Supply of the largest properties, which have four bedrooms and two living rooms or 5 bedrooms is virtually non-existent. Applicants will be advised to refer to the Options for Housing newsletter for details of vacancies occurring in the preceding calendar year as an indication of supply of different property types.

There may be occasional exceptions to the above guidelines for example: -

- Certain 2 bedroom properties designated for older people may be allocated to a couple or single older person if there is not demand from a household entitled to a two bedroom property
- Under local lettings plans

Note: bedroom criteria are subject to change in the future if following the introduction of the Welfare Reform Act households who claim benefits would not qualify for consideration due to the age and sex of their children.