



REPORT OF HOUSING NEEDS SURVEY

NORMANDY PARISH

OCTOBER 2010

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Report Background

Introduction - The Rural Housing Enabler Project

The Rural Housing Enabler for Surrey came into post at Surrey Community Action in June 2006. The purpose of the Rural Housing Enabler project is to work with rural parishes to help them to identify local housing need, and where a need exists, to liaise between the community, the local authority and other appropriate experts (such as Housing Associations) and landowners to facilitate the development of affordable housing to meet the needs of rural communities.

Housing need in this context is defined as follows:

- 'Housing need' can be defined as the need for an individual or household to obtain housing which is suitable to their circumstances;
- It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector;
- Such problems may be concerned with housing costs, size, location, layout, state of repair or security of tenure;
- This need may be immediate or anticipated in the near future.

Sources of land for affordable housing

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

- Public Authority land (often land that belongs to the Local Authority)
- Private Estate land (land gifted or disposed of at low cost by charitable landowners)
- As a planning condition attached to open market housing development: 30% affordable housing will be sought by Guildford Borough Council in any open market housing development that exceeds 15 dwellings or 0.5ha in Send, and 10 units or 0.4ha in Send Marsh/Burnt Common.¹ (Please note, however, that the local connection criteria that are required for Rural Exception Sites, listed below, are not required for homes of this kind)
- Rural Exception Sites: sites that would not normally qualify for planning permission may be given exceptional planning permission provided the development does not exceed 0.4 ha and meets a proven local demand. Only households with an agreed local connection defined by a Section 106 Agreement would be eligible for affordable housing on a Rural Exception Site. Local need is proven by means of a current Housing Need

¹ Guildford Borough Council Local Plan Policy H11. Please note, however, that a lowering of the affordable housing threshold and an increase of the proportion of affordable housing is being sought through the Guildford Development Framework.

Survey which can be undertaken by the Rural Housing Enabler in partnership with the Parish Council.

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

Housing Need in Normandy

A Housing Need Survey of Normandy took place during June 2010. A brief summary of the findings follows.

There was a 28% return of the survey forms, which were distributed to all households in the Parish of Normandy. Across the country, a 10-35% response rate is generally recorded.

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

From the responses the following can be determined:

- There is a need for affordable housing in Normandy. The need is a mixture of 1 and 2 bedroom units and a smaller number of 3 and 4-bedroom units. In total, 36 households are in need. Out of these, combining the open market property prices with the respondents' income and likely mortgage, it appears that eight would be suited for shared ownership with the rest more likely to be more suited for social / intermediate rent.
- Attitudes towards development of affordable housing are supportive, with 76% in support of a local needs scheme and 22% against (2% did not respond).
- The general comments are concerned with the need for protecting the greenbelt and the need to keep Normandy rural, as well as a need to provide affordable housing for local people and the need for a local shop.

Full details of the research follow.

Normandy Background



Situated in the west of Surrey, within a short distance of the Hampshire border, the parish of Normandy includes Normandy, Wyke, Christmaspie, Willey Green, Pinewood and Flexford. Agriculture and its associated undertakings are the principal local industry, with a large number of residents finding their employment in Aldershot, Guildford and London.

There are regular train services from Wanborough station which connect the village to Ash and Guildford. Bus service 20, 520, 547 and 548 connect the village to Aldershot and Guildford.

The parish offers a number of local activities and facilities, including: the Normandy Community Mini Bus, a Tennis Club, a Cricket Club, a Football club, Scouts, the Community Therapy Gardens and a youth club, as well as a primary school, Village Hall and a pub. There is also a music and lightning shop and a car dealer. Manor Fruit Farm (MFF) is a site of some 19 hectares which provides the main leisure facilities within the Village.

Household Characteristics of Normandy²

Data from Census 2001 provides the latest update on the existing housing stock in the parish. In line with most rural areas, semi-detached and detached dwellings dominate, representing 28% and 49% respectively of the total housing stock. Just over 4% of the housing stock consists of terraced houses and 4% are flats. 13% of households appear to live in non-permanent accommodation (such as caravans). Just over 2% of dwellings are vacant.³

In terms of tenure, the majority of residents are owner occupiers at 85% and 8% live in social housing. 7% households live in tied accommodation or rent privately.

Housing characteristics of Normandy

Land Registry figures for Guildford Borough for January-March 2010⁴ provide an overview of prices for different property prices across the Borough. Rural areas such as Normandy tend to be more expensive than the average price across the Borough.

² This and all other statistical information (unless otherwise stated) obtained from 2001 Census Data – available on: www.molevalley.gov.uk

³ Census 2001

⁴ Land Registry Residential Property price Report, Quarter 4 2009

Property	Price (£)
Flat	201,585
Terraced	294,864
Semi-detached	278,503
Detached	573,006
Average Cost	357,779

Open market housing for sale in Normandy is characterised by semi-detached and detached properties. A search for properties for sale was undertaken on 31 August 2010 on www.findaproperty.com with 18 homes available for sale.⁵ These ranged from:

2-bedroom retirement park home: £139,950

2-bedroom park homes: £189,950

3-bedroom bungalow: £274,950

3-bedroom chalet/bungalow: £289,950

3-bedroom semi-detached house: £349,950

4-bedroom terraced house: £370,000

For a single person to access a 2-bedroom park home, a gross annual income of £54,271 would be needed. For a couple, the same property would require a joint gross annual income of £63,316⁶. Minimum savings of 10% (£18,900) would also be required by mortgage lenders (for first time buyers this figure typically rises to 25%, or £47,487, for the £189,950 2-bedroom park home)

Between September 2009 and July 2010, 23 properties were sold in the parish, the cheapest being a semi-detached home for £277,000 and the most expensive a detached home for £650,000. The average sale price was £396,870.

There were 5 properties available for private rent on 31 August 2010, starting at £1,050 for a 2-bedroom bungalow, £1,250 for a 3-bedroom semi-detached home and rising to £3,500 for a 5-bedroom detached house⁷. Private rentals, therefore, are highly priced and do not present an affordable option for households on an average or low income. The cost of rent also negates any opportunity to save for any future deposit for a home purchase.

There are 114 affordable units in total in the parish. Out of these, only six vacancies arose over the course of 2009. This means that access to the existing affordable housing stock in Normandy is very hard for local households in housing need.

The West Surrey Strategic Housing Market Assessment (2009), assessing the existing and future needs for affordable housing in the borough, shows that affordability remains a key issue:

“The data shows that to meet all needs an estimated 1,194 additional units of affordable housing would need to be provided per annum over the five years from 2008 to 2013.”⁸

⁵ www.rightmove.com search undertaken on 31 August 2010

⁶ This is based on a mortgage x3.5 for a single income and x3 for a joint income

⁷ See 5.

⁸ West Surrey Strategic Housing Market Assessment- Housing Needs and Market Assessment Survey for Guildford Borough Council, February 2009, p. 8

At the time of writing, the stock of affordable housing across the Borough was 7,500 units.

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

Housing Needs Survey – Background and Method

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

In the experience of the Rural Housing Enabler, the majority of responses in any survey of this kind come from:

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

Normandy Parish Council asked the Surrey Rural Housing Enabler to attend a meeting on 27 January 2010 to explain the parish housing needs survey in more detail, and the decision was taken to proceed with a full housing needs survey for the parish.

Part 1 of the questionnaire was designed to survey all residents about their views towards a possible development for local people.

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 Normandy.

Whilst the questionnaires were sent to all households in Normandy, the survey results do not purport to be representative of all residents; no information is available on non-respondents and it is not possible to gross up results to the entire population. Nor does the survey purport to assess the entirety of housing need in the area. Further information on general housing needs is also available through from Guilford Borough Council's Housing Advice Service.

The forms were sent via second-class post to all households in the parish in June / July 2010. In total 345 forms were returned.

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

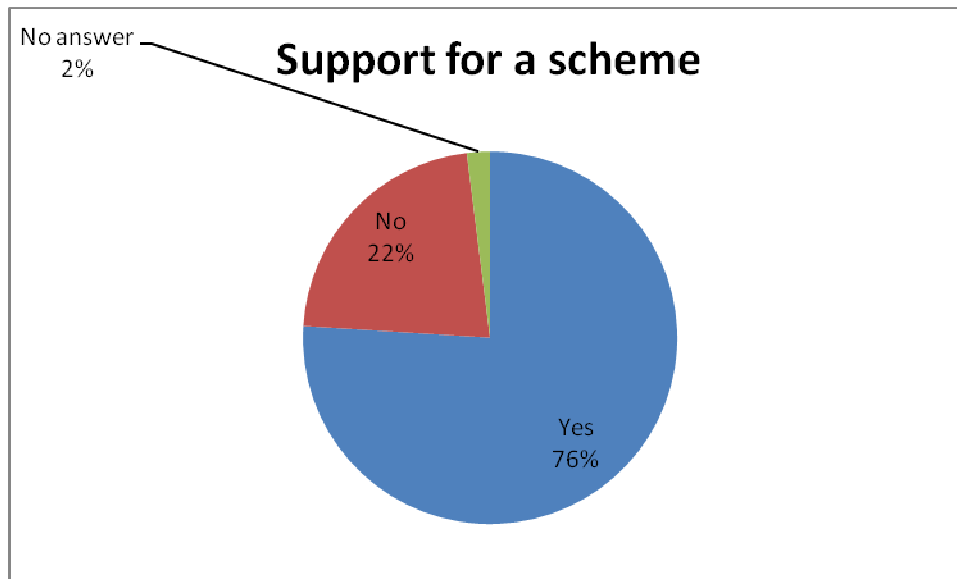
Survey Findings

Total Forms Distributed	1234
Total Returns	345
% Returns	28%

PART 1 – ATTITUDES TOWARDS HOUSING

Q1 Would you be in favour of an affordable housing project to meet, in perpetuity, the needs of Normandy residents or those with strong connections to the village such as close family, several years' past residency or employment?

The majority of respondents were in support of a development for local people, with 262 households, or 76%, answering yes, and 75 households, or 22%, being opposed. 8 respondents (2%) did not respond.



Q2 Has anyone from your family moved away from Normandy in the last 5 years because they were unable to buy or rent property in the village?

14 respondents indicated that this was the case.

Additional Comments:

A number of comments were made, these are listed in the appendix.

PART 2 – HOUSING NEED

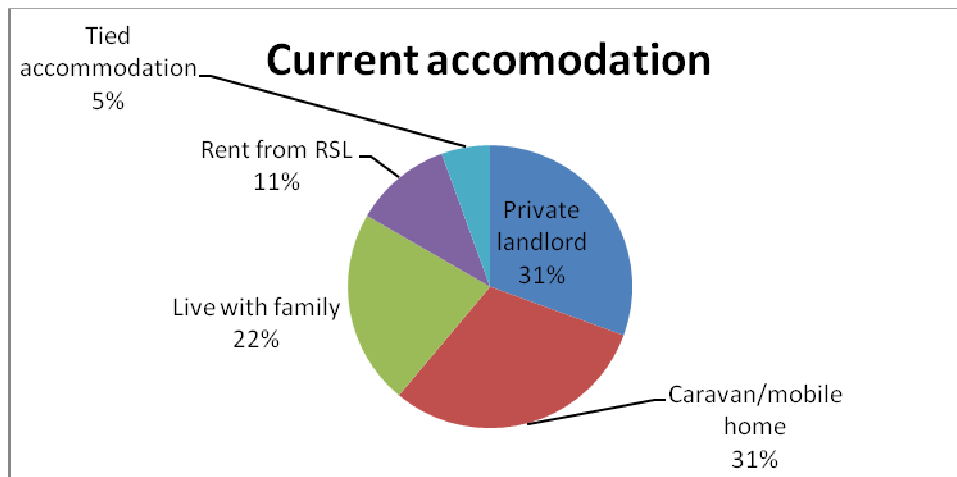
Current accommodation

50 households filled out section 2. 14 could not be included as being in housing need, for the following reasons:

- Seven households are owner occupiers (the majority of whom are also retired) wishing to downsize (many of whom are having trouble with stairs or the upkeep of the garden, and so ideally looking for bungalows or ground floor flats). As they have access to equity these cannot be classified as in need of affordable housing.
- One household is a social tenant wishing to move into a house – however, as this is a single person household living in a one-bedroom flat, it would appear that their current living arrangements are suitable for their needs.
- Six households did not complete the form with sufficient details for an assessment to be made possible.

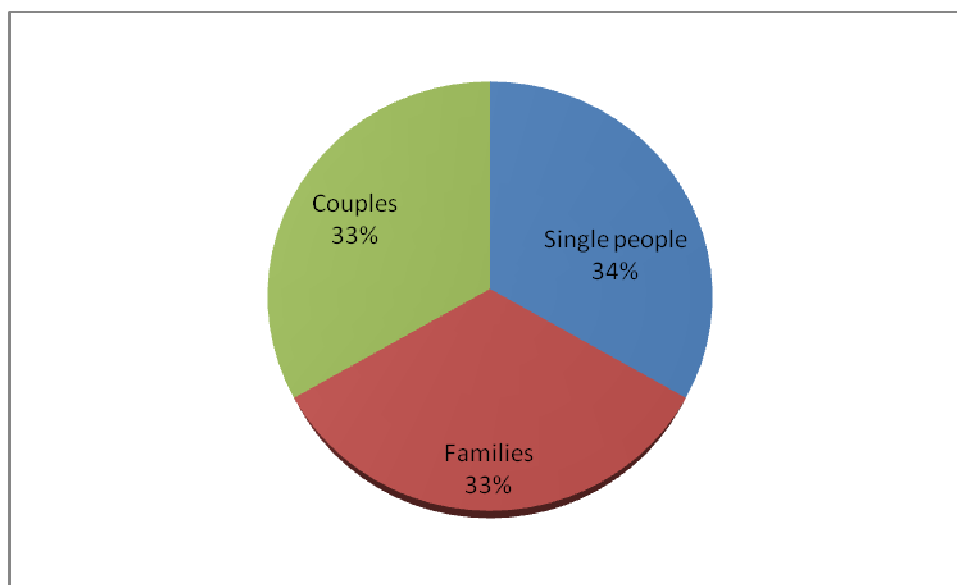
The details of the above households has been recorded so as to ensure that they can be contacted at a later date should a scheme be built, and their circumstances may have changed.

36 households have been identified as being in housing need. The households in need are a mixture of people living with family (8), renting from private landlords (11) social landlords (4) and living in caravans (11) with a smaller number living in tied accommodation (2).

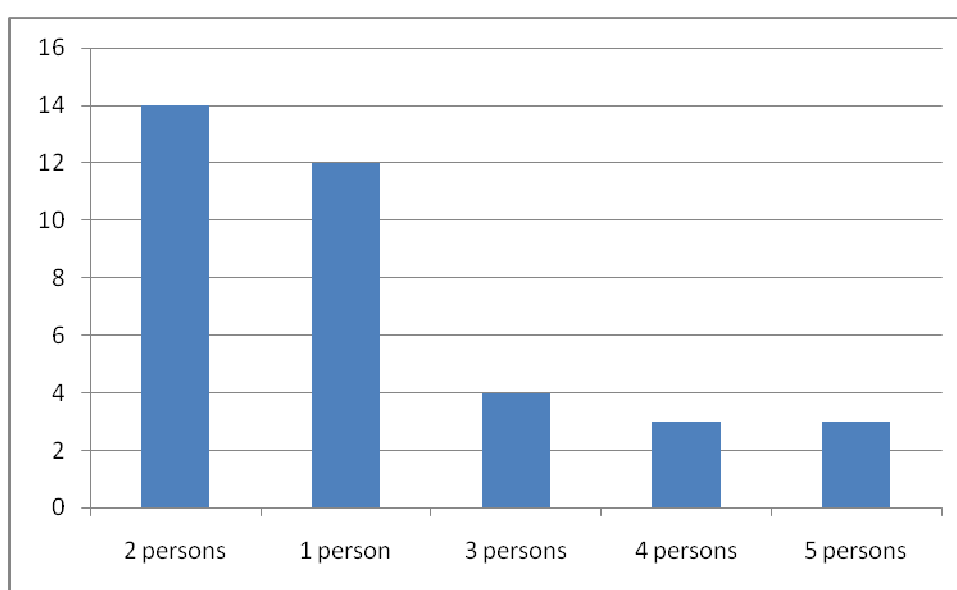


Who is in housing need?

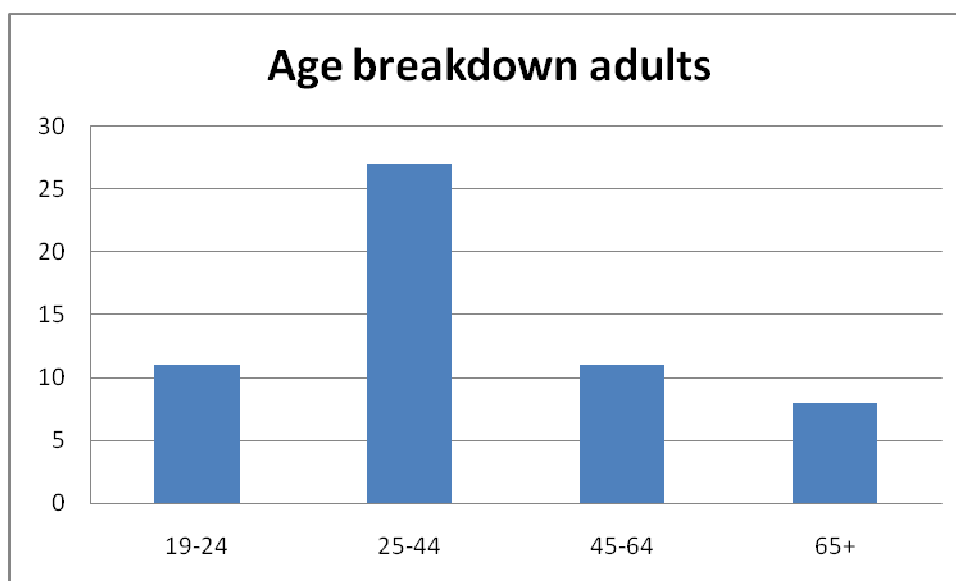
There is an even mix of the households in need. In total, there are 12 single people households, 12 families and 12 couples.



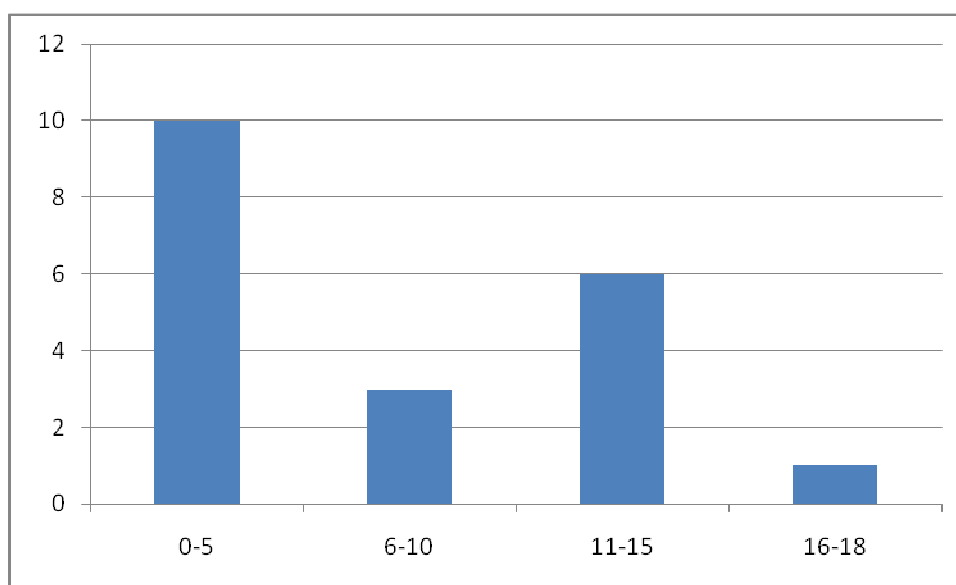
The graph below shows the number of people in each household.



A total of 77 people form part of the households in need. 57 are adults, and 20 are children aged under 18 years old.



The majority of the children (10) are under 5 years of age.

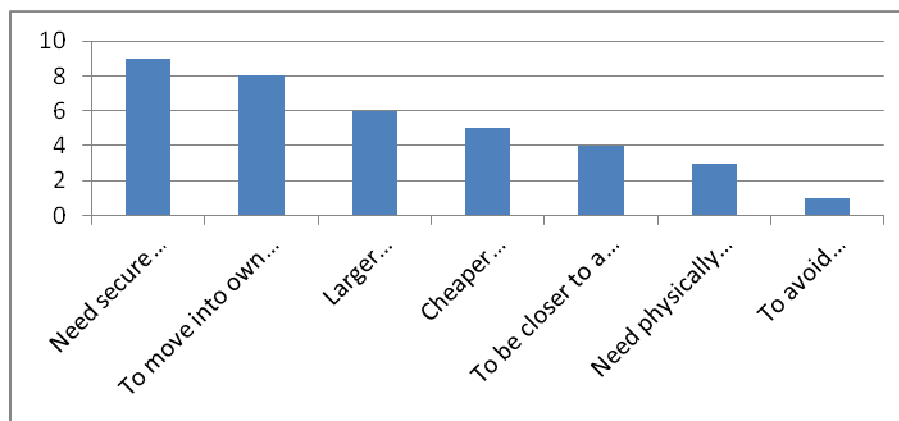


Reasons for housing need

The survey form asks for details of why respondents consider themselves to be in housing need, but these statements are self assessed and have not been verified in any other research. However, in the experience of the Rural Housing Enabler, these surveys are relatively accurate, as people do not bother to reply if they feel they could satisfy their housing requirements in any other way.

The principal reason for the need recorded is a demand for a secure tenancy (9 households). 8 households want to move into their own accommodation, two would like smaller homes and six would like larger homes (these households are all families living in over-crowded accommodation). 5 want cheaper accommodation, 4 wish to move due to caring responsibilities (either to give or to receive), 3 need physically adopted accommodation and 1 wishes to avoid harassment.

The graph below illustrates the reasons given by the respondents:



Registration on Borough Council Housing Needs Register

Out of the 36 households in need, 14 indicated that they were on the waiting list. It is essential that all households are registered with Guildford Council, so as to ensure eligibility for any future scheme. As of October 2010, Guildford Borough Council had 43 households living in Normandy registered on the waiting list.

Type of Accommodation Needed

The majority (12) of households do not specify which type of accommodation they would prefer. (9) prefer a bungalow, often because of mobility problems. 6 prefer a house and 6 prefer a house or bungalow, mainly because of young children or pets, and 3 prefer a maisonette or apartment. Three households indicated that they had special needs.

When being allocated affordable rented accommodation there are rules that are applied with regards to the size of property allocated. The size of any allocated property will be determined by Council's published allocation policies. The allocations criteria are based on a combination of factors including the age and sex of children in a household, and are subject to availability.

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

Household type	Property Size and Type
Single person	Bedsit or 1 bedroom
Couple without children	1 bedroom
Pregnant woman 30 weeks or more pregnant (with or without partner) with no other children	2 bedrooms
Parent(s) with 1 child	2 bedrooms
Parent (s) with 1 girl and 1 boy both under 5 years	2 bedrooms
Parent (s) with two same sex children	2 bedrooms

under 10 unless age gap is greater than 10 years	
Single person or couple with one girl and one boy where the oldest child is over 5 years	3 bedrooms
Single person or couple with two same sex children where the oldest child is over 10 years or the age difference is 5 years or more	3 bedrooms
Single person or couple with 3 or 4 children	3 or 4 bedrooms
Single person or couple with five or more children	4 or 5 bedrooms

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

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

Local Connection

Local connection is defined by the Guildford Borough Council Infrastructure SPD (adopted September 2006) paragraph 1.54. Applicants having a local need would normally fall into one of the following categories:

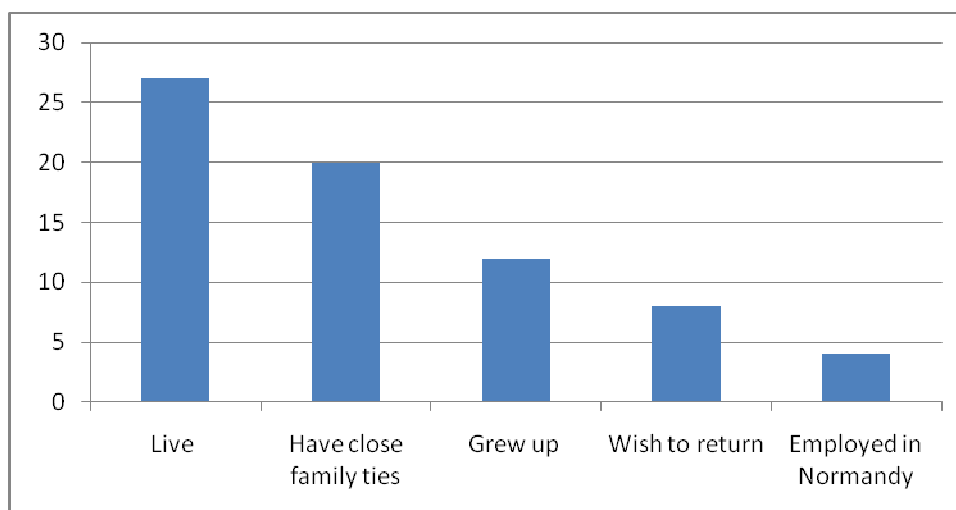
- Resident in the Parish
- Employment within the Parish
- Previously resident but unable to return because of a lack of affordable housing
- Having a close family association e.g. Mother/Father/Brother/Sister

However local connection is normally defined within any Condition on Planning Consent or a Section 106 Agreement agreed between Guildford Borough Council and the developer of any new housing site.

Local Connection generally refers to those currently living in a village, working in a village or with family living in a village. Priority is given to those with a longer connection.

Should a tenant or part-owner move on then subsequent tenants are expected to meet the same criteria. If there is no one from the local community that meets the criteria, eligibility cascades out to the neighbouring communities. Local Connection takes precedence over priority need on a rural exception site.

Of the 36 respondents in housing need, 28 are currently living in Normandy. 8 wish to return to Normandy and all have family connections in the parish.



The table below shows the length of stay in the parish for all households. As can be seen, 10 households have lived in the parish less than 5 years, but a larger number (26) have a long local connection of 6 years or more.

0-5 years	10
6-15 years	12
16-20 years	6
21-40 years	3
No answer	5

Professions and work locations

Some of the professions listed were: postman, director, teaching, sales and mechanics. 5 households are retired.

Some of the work locations were: Normandy (3 households), Guildford, London, Milford, and Aldershot.

Tenure

55% (or 20) of the households interested in Shared Ownership, with 33% (or 12) not interested in this tenure option. 4 gave no answer.

- Social rent – affordable rents provided by either a Council or a housing association that is provided with a subsidy in order to keep the rents substantially lower than prevailing local market prices
- Intermediate rent – typically 80% of open market rent figures
- Shared ownership allows resident(s) to purchase a share of their home, usually from a housing association, and pay rent on the remaining share. (There are variations on this model that differ between housing associations and not all housing associations charge rent on top).

Affordability Calculations

Shared Ownership provides opportunities for people who cannot afford open market housing to access the housing ladder and build a share in the equity on the property. This option however can still be unaffordable and even a 40% share can be too expensive for people on below average incomes.

To determine whether households could afford to buy a house on the open market in the survey area, the information on house prices in the borough as a whole January-March 2010⁹ was used along with information on household income.

House prices in Guildford Borough January-March 2010

Property	Price (£)
Flat	201,585
Terraced	294,864
Semi-detached	278,503
Detached	573,006
Average Cost	357,779

40% of £201,585 (flats) = £80,632

Mortgage of £80,632 x 1 income = £23,037 / annum gross income

Mortgage of £80,632 x 2 incomes = £26,877 / annum gross income

(minimum deposit 10% = £8,063)

40% of £294,864 (Terraced house) = £117,945

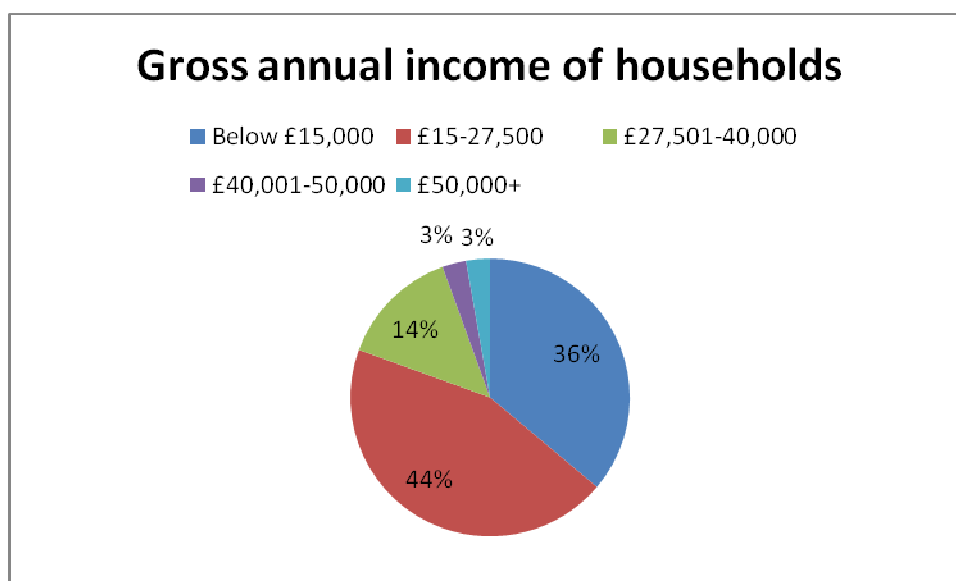
Mortgage of £117,945 x 1 income = £33,698 / annum gross income

Mortgage of £117,945 x 2 incomes = £39,315 / annum gross income

(minimum deposit 10% = £11,794)

The graph below shows a breakdown of the gross annual income of the households in need.

⁹ To reflect different size units required in the parish, for the purposes of calculating the affordability of shared ownership properties for different size households, this method was used as opposed to analysing sold prices in the parish which would skew the results towards larger detached properties and so make the calculations unaffordable to most households.



In terms of the household's capacity to take on a shared ownership mortgage, 8 would be able to afford to do so, and 28 would be more suited for social / intermediate rent.¹⁰

20 households indicated that they would be interested in shared ownership, with 15 stating that were not interested in this tenure option.

An assessment of the information provides on incomes combined with prevailing prices on the open market suggests that most of the respondents, regardless of their tenure preference, would not be able to afford the standard share (40%) required for a shared ownership property as well as having sufficient savings (minimum 10%) for a deposit. From the information provided, it appears that 6 households may be able to afford shared ownership, whereas the remaining would probably be more suited for social or intermediate rented accommodation. Broken down by percentage this represents 22% for shared ownership and 78% for rent.

The preference for shared ownership could be explained by the national preference for owner occupation overall, which the high take-up of Right to Buy so effectively illustrates.

Anyone in housing need must register with the Guildford Borough Council's Housing Needs Register who can confirm eligibility criteria. Contact 01483 444 244 for more information.

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

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

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

Rented accommodation: 28 units

18 x 1 bedrooms
4 x 2 bedrooms
2 x 3 bedrooms
4 x 4 bedrooms

Shared Ownership: 8 units

6 x 1 bedroom
2 x 2 bedrooms

Recommendations

This survey has shown that there is a substantial level of need for affordable housing in Normandy (36 households) and that there is a good level of support from the community to justify a local needs scheme.

The need would be accommodated by a mixture of one and two-bedroom units and a smaller number of three and four bedroom units. The responses indicate that 78% of units should consist of social or intermediate rented accommodation and 22% of shared ownership accommodation. This tenure breakdown is indicative of trends nationally, where most areas display a similar trend with shared ownership in high demand. However, due to the current high property prices on the open market, and high deposits required, the majority of households in need are often unable to afford either of these options and as such would be more suited for rented accommodation.

While the survey indicates that there is a level of housing need equating to 36 units it must be taken into consideration that at such a time as units become available many of those with a registered need may have had their needs met elsewhere. In addition, it is possible that some of those registered will not actually qualify for housing and do not represent a genuine need.

The total number of homes to be built should be a reflection of the need identified in this survey report, the current 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 therefore requires liaison between the Parish Council, the Borough Council, and wider community in Normandy itself.

Suggested Actions

Normandy Parish Council

- Adopt report and make available to the community.
- Inform community that households in need can register at any point with the Rural Housing Enabler.
- Remind community that it is essential to become registered on the Borough Council housing needs register to be eligible for any form of affordable housing offer.

- Begin to identify potential exception sites and initiate dialogue with landowners and planners to assess viability i.e. willingness to sell / planning policy context.

RHE

- Make report available to respondents in need.
- Make report available to Parish Council and Borough Council
- Assist the Parish Council with site investigations.
- All site submissions need to be passed in map form to the RHE for discussion with the Planners.

For queries please contact:

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APPENDIX ONE

ADDITIONAL COMMENTS:

Please note: all comments listed below are those made by households responding to the survey. No attempt has been made by Surrey Community Action to censor or amend these comments, unless they identify a particular person or persons, or are of a very offensive or abusive nature. Surrey Community Action and Normandy Parish Council cannot be held accountable for any of the views expressed.

- Whilst we have not yet had a family member move away from Normandy due to affordability reasons, I can foresee the situation occurring over the next 5-10 years. We have teenage children who we would like to see settle in the village (following HE etc) However given the current house prices in the village this will not be possible as all properties will be beyond their means. We are therefore wholly in favour of this scheme and would support the construction of local needs housing for Normandy residents.
- No to Q2 but my daughter and her family currently live in a 2 bed house in x and now have 3 children so will probably be forced to move away in the near future.
- Affordable housing could help develop the community, more people and therefore shops etc. It would also defray the excess planning application (illegal and legal) for caravan site.
- Besides affordable housing for young people and families, there is a great need for elderly residents who would like to sell their homes and go into sheltered accommodation, so that they remain within the community that they have lived for a considerable time instead so having to move elsewhere away from all that is familiar to them. I believe this ought to be part of the remit as well "downsizing" is not always possible.
- We have lived in Normandy for almost 3 years and our children were already in their 30's when we moved here, however they have experienced the difficulties of getting onto the housing ladder in the area in which they live. We are very much in favour of local affordable housing to enable people to stay in the community in which they brought up in.
- We have recently moved to the village. One of the attractions is a community. This obviously needs a mix of residents. If this requires some infilling on brown site developments we would support this.
- An urgent need for the elderly
- As well as affordable housing it would be good if there were some sheltered bungalows for those wishing to downsize but able to pay the market rate. It is a source of aggravation that the few in the paddocks are for Wanborough residents (owing I believe to the land being given by Lord Taylor of Wanborough) and the same facility for Normandy residents would be a great thing.

- We were fortunate some years ago to acquire one of the low cost housing association bungalows in the paddocks of x for my x which enabled my wife to continue to care for her even when her health deteriorated and at same time keep her independence. We as a family very much appreciate this type of housing in keeping families together.
- Normandy is a village which has a mainly settled population but in years past and now young people find it difficult to secure accommodation. Our society needs young people to be able to take their share of the labour after older members of the family otherwise we have too many isolated elderly reliant on social services. The demographic in Normandy needs to be balanced.
- No intensive building should be allowed in Normandy - It would change the character of an area that still has many footpaths and byways. Some development on small plots for local people would be acceptable
- We have no qualm about this, I think it is a good idea at the moment we are ok as we are. Many thanks
- This is a welcome attempt to determine the housing need within the community. Housing costs within the village are far too high for young people to enter the market.
- Our daughter has a home on the Manor Farm Close development. So we think it is a brilliant idea.
- Normandy has changed a lot during the past 34 years that I have lived here. Housing for single young people is desperately needed. I believe that this section of the community has not been considered at all.
- I am in favour of such a housing project in principle but we must respect the greenbelt. If such a project were suggested for greenbelt land or in such a way as make traffic problems worse on the A323 (like the project mooted for Ash, in which the new road would branch out of the roundabout at the Dover Arms where traffic backs into Normandy, when trains go through the level crossing) I would oppose it.
- Yes, a good idea so long as these houses do not go to the growing population of gypsies that are springing up all over the village. If the gypsies are allowed to continue to buy plots of land and put their caravans, horses and dogs on the land current/past Normandy villagers will not want to live here.
- Basically in favour of affordable housing but not in the style of the existing site at Manor Farm. These buildings are very reminiscent of houses built on "council estates" in the 50's. They look cheap and certainly have the quick fix appearance, not fitting in with the village, albeit of eclectic mix of designs.
- Affordable housing is a great idea, particularly for teachers, nurses, police etc at the start of their careers when they are relatively poorly paid. I would only be in favour of affordable housing if it is not on green belt land.

- Essential that shops and postal facilities are addressed simultaneously which have disappeared from the village.
- I am in favour of an affordable housing scheme project as long as it does not affect greatly on the whole village i.e. the overbuilding of houses
- Many elderly in the village want to downsize but no appropriate housing for them - some have had to move out of the village, especially if they need any care/support. Would be great if they could stay in the village.
- Provided off street parking be included in development.
- We would be in favour provided it was absolutely guaranteed that the properties are allocated to Normandy residents as these closely associated with the village and with village connections.
- We have concerns regarding Gypsy and Traveller sites within the village. They are not local people. They move onto greenfield areas without planning. We need more affordable housing for local residents.
- Gypsies are very good at finding cheap plots of land in this area. I would suggest when these gypsies are removed from Normandy a closer look should be taken of these tucked away sites. Lenient planning concessions should not be given to those that live outside Normandy's boundaries. One law for the gypsies and another one for honest taxpayers. Take care for now...
- Although we are in favour of affordable homes being built in Normandy, this does not mean we are in favour of back garden development. There are a few grey area sites which could be developed along the lines of the Manor Farm development.
- Whilst I have ticked being in favour of affordable housing for past and present residents of Normandy I do feel that there must be some very positive way of excluding the travellers from this category. Those that feel that they have rights after buying a field, depositing a caravan on it, automatically getting their children into local schools and registering with local doctors and associated services, and then breaking all the planning laws, which for some reason the powers that be are unable to stop and thereby become residents.
- This is a sound idea but if it comes about we also need a Post office and a village shop.
- Dependant on numbers considered. Normandy would require additional resources in terms of a local shop and improved transport facilities.
- My wife and I believe that affordable homes would be an advantage in the general area to retain those with close links to Normandy. It has to be understood that in the immediate precincts of Normandy and in particular Flexford where there is a danger of over-development at this time, the following must be considered: No major intrusion in Green Belt or Surrey Hills at the expense of existing residents. No garden grabbing. Adequate sewage and surface water drainage must be provided taking in that the

current poor arrangements are noted by Surrey and Borough Councils. Transport and shopping facilities in the area leave much to be desired as far as the elderly are concerned. Areas must not become urbanised to destroy rural nature.

- Good idea why shouldn't local people be able to stay if they can, but the position of these properties needs to be carefully considered too many of late are being i.e. ones and twos shoe horned in ridiculous positions.
- My mother is 70 years old and I would like her to move to Normandy to be close to us. Affordable housing would make this an option for her.
- Shelter home required for Normandy residents only. This would free up larger homes for families to come to the village. A review of the green belt boundary is required if needs for further housing. Empty houses also infill plots between houses would allow families to join village. Put a full stop to travellers from entering the village. A small housing estate like the paddocks on the north side of railway station would encourage people to use the public transport i.e. trains.
- We would be against any large developments in Normandy. We feel however that local people have the right to live in the village they were born and brought up in.
- Shelter home required for Normandy residents only. This would free up larger homes for families to come to the village. A review of the green belt boundary is required if needs for further housing. Empty houses also infill plots between houses would allow
- This proposal is admirable as long as it is fully controlled by a housing association. Also the village to remain a meaningful community needs a post office general store; sustainability is a joke within the planning procedure. Shackleford has achieved where the population must be considerably less than Normandy. I would see this requirement as a priority ahead of further housing.
- The village could do with a sheltered housing project for elderly villagers who do not wish to leave when reaching a certain age. Or small terraced bungalows close to doctors and main bus routes so that their houses can be released for younger families to move into the village.
- Development should be in keeping and environmentally energy efficient. There is a need for shopping, pub, recreational infrastructure in the village. None exists today.
- There are no local shops (only accessible by car). Hardly a bus service available from our "village centre"! There is no post office. Bus fares/train fares are extremely expensive. Local schools are oversubscribed. Increased traffic. Having to leave 1 1/2 hours earlier to get to work from 5 years ago. With food shortages becoming an issue during the next 10 years and probably marking the end of cheaper foods, land around Normandy should be available for food production/farming/allotments! Takes 2 weeks to see a doctor if you need one. Localised flooding. Water shortages during drought periods. Let's face it, this whole area Ash/Normandy/Guildford/Woking is becoming over populated. This whole area can hardly cope with the demands already on it.

- We cannot support building this development as however noble the initial concept may be inevitably the properties are never finally used for their original purpose. Excuses are made once the 'locals' fail to be identified and then 'others' with spurious links are housed, finally sold off or let to migrants or socially misplaced or undesirable elements.
- The main road through Normandy is already busy enough and too dangerous to walk with young children. Also the local schools are already oversubscribed, where would you expect more families to seek education. We need safer roads, paths and facilities for existing residents not add to the congestion.
- Where is Normandy centre? It's not as if we have shops close by for the elderly. If you built more affordable housing would this then lead to the building of more and more houses in general? Could this lead to a back door approach from developers and allow our green belt to be swallowed up by other unscrupulous people who feel it is their right to build wherever they wish - our gypsy community has many family ties here!
- There is an obvious need for affordable housing in the parish as evidenced by the numbers of residential caravan sites however I could not support a scheme with the restrictions you suggest.
- 10 years ago my family moved to Normandy from a private estate in Knaphill. We moved to get away from the affordable housing that was built as part of the estate. We were there for one year but endured noise, abuse (because we were home owners) loud music and gangs of youths in our garden on a regular basis. Therefore I am against the proposed scheme.
- Yet another example of council and general tax payers' money being wasted! (FREEPOST!!!) Who is paying for this and those employed to do it? I suspect this will be conveniently BINNED! Keep the raffle ticket (another example of waste!)
- I work hard to be able to afford to live in the area so I resent any easy meal tickets into this area - as it isn't fair on those who have done it on their own merits.
- Sadly I do not believe that affordable housing into Normandy is to be encouraged. It will only act to bring less savoury people/families to the area which is currently quite affluent. I believe enough is done on new housing developments where a percentage is kept for affordable housing as to not be a requirement for this! It is my opinion that if you cannot afford to live in a chosen area you change area to a place that you can afford.
- How can we be sure they are for local people and not just people on the Surrey list? Most of the other houses built for such a need have been filled in by non-local people.
- Whilst I believe in being fair to all I feel that this is small community has already had its share of development. Since moving here 13 years ago there have been no less than 4 that I know of developments 5 if you include the village hall where existing buildings have been removed and a development put in its place. One of these was a major affordable housing project. In the pipeline is also a major plan for the development of Ash. So development wise we have had too many already.

- There are no shops in Normandy. Travel by bus or train for those on low incomes is expensive.
- I understand the new government is going to abolish this build in the back garden idea "good" I am not a NIMBY but consideration has to be taken regarding the countryside. On the TV a builder said "we are building the slums of tomorrow" I know that would not happen here, just a thought.
- Not in favour of any further development in Normandy. Not of any kind for any reason. Not in favour of dedicated housing projects either. People need to learn to work hard and better themselves to achieve their goal in life, not expect special favours or arrangements. I had to do it that way and so should everyone else.
- I object strongly to any more housing in Normandy. The existing services are stretched to the limit and the lack of any shops in the village is a big drawback. Further where would you build them? Has the green belt got to suffer even more!!
- It is sufficient to say that travellers are moving into Normandy in their numbers and are adding to the population so therefore we do not need any additional housing as well.
- There is insufficient mains drainage for the village and particularly Glaziers Lane which floods regularly. Unless a new development secures the mains pipes being replaced as part of its 106 building conditions we are NOT in favour of more housing local or privately built.
- There is already affordable housing in Normandy and I see no need for further provision.
- Hope that this survey will not end up like the South East Plan on the bonfire with a total waste of time and money.
- Normandy already offers accommodation to travellers in various camps set up in and around the village. We do not wish to see more affordable or temporary communities established in the village.
- Affordable housing needs to be more selective as to whom it benefits. Care should be taken to ensure it does not lead to an area becoming less desirable. May be as more relaxed planning approach for redevelopment of Brownfield sites for starter homes is better to attract new younger families into the area.
- Unfortunately very often such properties are not looked after, become tatty and unsightly outside and consequently bring the tone and appearance of the whole area down considerably.
- I see this as just another excuse to build houses in Normandy. There are plenty of affordable housing areas in the vicinity of Normandy areas of Aldershot, Farnborough etc.

- The village is without a shop, pub or any facility to make the village function as required. Also on drainage/sewerage is faulty and would not be appropriate for the village to expand.
- There has been enough development in our village over the past years, there are houses being built indiscriminately wherever there is available land. We have lived previously next to an affordable housing estate and had constant problems with the large number of the residents with vandalism etc. I would strongly oppose plans for additional housing.
- I have lived in Normandy for 69 years and my wife for 70 years. I have seen the one nearly perfect village spoilt by poorly planned building allowed without maintaining the ideal village format. Nearly all the required facilities have gone 3 garages with petrol, 4 grocers' shops, 1 butcher, 1 baker, 2 post offices and a 2nd hand shop. All closed.
- There is a doctors surgery but mainly if you have booked but if you are sick you have to go to Fairlands. THIS VILLAGE CANNOT COPE WITH ANY MORE HOUSING. NORMANDY NOW HAS NO FACILITIES. NO SHOPS, NO PETROL, POOR TRANSPORT. VERY POOR ROADS POOR DOCTOR COVERAGE. NO SUITABLE BUILDING LAND. PLEASE LEAVE NORMANDY ALONE WITH NO MORE DEVELOPMENT. YOU WILL GET ANY TOM, DICK AND HARRY SAYING THEY WISH TO RETURN TO NORMANDY IF THEY HAVE NOTHING TO DO WITH NORMANDY.
- Not more trailer parks
- There is already too much crime and flytipping and scrap car dealing in the area. Once this is resolved I would be more in favour of such a project. This is a green belt area and I wouldn't want more houses built here. Local services are already stretched.
- The village is far too small to build low cost homes and apartments. There are already far too many mobile homes sites in this area.
- No more public spending on this please.
- This small rural community is blighted by a lack of village store and post office and ineffectual council planning officers that allow a few individuals to exploit the law and ride roughshod over the views and lives of the majority the decent taxpaying residents of Normandy.
- I am extremely disappointed to see that the Parish Housing needs Survey is again considering affordable housing. There is a real need for small dwellings possibly with a warden and having very small gardens available for the local elderly people. There are many in Normandy who own their own homes but become unable to cope with their large garden. Their only option is to move away from the village leaving friends and family behind at the very time of life that they become increasingly needed.

- While I agree in principle to the development where is the village centre certainly not in this area, no shops, no frequent busses expensive trains to Guildford or Aldershot. Get more amenities in this area we were better served 30 years ago.
- You say in perpetuity but it doesn't always work, people get to like their house don't want to move, build a piece so it's no longer affordable. To a first timer even if it comes on the Market. This seems to happen quite a lot!!!!
- The answer to Q1 does not apply to sites for "travellers"?
- Where would such a development be built? Our son and daughter had to move away from the village 20+ years ago because of prices. Siting would have to be considered sensitively.
- If this scheme is approved where would they be built?
- How do you define local, Q1 is a loaded question.
- As a point of interest where do you call the village centre?
- Where do you propose these dwellings? Will the design be an improvement on the current dwellings on Manor Fruit Farm? Is there any land left that the travellers haven't managed to acquire lawfully or unlawfully??
- Shops
- What land would be used for such housing? And where in Normandy would it be found? What is decided to be the village centre? We don't have a centre in the absence of a shop or post office.
- It is a shame that Normandy has lost its post office/shop - it can survive (e.g. Wood Street PO) this should be considered if you want Normandy to be a proper village. It is curious that a survey discussing future housing needs is ignoring the future needs of students!
- On redundant garage site
- I moved into the area in Aug 09 and hope to be able to stay (Mortgage and bill payments depending) even when I leave the x in 2 yrs time.
- Already affordable houses built Manor Fruit Farm, Glaziers Lane
- This isn't a survey, it's an application form! What a waste of resources sending and processing it.
- Basically older residents need homes with smaller gardens as whatever house they live in and own the garden is the reason most people move as they can't cope. Secondly a shop is needed, last winter the milkman couldn't get from Guildford depot to Normandy; a shop would have been handy!

- A village shop is needed when I came to Normandy in 1951 there were 7 shops in the village and three inns. What have we now?
- I grew up in Normandy as did my Dad and Grandparents. I moved away as I was unable to afford to live there. I was lucky enough to be able to move back there with my partner. It would have been beneficial for other Normandy residents to be able to afford to stay in the village if they wish.
- We really need a shop. Thankfully dairy crest still deliver. We had two post offices, one butcher, paper shop, two general stores 35 years ago. Mr Sainsburys Tesco killed that off, why can't they give us a small express type as in other small communities that include a post office.
- Besides "affordable housing" we urgently require a local shop to stop young married couples moving away.
- Most people feel a need to move from the village because of the lack of amenities, especially the elderly and non drivers.
- I moved to Normandy April 2010 from Ashford Middlesex when I retired.
- I would like to see more shops in Normandy it is very difficult if you are elderly and have not got transport.
- My son aged 27 remains at home as he cannot afford a home of his own and we assume that he would not be able to obtain any help from GBC.
- My daughter moved to Aldershot with her husband's job which will shortly come to an end and they may well have to come and stay with me. My daughter and her brother lived in Normandy all their lives and would love to bring up their own children here but cannot afford accommodation.

APPENDIX TWO
GUILDFORD BOROUGH COUNCIL
LOCAL PLAN
ADOPTED JANUARY 2003

Policy H12

**AFFORDABLE HOUSING FOR LOCAL
NEEDS IN RURAL AREAS**

As an exception to normal policies, affordable housing for local needs in rural areas will be permitted on sites within or adjoining the rural settlement boundaries identified on the Proposals Map if all the following criteria are met:

1. The housing would meet a genuine local need that would otherwise not be met;
2. The site does not exceed 0.4ha;
3. The type of housing is all affordable housing for local needs, both initially and on subsequent change occupant;
4. The development of the site would take full account of environmental considerations;
5. The settlement services and infrastructure are adequate; in very special circumstances schemes may be permitted for affordable housing for local needs on sites which do not adjoin settlement boundaries and which meet the criteria set out in this policy.

The Council will require secure arrangements to be made to reserve the housing for local needs, both initially and on subsequent change of occupant.