

## 5. HOUSING

### Policy EEG1: Meeting Local Housing Needs

#### Purpose

5.1. The Neighbourhood Plan does not allocate sites for housing but it does seek to ensure that any residential development proposals address local housing need. Policy AHN3 of the LPP1 sets out a need across the borough for housing suitable for older people (aged 65 and over), families with children, and people with disabilities. Policy EEG1 supports this and adds to it by encouraging proposals that also meet the needs of first time buyers.

#### Justification

5.2. It is important that any new residential development within the parish addresses local housing needs. Policy AHN3 of the LPP1 provides scope for this by stating that proposals for new housing should make provision for an appropriate range of different types and sizes of housing to meet the needs of the community.

5.3. The 2011 Census reveals that the majority of homes in the parish are on the larger size, with 58% detached, compared to 42% across Waverley, and 72% having three or more bedrooms, compared to 66% across Waverley. Whilst this data is fairly old, recent house price sales continue to reflect this: the majority of sales in Ewhurst during the last year were detached properties, selling for an average price of £1,160,037. Terraced properties sold for an average of £390,050, with semi-detached properties fetching £513,750. This puts the average house price in the parish at £861,874, a rise of 24% since 2019. The average house price in nearby Cranleigh was £543,792 for the same period<sup>5</sup>.

5.4. A review of the houses built in the parish since the 2011 Census is also helpful in understanding to what extent homes suited to first time buyers have been delivered. The three major developments and their contribution to the housing mix is shown in Figure 5.1.

Development name	Market homes					Affordable Homes					Overall Total
	1-bed	2-bed	3-bed	4-bed	Total	1-bed	2-bed	3-bed	4-bed	Total	
Backward Point	1	6	15	7	29	5	7	0	0	12	41
Chanrossa	0	1	4	7	12	3	1	2	0	6	18
Firethorn	34 market (no. beds unknown)					15 affordable (no. beds unknown)					49

Figure 5.1: Summary of major developments in the Parish

<sup>5</sup> [www.rightmove.co.uk](http://www.rightmove.co.uk)

- 5.5. The average number of affordable homes delivered across sites is 30%, in line with WBC policy. The majority of market homes have 3+ bedrooms. This indicates that the imbalance in affordable and smaller properties (in terms of bedroom size) has not been redressed.
- 5.6. In the 2015 Parish Survey and the Housing Numbers, Mix and Tenure Report, residents expressed the need to ensure that any future development should help address the demographic imbalance within the local community. Smaller starter homes and small family homes with adequate gardens or shared green space are seen as essential in retaining local young families. An additional tool to assist people in accessing the housing ladder is self-build and this is supported by the Neighbourhood Plan.

**POLICY EEG1: MEETING LOCAL HOUSING NEEDS**

**Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types and tenures in proposed development should, in so far as is reasonably practicable and subject to viability considerations, assist in meeting needs identified in the most recently available Ewhurst Parish Survey and Housing Numbers, Mix and Tenure Report. In particular, proposals for housing that deliver one, two and three bedroom dwellings at lower to median financial cost will be particularly supported within the neighbourhood area.**

**Subject to the other policies of this plan, proposals for community-led housing projects including self-build and co-operative housing will be supported.**

Conformity reference: NP Objective: 1; LPP1: AHN1, AHN3; LPP2: DM36; NPPF: 61, 62, 64