



Figure. 1: Location Plan

Introduction

Welcome to this public exhibition. Thank you for taking the time to attend today. Our team wishes to use this event as an opportunity to inform local residents of our proposals on land at West Hill and Hill Crest, Elstead.

ELS Developments LLP is preparing an outline planning application entirely for affordable homes. 31 new homes are proposed along with a new area of community garden which responds to the neighbourhood Plans aspiration to achieve the 'Bonfire Hill Local Community Garden'. Vehicular access is to be taken from West Hill and Hill Crest.

The 31 new homes comprise:

- 10no. 1-bedroom maisonette homes
- 2no. 1-bedroom semi-detached homes
- 3no. 2-bedroom bungalow
- 2no. 2-bedroom maisonette homes
- 14no. 2-bedroom semi-detached homes

Key members of the team are here today to answer any questions you have about the approach we have taken and to discuss the proposals with you.

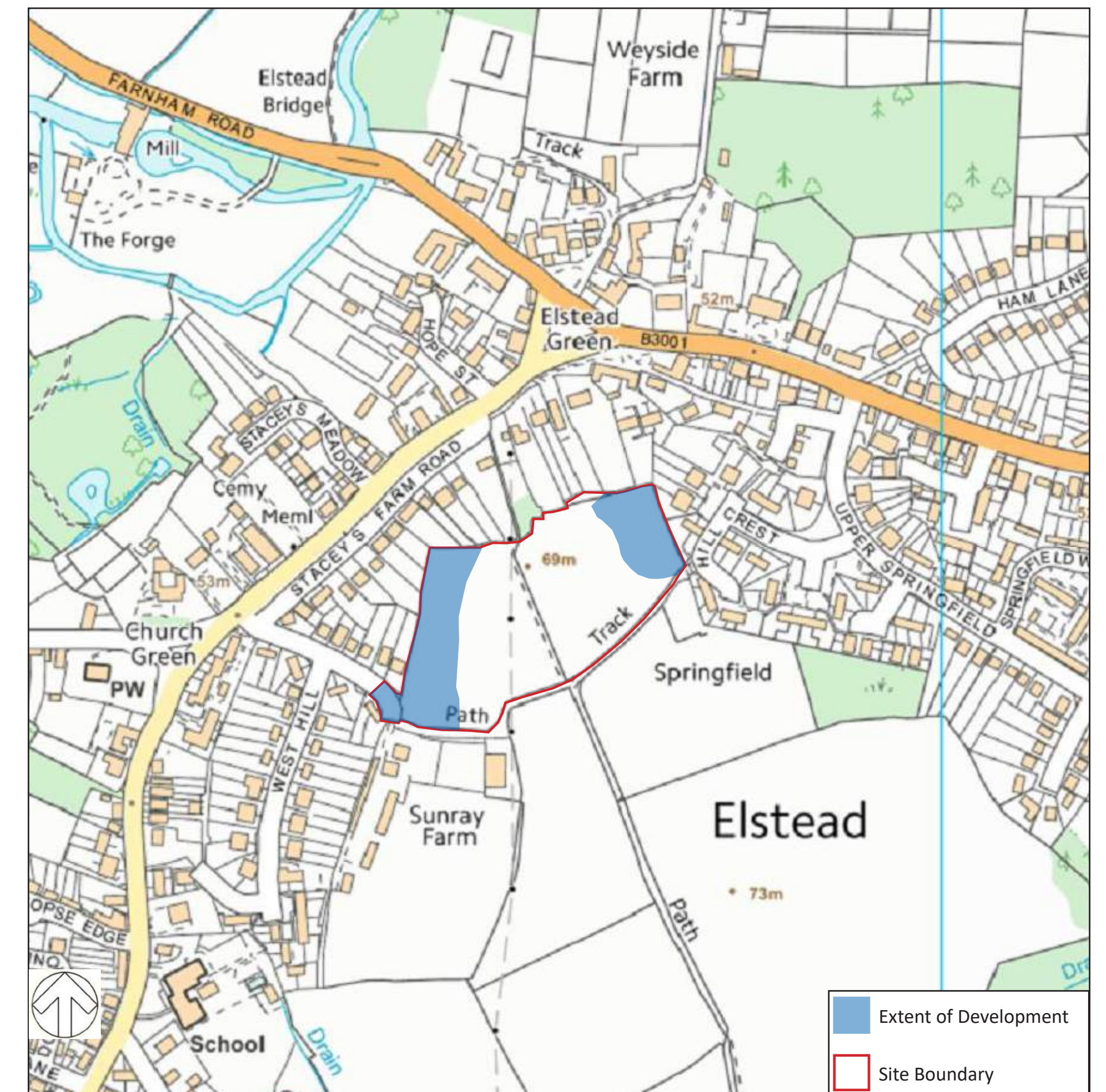


Figure. 2: New homes sited within the area highlighted blue

National Planning Policy

The National Planning Policy Framework (NPPF) 2018 refers to 'Affordable Housing' in the Glossary, which includes:

"Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)...

Discounted Market Sales Housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households."

National Planning Policy supports the provision of Affordable Housing. Paragraph 61 of the NPPF states that "the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing...)".

The Government remain committed to helping households who are currently priced out of the housing market to buy a home of their own. The 'Discounted Market Sales Housing' within the definition of Affordable Housing will have a positive impact on home ownership.

Local Planning Policy

The Waverley Local Plan Part 1 (adopted February 2018) acknowledges that one of the challenges the District faces is the "pressing need for more market and affordable housing in the Borough. Achieving housing development that responds to local needs whilst recognising the environmental and other constraints in Waverley is a major challenge".

This is reaffirmed by Objective 12 of the Local Plan, which is to "deliver an increase in the overall stock of affordable housing and to ensure that as far as possible the type and tenure of affordable housing meet the local needs".

Policy AHN2 addresses Rural Exception Sites, stating:

"Where there is a genuine local need for affordable housing which cannot be met in some other way, small scale developments of affordable housing may be permitted on land that is within, adjoins or is closely related to the existing rural settlement, provided that:

- (i) the development is small in scale, taking account of the size of the village and respects the setting, form and character of the village and surrounding landscape; and*
- (ii) management arrangements exist to ensure that all of the affordable dwellings remain available on this basis to local people in perpetuity"*

The Elstead and Weyburn Neighbourhood Development Plan states that there is currently a population of 2,750 in the Parish, on this basis it can be calculated that there are approximately 1,250 dwellings. The proposal would therefore amount to an increase of approximately

2.48%. It is therefore considered that the development is small in scale.

Green Belt and AONB

It is acknowledged that the site lies within the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty (AONB).

The development is considered small-scale and therefore the proposals are not considered to be major development within the AONB.

The NPPF (145) sets out exceptions to inappropriate development in the Green Belt. Part F of this policy states: "f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites)".

Neighbourhood Plan

The Elstead and Weyburn Neighbourhood Development Plan Pre-Submission Plan was issued for consultation in July 2018.

The Neighbourhood Plan supports the provision of Affordable Housing at Objective 3:

"03. Development should include provision for sufficient number of starter homes and homes for older residents, accompanied by adequate and prioritised provision of homes for people with local connections."

The Neighbourhood Plan acknowledges the need for more affordable homes at paragraph 2.21 - 2.22, stating:

"2.21 Persistent challenges are related to local housing choices: specifically a limited range of available housing tenures, homes sizes and the number of genuinely affordable homes for young families and more mature households."

2.22 From our evidence gathering work we conclude that there is a significant mismatch between the generations when it comes to size of homes needed, available housing stock and available budgets. This is particularly of concern to many younger people and young families that want to access the property ladder..."

The 'Policy Intent' to 'Policy HC2 Housing Choices' identifies the following aims:

- *"Development should include provision for sufficient number of starter homes and homes for older residents, accompanied by adequate and prioritised provision of homes for people with local connections."*
- *To ensure new homes contribute to a greater choice of property sizes, particularly in the 2 to 3 bedroom range and for a range of tenures.*
- *To explore some development of land to provide affordable homes for people with local connections in perpetuity.*
- *To enhance the provision of community facilities for young people – ensuring that facilities across the plan area are of value and of benefit to our community."*

These proposals have been designed as a response to the Neighbourhood Plan's desire for affordable homes and responds to the 'Bonfire Hill Local Community Garden' proposals.

Bonfire Hill Local Community Garden

ELS Developments LLP are willing to transfer the area of open land described as 'Bonfire Hill Community Garden' to the Parish Council for the purposes of public open space, as part of a mixed-use development.

ELS Developments LLP have made a submission to the Neighbourhood Plan for the site to be included within the village settlement boundary for the purpose of providing affordable homes and the Bonfire Hill Community Garden.

Affordable Housing Need in Waverley

First-time buyer households have an average deposit of 16%, according to the English Housing Survey (EHS) 2015/16 Future Home Owners.

Generally, purchasers can borrow the following amounts:

	Borrow allowance
Single earner households	4x annual income
Dual-earner households	4.5x annual income

Single households earning less than £41,000 and couples earning less than £56,000 have difficulty in accessing the housing market to buy a home. On this basis, the below table shows the cost of a home a single person and couple household can afford (including a 16% deposit).

	Income required to purchase a house	Cost of housing household could afford
Single person	£41,000	£195,000
Couple (with and without children)	£56,000	£300,000

Number of potential first-time buyers per year

Research undertaken, on behalf of ELS Developments LLP, in September 2018, has identified a projected demand of **202 first-time buyer homes per year over the next 5 years** in Waverley - 1,010 homes in total.

Discounted Market Sales Housing

The Neighbourhood Plan identifies that the average cost of a house in Elstead is £538,000. Research undertaken in September 2018 has summarised that the cost of buying a new build property in Waverley as:

- Semi-detached: £433,000
- Terraced: £394,000
- Flat: £299,000

*figures correct as of September 2018

This proposal is for discounted market sales housing.

The principle consideration is that the final sale price (after discount) is within reach of first-time buyer households. As an example, 2 bedroom semi-detached properties will be sold at a maximum of £300,000, with maisonettes sold at a maximum of £195,000 to ensure affordable homes to buy.

The appropriate discount will be applied at the point of sale to ensure the homes are sold at £300,000 (semi detached homes) or £195,000 (maisonettes) and therefore considered affordable at today's prices.

A discount of at least 25% is proposed.

How will we ensure these homes remain affordable?

The discount applied to these homes is retained via covenants in the Transfer Deed that are to be imposed on all subsequent Transfers. The Transfer cannot be registered without the inclusion of the discount covenant.

We will apply eligibility criteria based on income compared to household prices. On the basis of current research (September 2018), single earners would not be eligible if they earn more than £41,000 and dual earners would not be eligible if their joint salary is in excess of £56,000.

We can also agree geographic qualifying criteria. It is proposed to apply a cascaded approach:

1. Offer housing to Elstead and Weyburn Parish residents for 1 month;
2. If homes remain unsold, offer housing to qualifying purchasers in Waverley District for 2 months;
3. Following this, if the homes are still not sold, offer homes (at the discounted rate) to any qualifying purchasers.

When the homes are sold, they are sold at the discounted rate in which they were purchased at.

These provisions are to be discussed with Waverley District Council.

Drainage

Drainage consultants have been instructed to prepare storm water and foul drainage proposals to serve the proposed housing.

These proposals will ensure that the site is suitably drained and avoid the rate of surface water run off being greater than the existing run off rate.

Access

Figure 3 below identifies the two proposed points of access.



Figure 3: Map showing proposed areas of access to the site

Landscape

The Neighbourhood Plan recognises the locally elevated nature of the site, and specifically views to and from 'Bonfire Hill'. Against this background, the proposals have been sensitively prepared, and led by landscape and visual constraints and opportunities, to include the following:

- Provision of two smaller areas of development, accessed from Hill Crest to the east and West Hill to the west;
- Guidance of the extent of the development with topography, limiting development to the flanks of the hill, avoiding the higher lying land;
- Careful layout of the built form with the contours of the site to avoid excessive earth moving;
- Retention of perimeter tree and hedgerow planting;
- Provision of additional native planting mixes;
- Retention of the local public access network; and
- Provision of an area of public open space (Bonfire Hill Community Garden).



Figure 4: Image of existing site



Figure 5: Illustrative Masterplan

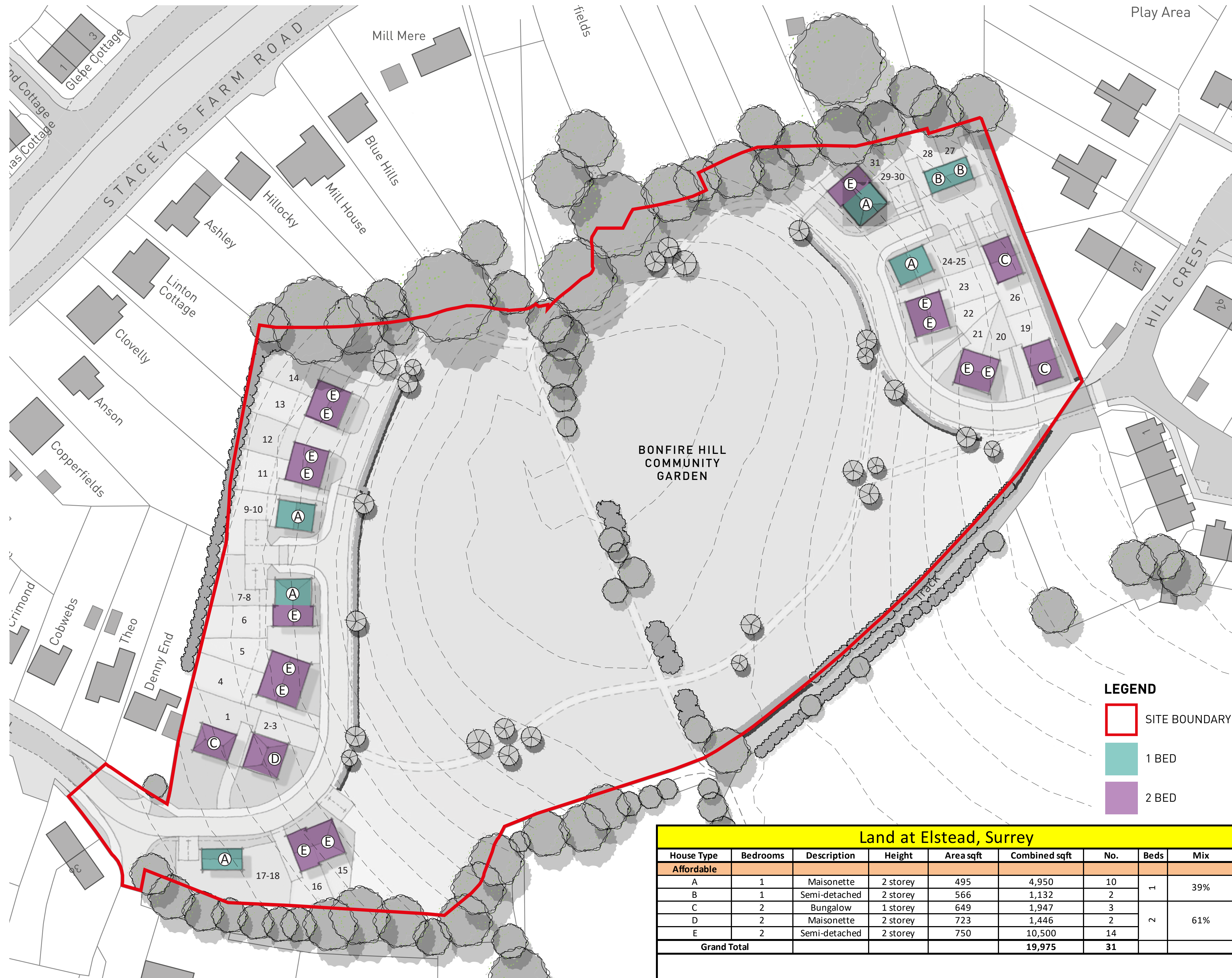


Figure 6: Tenure Plan

What Happens Next?

We welcome your comments on these proposals and would ask you to complete and return a comments form if you wish to express an opinion on the proposals at this stage. All comments received will be compiled and submitted to Waverley Borough Council (WBC) in a Statement of Community Involvement.

It is proposed to submit an outline planning application to WBC and this will be accompanied by a full range of supporting documents and technical reports. When submitted WBC will announce receipt of the application, and make the details publicly available via the Council's website. Following submission to WBC there will then be a determination period. During this period comments can be made formally to the local planning authority on the application.

A Section 106 Agreement will bind the development to the provision of affordable homes only.

Any comments you may have can be submitted via our website at: <http://www.framptons-planning.com/projectsandconsultations>

Thank you for visiting this exhibition and for any feedback you would like to give.

If you require further details or wish to keep in contact with the progress of this proposal please email enquiries@framptons-planning.com



Figure. 7: Aerial image showing the masterplan