

Housing Need Report

Parish of Dunsfold in the Borough of Waverley, Surrey

Surrey Community Action

David Cowan, Rural Housing Enabler

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Report summary

This report sets out the results of the housing needs survey conducted in the Parish of Dunsfold between 15 June and 12 July 2026. It provides an up-to-date picture of the housing market context in Dunsfold and relative affordability, including current local housing need.

Dunsfold Parish Council commissioned the survey. The Parish Council and the Local Authority wish to use the survey results to understand local housing need, and they may be made available in the future to individuals/companies who make a planning application.

A summary of the findings follows:

- Survey questionnaires were posted to 540 households. A total of 82 responses were received giving a return rate of 15.2%.
- 87.8% of respondents indicated they were well-housed.
- 84.1% of all the respondents were homeowners (including shared ownership).
- 74.7% of respondents were not looking to move to alternative accommodation in the Parish.
- 11 households were looking to move within the parish in the next five years, a further nine were unsure.
- 19 households went on to complete part two of the survey. (for those looking to move to alternative accommodation in the Parish in the next five years)
- Downsizing (due to accommodation or garden size) and wanting a Starter/First home were the most cited reasons to move within the Parish.
- 14 households responded stating they were considering moving out of the area.
- Questions six and ten invited comments and a total of 59 comments were received. These are listed in Appendix C - Response to question 6 and Appendix D- Response to question 10.
- The survey identified eight households with a local connection in need of alternative accommodation.
- There is currently one household on Waverley's housing register claiming a local connection to Dunsfold Parish.

After analysing the responses, **eight** households **with a local connection** to Dunsfold parish have been found requiring alternative homes. The assessed need is:

Housing Association Shared Ownership (five)

- 5 x 1 bed accommodation

The share of ownership appropriate for each household currently in need is 24%, 35%, 46% and two at 50%.

Some respondents indicated need for an open market home. Of these three households want to downsize to a one or two bedroom home. There appears to be a shortage of one and two bedroom homes coming to the market so the assessed need for open market homes is:

Open Market (three)

- 2 x 2 bed homes
- 1 x 1 bed home

Consideration should be given to the household listed on Waverley's housing register whose need is for a one bed home. There is likely also to be hidden need, as people may not apply to join the register until they can see some prospect of development or a local scheme to which they would want to apply.

Research shows that:

- The lowest sold property price in Dunsfold Parish, in the last two years, for a three-bed home was £343,500, therefore a household may need an income of £88,200¹ to be able to afford this property. The median cost for a three-bed home in Dunsfold over the last two years is £625,000.²
- The Office for National Statistics (ONS) calculates Waverley residents, on a median gross annual salary of £41,248, would need to pay 13.29 times their salary to afford the median house price of £548,000³.
- The ONS calculates Waverley residents, on a lower quartile gross annual salary of £29,280, would need to pay 13.66 times their salary to afford the lower quartile house price of £399,975⁴.
- The ONS Waverley average private rental rate in July 2026, for all properties is £1,459⁵.
- There were 22 properties on the market in the parish and a further 13 within half a mile of the parish in September 2026. These range from a two-bed home with an asking price of £475,000 to a 6-bed with an asking price of £6,950,000.⁶
- There is currently only one property to rent in the parish and a further 2 within a mile. These range from, a one-bed home for £1,150pcm to a four-bed home for £6,000pcm.⁶

¹ Based on Figure 9 (with a 10% deposit and income to loan ratio of 3.5)

²Figure 4: Summary of homes sold within one mile of Dunsfold Village during the two years to August 2026

³ Figures 6-8 Income and house prices

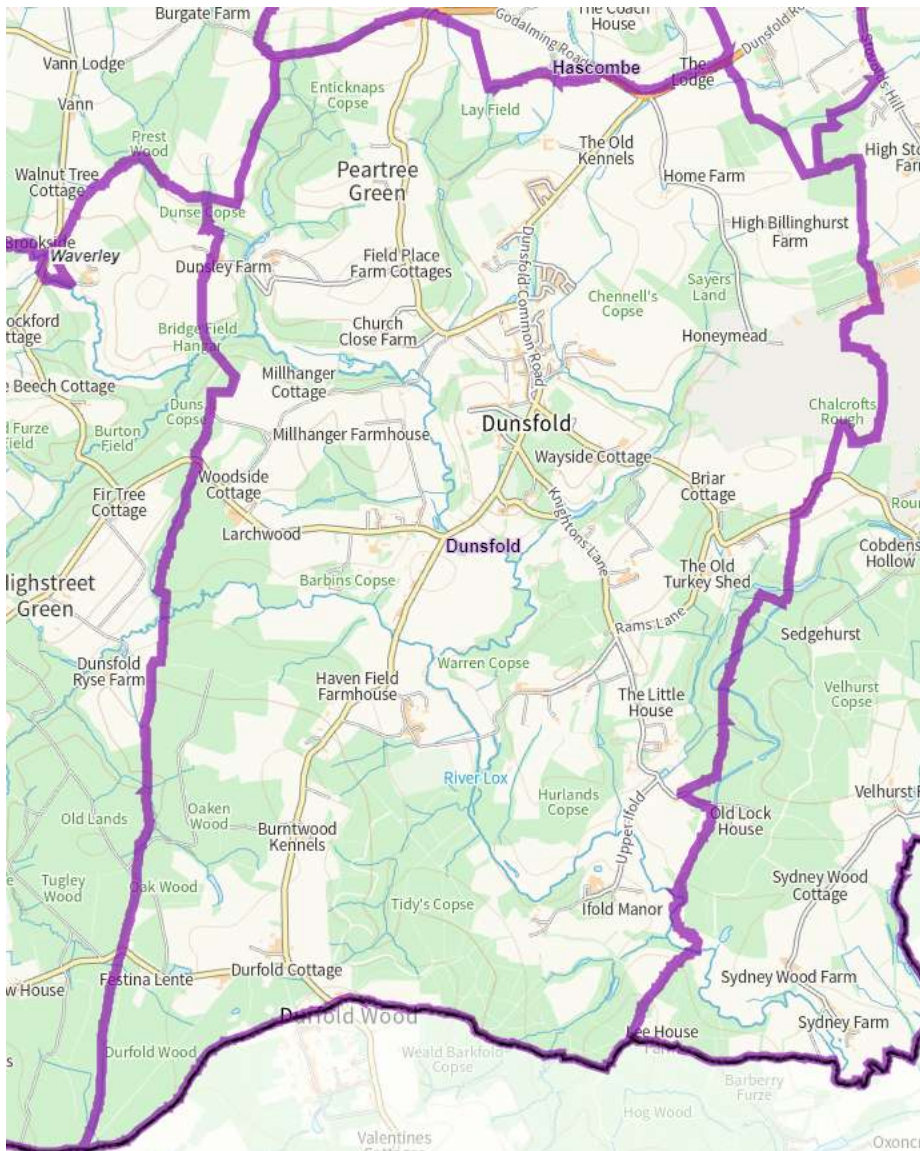
⁴ Figures 6-8 Income and house prices

⁵Figure 11: Average private rent in Waverley, August 2026Figure 11

⁶ Rightmove September 2026

Dunsfold Parish map

Figure 1 Dunsfold parish boundary



[Surrey Interactive Map](#), [Open Government Licence](#)

Setting the scene

Surrey, often seen as an affluent county with a strong housing market, has its own unique problems when it comes to housing. Large areas of the county fall within the Green Belt, National Landscape, and Sites of Special Scientific Interest. Many settlement areas are subject to conservation area regulations and land and housing prices are high. As a rural borough, Waverley is facing difficulties finding suitable land for development.

Additionally, many rural areas have an increasingly ageing population, many of whom are still living in large, older properties. Finding suitable accommodation to downsize locally is often difficult as the more traditional, smaller style properties have often been extended.

Being within easy reach of London makes many Surrey villages an ideal choice for commuters: house prices are, by comparison, cheaper than in London, whilst salaries in London are significantly higher. Local people on a median or lower quartile salary are finding it increasingly difficult to access the housing market.

More recently, rural parishes beyond the Green Belt (such as Dunsfold) and even those in the Green Belt and which are not in the national landscape can become a focus for planning applications proposing large numbers of homes. For areas in the Green Belt, this follows the introduction of grey belt into government policy⁷ and represents a major change from the way development in rural Surrey has been managed in the past.

Economic, and social reasons for providing affordable homes in rural areas that explored in the report *The Case for Affordable Rural Housing*⁸ by academics at the University of Liverpool and UCL. Affordable homes are important to the operation of rural economies, social mix and sustainability and the protection of rural services.

Waverley's housing strategy sets out a commitment to achieve a more inclusive borough by delivering more "decent and affordable homes" including more council homes⁹.

The Office for National Statistics (ONS) calculates that Waverley residents, on a median gross annual salary of £41,248, would need to pay 13.29 times their salary to afford the median house price of £548,000¹⁰. Residents on the lower quartile gross annual salary of £29,280 would need to pay 13.66 times their salary to afford the lower quartile house price of £399,975¹¹.

Waverley Borough Council will cease to exist after 1 April 2027 due to Local Government Reorganisation. Waverley will become part of West Surrey although Dunsfold Parish Council will continue to operate as normal. Gradually, over time Waverley planning policies are expected to be replaced by West Surrey planning policies. The previous ward boundaries have been restructured and Dunsfold has been grouped into a new multi parish ward called Waverley Eastern Villages. This is a much bigger geographic footprint that covers Dunsfold, Chiddingfold, Alfold, Hascombe, Hambledon, Bramley, Wonersh, Shamley Green and Blackheath. It will affect the number of constituents each ward member represents.

A supported housing mapping and strategy exercise is currently underway. Services and needs across all care groups are currently being examined across Surrey. This will provide an evidence base upon which to base an East Surrey Supported Housing Strategy, and a West Surrey Supported Housing Strategy 2026-2031 which will give further detail of local need.

⁷ [National Planning Policy Framework.pdf](#) policy GB7 and glossary

⁸ [The Case for Affordable Rural Housing](#)

⁹ [Healthy Homes 2025-2028 Waverley Borough Council Housing Strategy](#) page 11

¹⁰ Figures 6-8 Income and house prices

¹¹ Figures 6-8 Income and house prices

Housing needs and affordability

Defining housing need

In this report, housing need is understood in line with national policy as households whose needs are not met by the housing market. Housing needs in this context are defined as:

- The need for an individual or household to obtain housing which is suitable for their circumstances.
- The household is unable to afford or to access suitable accommodation in the private sector.
- Including issues relating to housing costs, size, location, accessibility, access to support services, affordability, layout, state of repair or security of tenure.
- This need may be immediate or anticipated in the near future.
- It may also include aging households who are looking to downsize but remain within the locality.

Defining affordable housing

In recent years, the definition of affordable housing has evolved to encompass a range of tenures and products which can make it less clear to the public what is meant by 'affordable housing'. The government's definition of affordable housing is set out in Annex B to the National Planning Policy Framework (NPPF):

*"Affordable housing: housing for sale or rent, for those whose needs are not met by the market."*¹²

This is the definition that local planning authorities apply when making provisions within their areas to meet the local need for affordable housing. The NPPF definition includes social rent, as well as a range of intermediate rent and for-sale products. The Affordable Housing Commission (2020) concluded that "many" of these products "are clearly unaffordable to those on mid to lower incomes."¹³

The difficulty with the current definition is that it no longer refers to the percentage of the household's income or earnings that should be spent on housing costs. Historically, the Housing Cost to Income Ratio (HCIR), referenced in Planning Policy Guidance was based around housing costs not taking up more than 35% of a household's income. The Office for National Statistics now states it considers "an area is 'affordable' if a private-renting household would spend the equivalent of 30% or less of their gross income on rent."¹⁴

In Surrey, high house prices mean that some households, on what would be considered a reasonable income elsewhere in the country, are finding it difficult to access the open market and, as a result, are spending a greater percentage of their income on housing costs than the previously recommended 35%.

Affordable housing tenures

In line with the NPPF, affordable housing comprises a range of products, including the following tenures.

Discounted Market Sale

¹² [National Planning Policy Framework - GOV.UK](#)

¹³ [Making housing affordable again](#) page 65

¹⁴ [Private rental affordability, England, Wales and Northern Ireland – ONS, August 2025](#) paragraph 2

The product is discounted by a minimum of 20% and up to 50%, usually in perpetuity, to those with a defined need. The discount is applied at each point of sale, following valuation. The defined need may be financial and/or geographical or linked to local salary levels. In high-value areas such as Waverley, a 20% discount may still be unaffordable to those on average incomes and the discounts will often need to be greater than the minimum 20%. Local connection criteria are applied to such schemes and eligibility criteria is set by the Local Authority.

For example, a £300,000 property has a 20% discount applied at the first point of sale and is sold for £240,000. 10 years later the same property is revalued at £400,000 and sold for £320,000.

The discount is 'locked' into the asset, usually through a covenant on the land or property.

Shared Ownership

A portion of the property is purchased, and the remaining portion is rented, typically from a housing association. This housing tenure can offer a suitable alternative for those with small deposits as it offers the opportunity to gain a foot on the housing ladder, whilst building up equity in the property. Recent changes by the government to the Shared Ownership Scheme mean that purchasers can now buy shares as low as 10% of the property cost. However, this does mean that the rental percentage will be higher too.

When a property has been built on a Rural Exception Site, the maximum percentage that can be owned is 80%. This ensures the property always remains available as affordable housing within the Parish and is not available to be sold on the open market.

In some cases, it can be possible for the total rent and shared ownership mortgage payments to be more than typical mortgage repayments, although some shared owners would not have been able to access a high street mortgage for the whole of the property price. Problems have also arisen on re-sale, where a homeowner has 'staircased' by buying a higher proportion of their home. The re-sale price has been unaffordable for those looking to purchase such a property type, particularly because to be eligible the income level for this tenure type is currently capped by the government at £80,000 per annum.

First Homes

Seen as a replacement for the discontinued Starter Homes. There is no longer a requirement for 25% of all affordable homes to be First Homes. There is no First Homes requirement on Rural Exception sites. Waverley's First Homes approach key points are listed below:¹⁵

- The maximum amount First Homes can be sold for is £250,000.
- This discount remains with the property so that future eligible buyers can benefit from the scheme if the house is re-sold.
- These homes will be sold direct by the developer.
- The national guidance of 30% discount for First Homes be applied.
- The national guidance of £80k income threshold be applied.

¹⁵ [First Homes | Waverley Borough Council](#), [Decision - First Homes Approach Policy - Waverley Borough Council](#)

- An additional local eligibility criteria applies to ensure local residents have access the scheme - as set out in the Housing Allocation Policy and;
- An additional priority for local essential worker criteria is not applied.

Affordable Rent

Historically the guide to what is affordable has been 30-35% of a household's net income. For some people even these 'affordable rents' in high value areas can now be unaffordable to people in housing need. Affordable Rents are defined in the NPPF as a maximum of 80% of open market rents. For a two-bed home in Waverley, 80% of average open market rent is £12,998 pa¹⁶.

Waverley's Tenancy Strategy states: "The Council is committed to delivering Locally Affordable Homes that local workers and households on low incomes can afford. Social rents for households on the lowest incomes remain a priority for the Council and should be provided on new developments whenever possible. However, where this is not viable, affordable rents should be capped at 70% for one and two-beds and 65% for three and four- bed homes (including service charges) or the current Local Housing Allowance."¹⁷

There are maximum income and savings eligibility criteria applied to those wishing to join the Council's Housing Register, which is the primary route to accessing properties at affordable or social rent levels. Further details of these criteria can be found in Waverley's Housing Allocation Scheme available on their website. In a high-value area such as Waverley, households could be caught between private and affordable rent, being too wealthy for one and not wealthy enough for the other, particularly where there is very little private rental accommodation available.

Social Rent

In 2017 the Government reintroduced social rented properties as being eligible for grant funding. In general, social rents are around 55% of market rent, whereas affordable rents are capped at a maximum of 80% of the market rate. Social rents are regulated by the Government and there is a formula for setting them.¹⁸

Rural Exception Sites

The National Planning Policy Framework refers to rural exception sites as "*Sites used for affordable housing in perpetuity where sites would not normally be used for housing.*" Rural exception sites seek to address the needs of the community by accommodating households who are either residents or have an existing family or employment connection. A small number of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding or to enable a lower rate of rent to be charged.

Housing market context and affordability

Census data

The Parish of Dunsfold has approximately 1,191 people in 540 households.

¹⁶ Figure 11: Average private rent in Waverley, August 2026

¹⁷ [Tenancy Strategy](#) page 9

¹⁸ [Policy statement on rents for social housing - GOV.UK](#)

Housing statistics from the 2021 Census have been published for national and district level. The Office for National Statistics estimates results for individual parishes based on its output areas. The 2021 Census took place during the COVID-19 pandemic which led to some census challenges as more people than normal were living away from their usual address. While every effort was made by the ONS to account for this there may be a small residual impact.

Housing stock

Dunsfold, like other rural areas in Surrey, is dominated by houses.

Figure 2 Housing stock in Dunsfold Parish based on responses to 2021 census ¹⁹

Whole houses or bungalows-detached houses, semi-detached or terraced.	Flats, maisonettes, or apartments	A caravan, mobile or other temporary structure
90.3% of dwellings	9.7% of dwellings	0.0% of dwellings
England average = 77.4%	England average = 22.2%	England average = 0.4%

Household tenures

Figure 3 Tenure of households responding to the 2021 census ¹⁹

Housing that is owner occupied (Owned outright or with a mortgage or shared ownership)	Housing that is social rented	Housing that is private rented or lives rent-free.
72.0%	16.4%	11.7%
England average = 62.3%	England average = 17.1%	England average = 20.6%

Figure 3 shows that home ownership in Dunsfold is higher than England's average and the proportion of rented or rent-free accommodation is less, but the proportion of social housing is close to England's average.

Property prices and affordability

The following tables of data illustrate how expensive it is to live in Dunsfold Parish

Price Paid Data

Figure 4 below summarises the prices paid for homes in Dunsfold over the last two years. 32 homes were sold over the period (two homes are not included below as they had an unknown number of bedrooms).

If a 30% discount were applied to all sold prices, just one home sold in the last two years would be under the £250,000 ceiling for a First Home.

¹⁹ [Build a custom area profile - ONS](#)

Figure 4: Summary of homes sold within one mile of Dunsfold Village during the two years to August 2026 (prices in £000s)²⁰

No. of beds	Number sold	Highest	Lowest	Mean	Median
1	1	441	441	441	441
2	2	480	390	435	435
3	16	1265	344	705	625
4	7	1500	425	886	985
5	2	1450	900	1175	1175
6	2	3900	2100	3000	3000

Current property for sale

A search was undertaken in September 2026, when 35 homes were on the market within 0.5 miles of the parish (22 of these were within the parish). The 35 homes ranged from £475,000 for a two-bedroom terraced house to £6,650,000 for a six-bed detached property. The prices of homes for sale are summarised in Figure 5 below.

Figure 5: Homes for sale within 0.5 miles of Dunsfold Parish, September 2026 (£000s)²¹

No. of beds	Number for sale	Highest	Lowest	Mean	Median
1	0	-	-	-	-
2	4	995	475	693	650
3	8	899	550	760	760
4	12	3995	725	1358	1250
5	7	2395	925	1796	1725
6	4	6950	1675	3956	3600

Affordability

The Office for National Statistics publishes ratios of house prices to annual workplace-based earnings across the country. Figure 6 lists the last three years' house prices to earnings ratios for Waverley and wider regions. The ratios for Waverley are high at 13.29 for median house price to median earnings and 13.66 for lower quartile house price to lower quartile earnings.

Figure 6: Ratios of house prices to gross annual workplace-based earnings²²

Median house price to median earnings	2023	2024	2025
England	8.45	7.84	7.63
Southeast	10.54	9.73	9.58
Surrey	13.06	11.90	11.76
Waverley	17.02	13.51	13.29

²⁰ Rightmove, properties sold within one mile of Dunsfold within last two years

²¹ Rightmove, September 2026

²² [House price to workplace-based earnings ratio - Office for National Statistics](#)

Lower quartile house price to lower quartile earnings	2023	2024	2025
England	7.48	7.02	6.98
Southeast	10.40	9.64	9.56
Surrey	12.94	11.84	12.17
Waverley	15.08	13.22	13.66

The following tables show figures for earnings and house prices on which the ratios above are based.

Figure 7: Lower quartile and median gross annual workplace-based (full time) income²³

Median gross annual workplace-based income	2023	2024	2025
England	35,217	37,647	39,298
Southeast	36,527	39,056	39,983
Surrey	38,282	42,015	42,500
Waverley	33,413	39,961	41,248

Lower quartile gross annual workplace-based earning	2023	2024	2025
England	26,165	28,074	29,359
Southeast	26,914	29,051	29,704
Surrey	28,204	30,836	30,812
Waverley	26,041	28,736	29,280

Figure 8: Median and lower quartile house prices²⁴

Median house prices (£)	2023	2024	2025
England	297,500	295,000	300,000
Southeast	385,000	380,000	383,000
Surrey	500,000	500,000	500,000
Waverley	568,750	540,000	548,000
Lower quartile house prices (£)	2023	2024	2025
England	195,712	196,995	204,995

²³ [House price to workplace-based earnings ratio - Office for National Statistics](#)

²⁴ [House price to workplace-based earnings ratio - Office for National Statistics](#)

Southeast	280,000	280,000	284,000
Surrey	365,000	365,000	375,000
Waverley	392,625	380,000	399,975

Figure 9, below, lists the income levels, at various income to loan ratios, required to purchase the cheapest homes in Dunsfold assuming either a 10% or 5% deposit. The calculations suggest that, to buy the cheapest two-bed home, after paying a deposit of £39,000, a household income of £70,000 would be required if the mortgage is five times the annual household income.

Figure 9: Affordability calculations for the cheapest homes sold within one mile of Dunsfold village in the last 2 years (£000s). Figures are rounded.

		2-bed	3-bed	4-bed
<i>Annual Income Required</i>	Cheapest home	390	344	425
	10% deposit	39	34	43
	Income to loan rate x 3.5	100	88	109
	Income to loan rate x 4.0	88	77	96
	Income to loan rate x 4.5	78	69	85
	Income to loan rate x 5	70	62	77
<i>Annual income required</i>				
	5% deposit	20	17	215
	Income to loan rate x 3.5	106	93	115
	Income to loan rate x 4.0	93	82	101
	Income to loan rate x 4.5	82	73	90
	Income to loan rate x 5	74	65	81

Private rental market and affordability

Only one property available to rent was found in the parish in September 2026 (a two-bed home for £1,700 per calendar month). Using Rightmove, a further two homes were found within a mile of the parish. Figure 10 below lists these homes.

Figure 10: Monthly cost (£) of private rental properties advertised in September 2026²⁵

<i>House type</i>	<i>Cost per month</i>	<i>Note on location</i>
1-bed flat	1150	Within 1 mile

²⁵ Rightmove, September 2026, Homes for rent in drawn parish area +1mile

2-bed Semi-detached	1700	in the parish
4-bed Detached	6000	Within 1 mile

The Office for National Statistics states it considers “an area is ‘affordable’ if a private-renting household would spend the equivalent of 30% or less of their gross income on rent.”²⁶

The Office for National Statistics tracks the cost of private rent and publishes the average rent for different types of property, including new and existing tenancies. The figures for Waverley, are summarised in Figure 11 below.

Figure 11: Average private rent in Waverley, August 2026²⁷

	1-bed	2-bed	3-bed	4 or more-bed	Average
Monthly rent	£1057	£1354	£1634	£2360	£1459

The lower quartile gross work-place income is £29,280 in Waverley (Figure 7), with gross monthly pay approximately £2,440 per month. No more than £732 should be spent on rent if this is the household income and its home is to be affordable.

The cheapest accommodation, within a one-mile radius of the parish, is £1150 per month for a one-bedroom home, 47% of the lower quartile gross workplace-based income.

The issue of affordability and the lack of available private rental accommodation in the area are important housing factors to consider.

Local Housing Allowance

The Local Housing Allowance sets a limit to the housing element of Universal Credit that a household can claim. Figure 12 shows the local housing allowance that applies in Dunsfold.

Figure 12 Local Housing Allowance Rates²⁸

Type of home	Weekly rate	Monthly rate
Shared accommodation	£118.52	£513.59
One bedroom	£218.63	£947.40
Two bedroom	£281.92	£1,221.65
Three bedroom	£340.60	£1,475.93
Four bedroom	£455.21	£1,972.58

Affordable housing stock and housing need

In September 2026 there was one household on the Waverley Borough Council housing register in Dunsfold whose assessed need was for a one-bed home. This is less than usual for a parish. It’s possible

²⁶ [Private rental affordability, England, Wales and Northern Ireland – ONS, August 2025](#) paragraph 2

²⁷ [Price Index of Private Rents, UK: monthly price statistics - Office for National Statistics](#) Figure 8.

²⁸ [Local Housing Allowance \(LHA\) Rates | Waverley Borough Council](#)

that people needing housing in the local area may not apply to the housing register until they are aware of a potential new housing scheme in the local area that they wish to apply for.

There is likely to be a level of 'hidden need'. Figures on the register are likely to under-represent the need because:

- The housing register only includes the need for rented homes; not shared ownership, First Homes, shared equity or rent to buy.
- People may have preconceived ideas about affordable housing that dissuade them from applying to join the register.
- In rural areas, people may not apply to the council until they can see some prospect of development or a local scheme to which they would want to apply.

91 affordable homes have been counted in the parish of which 47 are owned by Waverley Borough Council. Others are owned by English Rural, L&Q and VIVID. Figure 12 summarises the affordable housing in the parish.

Figure 13 Affordable housing stock in Dunsfold

No. of bedrooms	1	2	3	4	Total
Rented	38	27	11	1	77
Shared Ownership		8	6		14

Rent levels

Waverley's average social rent levels, provided by Waverley, by property size are shown in Figure 14:

Figure 14 Average weekly social rents in Waverley

Property size	Average weekly net social rent (£)
1 Bed	127.66
2 Bed	149.86
3 Bed	170.70
4 Bed	183.23
5 Bed	202.63

Housing survey findings

Survey description

This report presents the analysed results of the survey and is based directly on the responses to the questionnaire.

Surveys were sent to **540** households. A total of **82** responses were received giving a return rate of **15.2%**. Typically, the level of response to surveys of this kind ranges from 10-30%, as most people living in the

area are well housed and would not necessarily respond to a housing questionnaire unless they felt it directly affected them or a family member.

66 surveys were returned by post with a further 16 surveys completed online. Please note that findings are based on 82 responses but not everyone responded to every question and percentages have been rounded up/down to the nearest tenth so may not total 100%.

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 needs in the area.

The survey was based upon the survey template used by Rural Housing Enablers across the country, was posted to all households in the parish of Dunsfold. It was available to complete either online or by post.

A copy of the cover letter and survey form can be seen at Appendix A – Cover letter and survey. Individual responses have been anonymised and are not shared with any third party. Please note that the numbering on the online and paper-based survey is different.

The survey was publicised on the websites of the Parish Council and Surrey Community Action, Facebook and LinkedIn, local e-news and on notice boards. A copy of the poster displayed can be seen at Appendix B - Copy of the poster.

The survey was set out in two parts. The first part was addressed to all households in the Parish. It aimed to establish what type and size of housing people felt was needed and asked some other questions about local housing.

Part two went on to collect data specifically from those who expressed a need to move within the next five years. Households with a need for alternative housing, and who wish to live in the Parish, were asked to complete this part.

A household may comprise a family, a single person, or a couple, and a dwelling may contain more than one household in housing need.

The survey asked for details of the household, the current housing situation, preferred housing situation, the identified need, and local connection, together with sensitive information such as financial details. This information was used to assess need.

As the household data is collected on a confidential basis, actual households are not identified, and respondents were assured that any information they disclosed would be treated in confidence.

When asked if they intended to move to alternative accommodation within the Parish in the next five years, **11 households said yes** with a further **nine saying they were unsure**.

A total of **19 households** went on to complete part two and, again, not everyone answered every question.

When analysing need, **eight responses were discounted** for one or more of these reasons:

- Already adequately housed.
- Can satisfy own housing need.
- Lack of financial information or contact details to enable the assessment of need.

The conclusion provides information based on the remaining **11 respondents who were shown to have a housing need**.

It should be noted that although housing needs surveys are only ever a snapshot in time, it is accepted practice that the resulting data is considered to have a 'shelf-life' of five years.

Responses to survey questions

Part 1 – To be completed by all households

Q1. How would you describe your current housing situation?

Figure 15 Current housing situation. N.B. more than one answer could be given

	%	Count
Well housed, all needs met	87.8	72
Currently living with parents/relatives, looking to move out	1.2	1
Homeowner looking to downsize, property or garden too large	4.9	4
Homeowner looking to get a larger garden	4.9	4
Want to start a family but home too small	0	0
Renting privately but rent too high/have insecure tenancy	1.2	1
Renting privately but looking to downsize property or garden too large	0	0
Renting from housing association and accommodation does not meet need	0	0
Need larger home to accommodate children or elderly relative	0	0
More than one household living under the same roof	1.2	1
Other-please specify	1.2	1
Answered		84

The 'other' response was: "House good but would welcome a bit more garden and adjacent car parking. No current plans to move."

Q2. If you want to move to a new home, in how many years would you like to move?

Figure 16 Timing of next move

Answer Choice	%	Count
Within 1 year	10.6	5
Within 2 years	12.8	6
Within 5 years	14.9	7
Over 5 years	61.7	29
Answered		47

Q3. What is the tenure of your current home?

84.1% of all respondents were homeowners (69 of 82 total respondents, including shared ownership). None were renting from private landlords.

Figure 16. Current tenure

Answer Choices	%	Count
----------------	---	-------

Owner occupier (with/without a mortgage)	82.7	67
Shared ownership (part rent/part buy)	2.4	2
Tied to a job	1.2	1
Private landlord rent	0	0
Housing Association rent	13.5	11
Other -please specify	0	0
	Answered	81

Respondents who rent were asked “**What percentage of your income, after tax, do you spend on rent?**”

There were three responses: 70%, 55% and 50%.

Q4. What type and size of property do you currently live in?

80% of the respondents lived in a house.

Figure 17 Type of property

Answer Choices	%	Count
House	80.0	64
Bungalow	11.3	9
Flat/maisonette	6.3	5
Other	2.5	2
	Answered	80

‘Other’ responses:

- Chalet bungalow
- House and Annexe

58 of 78 respondents lived in a property with three or more bedrooms.

Figure 18 Bedrooms within property

Number of bedrooms	%	Count
1	5.1	4
2	20.5	16
3	38.5	30
4	24.4	19
4 + garden room	1.3	1
5	6.4	5
5-6	1.3	1
6	1.3	1
7	1.3	1
	Answered	78

Q5. How many people, in each age group, are living in your home?

The following table shows the age profile captured by the survey returns. The median age group in the homes of responders is 61-70.

Figure 19 Age profile

Age	%	Count
Under 10	4.6	6
11-16 years	4.6	6
17-21 years	4.6	6
22-30 years	3.8	5
31-40 years	3.8	5
41-50 years	7.6	10
51-60 years	12.2	16
61-70 years	22.1	29
71-80 years	19.8	26
80+ years	16.8	22
Total people		131
Answered		82

Q6. If you would prefer to move out of the area, please indicate why:

14 households responded and gave mixed reasons. Each of these reasons were given at least twice:

- Access to London
- Access to schools
- Better value for money
- New development changing the character of the area
- Poor public transport

Answers are reported in full in Appendix C.

Q7. Are you, or is anyone living with you, looking to move to alternative accommodation within Dunsfold Parish in the next 5 years?

Most of the respondents, 59 (74.7% of those who answered), were not looking to move to alternative accommodation in the Parish in the next five years.

11 (13.9%) households said yes, with a further 9 (11.4%) saying they were unsure.

Figure 20 Households looking to move within the Parish

Answer Choices	%	Count
Yes	13.9	11
No	74.7	59
Not sure	11.4	9
Answered		79

Q8. If so, how would you describe the best reason for this move?

There were 20 respondents. The main reasons for wanting to move within the Parish were:

1. Needing smaller accommodation
2. Wanting a starter/first home
3. Garden too large to manage

Figure 21 Reason for move within the Parish N.B. some responses included more than one reason

Answer	%	Count
Want a starter/first home	18.2	6
Cannot afford rent	6.1	2
Cannot afford/obtain mortgage	3.0	1
Need larger accommodation	9.1	3
Need smaller accommodation	21.2	7
Garden too small	9.1	3
Current home unsafe/affecting health	3.0	1
To give/receive support as a carer/dependent	0.0	0
Housing poorly insulated/expensive to heat/maintain	0.0	0
Want to return to the Parish	0.0	0
Divorce/separation	0.0	0
Retirement	0.0	0
Property currently for sale	0.0	0
In tied accommodation	0.0	0
Garden too large to manage	15.2	5
Current tenure insecure	0.0	0
Need adapted accommodation	0.0	0
Need all rooms on one level	6.1	2
Change in physical needs	9.1	3
Other-please specify	0.0	0
Answered		23

Q9. What type of housing do you think is needed in Dunsfold Parish?

- 64 respondents answered
- 18 respondents skipped the question

Figure 22 Housing needed in Dunsfold – number of responses ‘voting’ for each type

Housing Type- Voted Yes	1 bed	2 bed	3 bed	4 bed
Open market	6	16	13	8
Private rent	5	6	6	2
Affordable rent	11	23	17	5
Social rent	9	16	13	4
Shared ownership	7	15	15	4
First Homes	13	28	7	2
Housing needed but I don't know what type	7	13	9	5

The figures above include **only** the respondents that thought there should be housing built.

The most popular choices were:

- Two-bedroom first homes
- Two-bedroom affordable rent
- Three-bedroom affordable rent
- Two-bedroom social rent
- Two-bedroom open market

Q10. Please add comments you would like to make about local housing, including locations that might be suitable.

45 respondents made comments. Themes included the need for affordable and starter homes, concern about village character, the need for homes for downsizers, inadequate infrastructure for new homes and arguments against new homes.

Comments are listed in full in Appendix D- Response to question 10.

Part 2 - Future housing need

Those looking to move were asked to complete part two of the survey which collected more detailed information on future housing need in the next five years.

When asked if they intended to move to alternative accommodation within the Parish in the next five years, **11** households said yes with a further **nine** saying they were unsure.

A total of **19** households went on to complete this section, not everyone answered every question.

Data collected from Part 1 helped with the analysis.

Q1. Which tenure would you prefer?

Respondents were asked to indicate their preferred tenure. Owner occupier was by far the most popular.

Figure 23. Future tenure preference

Figure 23 Future tenure preference

	Count
Owner Occupier (with/without mortgage)	11
Shared ownership (part buy/part rent)	3
First Homes	3
Private landlord rent	0
Housing association rent	1
Other	0

Q2. What type and size of property would your household prefer (tick all that apply)?

The respondents were able to indicate more than one preference. House and bungalow were the most popular preferences. 12 respondents indicated a preference regarding the number of bedrooms they would prefer.

Figure 24 Type and size preference

	Count
House	12
Bungalow	8
Flat/maisonette	4
Other*	0
Number of bedrooms	
1	1
1 or 2	1
2	3
2 or 3	1
3	2
3+	1
3 or 4	1
4	1
8	1

It should be noted that these preferences do not necessarily align to analysed need. See Q5 and Q6 financial information below. Furthermore, if applying for a housing association rented home or shared ownership property, housing associations often follow the same bedroom allocation policy as the local council (see Figure 26 Waverley's allocation scheme).

Q3. Are you interested in Self-build, a Community Garden area, Shared ownership, and First Homes?

Figure 25 Interest in Self-build, Community Garden, Shared Ownership and First Homes

	Yes	No
Self-build	2	14
Community garden area	5	9
Shared Ownership	3	11
First Homes	5	11

Q4. What is your local connection to Dunsfold Parish? (Tick all that apply)

Respondents were able to indicate more than one connection. All respondents who were assessed as having a need answered this question and were able to indicate their local connection. The information provided in response to this section aided the analysis of need but is confidential and is not reproduced here. This question was asked in four parts:

If you currently live in the Parish, how long have you lived in the Parish for?

If you currently work in the Parish, how long have you worked in the Parish for?

If you used to live in the Parish, when did you live in the Parish and how long for?

If you have close relatives living in the Parish, what is their relationship to you (i.e. parent, sibling etc) and how long have they been living in the Parish?

Q5, 6 and 7. Financial information

The information provided in response to this section aided the analysis of need but is confidential and is not reproduced here.

In assessing the preferred need, income levels and potential property prices are considered to ensure that any proposed future housing development would meet the needs of those to be housed. Mortgage lenders use a multiplier of annual income to determine how much can be borrowed, either solely or jointly. Although there are no specific rules around mortgage income multipliers, 4 or 4.5 times annual salary (for a single applicant) or 3.5 or 4 (if you are applying jointly) is often used as the basis of initial calculations. The size of deposit relative to the value of the property can impact how much can be borrowed as a bigger deposit mitigates risk for lenders, though the average minimum deposit requirement is generally 10%. Where a respondent indicates a preference for shared ownership, their ability to enter such an arrangement is assessed using the information provided. The mortgage and deposit that the respondent could raise is considered against a comparable owner-occupied property in the local area. If it appears that the respondent could not enter a shared ownership arrangement as they have a limited or no deposit, they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home, their ability to enter a mortgage, where it is required, is assessed including the ability to raise a deposit. If they could not do so they are re-classified as needing either a shared ownership property (with a suitable deposit) or rented property (without a suitable deposit). Mortgages of 35 years rather than the traditional 25 years are becoming more common, particularly amongst first-time buyers.

Any household actually seeking to purchase would be subject to more rigorous scrutiny from potential lenders. Information on rental prices is also included in Figure 14 and 11.

Q8. Are you registered on the Waverley Borough Council housing register (known as Waverley Home Choice)?

No respondents said they were on the housing register.

To be eligible for affordable rented accommodation, a household must be on the housing register.

Q9. Details of the household seeking alternative housing

The information provided in response to this question aids the analysis of need, for example in relation to overcrowding, but is confidential and not reproduced here.

Error! Reference source not found.5 shows how Waverley assesses the size of property required by households seeking a rented affordable home.

The number of bedrooms a household is entitled to is based on factors such as the number of children, their ages and gender. An additional bedroom may be allowed where the council's medical adviser recommends it. In elderly or disabled households, allowances can be made for carers. Error! Bookmark not defined.

Figure 26 Waverley's allocation scheme²⁹

Household Makeup	Bedroom entitlement
One adult or couple	1 bed
Couple or lone parent with one child	2 bed
Couple or lone parent with two children of the same sex under 16	2 bed
Couple or lone parent with two children of opposite sex under 10	2 bed
Couple or lone parent with two children of opposite sex where one is over 10	3 bed
Couple or lone parent with three children	3 bed
Couple or lone parent with two children of the same sex where one is over 16	3 bed
Couple or lone parent with 4 or more children	3 or 4 bed

Analysing need

Preferences do not necessarily match with analysed need. When analysing need, the most suitable accommodation is matched to the financial ability of a household and its household composition.

For example, a couple with a young child, a joint income of £30,000, no savings or equity, and seeking a three-bed owner occupier home would be analysed as requiring a two-bed house to rent from a housing association.

The conclusion below sets out the assessed need of survey respondents.

Conclusion

The 2026 Housing Needs Survey found that most (87.8%) respondents were well housed. However, when assessing need in small, rural areas such as Dunsfold even a small need can have an impact on the balance of a community.

After analysing the responses, **eight households with a local connection** to Dunsfold parish have been found requiring alternative homes. The assessed need is:

Housing Association Shared Ownership (five)

- 5 x 1 bed accommodation

The share of ownership appropriate for each household currently in need is 24%, 35%, 46% and two at 50% .

Some respondents indicated need for an open market home. Of these, three households want to downsize to a one or two bedroom home. There appears to be a shortage of one and two bedroom homes coming to the market so the assessed need for open market homes is:

Open Market (three)

- 2 x 2 bed homes
- 1 x 1 bed home

²⁹ [Choice Based Letting Policy | Waverley Borough Council](#)

Consideration should be given to the household listed on Waverley’s housing register whose need is for a one bed home. There is likely also to be hidden need, as people may not apply to join the register until they can see some prospect of development or a local scheme to which they would want to apply.

The issue of affordability and the lack of available private rental accommodation in the area are important housing factors to consider. The cost and lack of available private rental property in the parish could affect many local residents. As set out above, the Office for National Statistics states it considers “an area is ‘affordable’ if a private-renting household would spend the equivalent of 30% or less of their gross income on rent.”³⁰. Waverley’s lower quartile gross annual workplace earnings is £29,280, 30% of which gives £732 per month, well below the cost of the very small selection of private rental homes available.

While housing needs surveys are only ever a snapshot in time it is usual that the resulting data is considered to have a ‘shelf-life’ of five years.

David Cowan
Rural Housing Enabler
October 2026

³⁰ [Private rental affordability, England, Wales and Northern Ireland – ONS, August 2025](#) paragraph 2



QR code for online questionnaire

t: 01483 566072
e: info@surreyca.org.uk
w: surreyca.org.uk

Surrey Community Action
Astolat, Coniers Way
New Inn Lane, Burpham
Guildford, Surrey GU4 7HL

11th June 2026

Housing Needs Survey for Dunsfold Parish

Dunsfold Parish Council and Waverley Borough Council have commissioned Surrey Community Action, an independent charity that supports rural communities across Surrey, to undertake a Housing Needs Survey to assess local housing need.

The Parish Council and the Local Planning Authority will use the survey results to understand local housing need, and the results may be made available in the future to individuals or organisations that make a planning application.

The questionnaire is in two parts. Part one is for the whole community to respond to and asks for your views on housing need in Dunsfold Parish. Part two is to be completed if you have a housing need, even if your need is not immediate.

Do you know people who wish to return to the Parish? Do you have friends currently working in the Parish, but who live elsewhere and would prefer to live closer to their employment? Perhaps you have family members who have recently moved away because they were unable to afford to live in the Parish and wish to return? Please ask them to complete the survey online or contact David Cowan at Surrey Community Action to obtain their own questionnaire (davidc@surreyca.org.uk, 01483 447121).

Please return the questionnaire by 13th July 2026 using the attached reply-paid envelope or complete it online by using the QR code above or going to:

www.surveymonkey.com/r/HG9256W

Individual responses remain confidential to Surrey Community Action and an anonymised report will be provided to the Parish Council.

Thank you for participating in this survey.

Yours faithfully,

Dunsfold Parish Council and David Cowan, Rural Housing Enabler

Please be reassured that all data remains confidential.

Please return the form in the Freepost envelope provided no later than 13th July 2026

or use the QR code or go online to www.surveymonkey.com/r/HG9256W



Part 1 - Current housing situation (To be completed by all households)

Q1. How would you describe your current housing situation?

Well housed, all needs met	
Currently living with parents/relatives, looking to move out	
Homeowner looking to downsize property or garden too large	
Homeowner looking to get a larger garden	
Want to start a family but home too small	
Renting privately but rent too high/have insecure tenancy	
Renting privately but looking to downsize property or garden too large	
Renting from housing association and accommodation does not meet need	
Need larger home to accommodate children or elderly relative	
More than one household living under the same roof	
Other- please specify:	

Q2. If you want to move to a new home, in how many years would you like to move?

Within 1 year ☐

Within 3 years ☐

Within 5 years ☐

Over 5 years ☐

Q3. What is the tenure of your current home?

Owner occupier (with or without mortgage)	Private landlord rent*
Shared ownership (part rent/part buy)	Housing association rent*
Tied to a job	Other – please specify:

*If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent?

--

Q4. What type and size of property do you currently live in?

☐ House

☐ Flat/maisonette

☐ Bungalow

☐ Other

Number of bedrooms within property

Q5. How many people, in each age group, are living in your home?

Age Band	No. of people	Age Band	No. of people
Under 10		41-50	
11-16		51-60	
17-21		61-70	
22-30		71-80	
31-40		80+	

Q6. If you would prefer to move out of the area, please indicate why:

Q7. Are you, or is anyone living with you, looking to move to alternative accommodation within Dunsfold Parish in the next 5 years?

Yes ☐ No ☐ Not sure ☐

Q8. If so, how would you describe the best reason for this move?

Want a starter/first home	Divorce/ separation
Cannot afford rent	Retirement
Cannot afford/obtain mortgage	Property currently for sale
Need larger accommodation	In tied accommodation
Need smaller accommodation	Garden too large to manage
Garden too small	Current tenure insecure
Current home unsafe/affecting health	Need adapted accommodation
To give/receive support as a carer/dependent	Need all rooms on one level
Housing poorly insulated/expensive to heat/maintain	Change in physical needs
Want to return to the parish	
Other – please explain here:	

Q9. What type of housing do you think is needed in Dunsfold Parish?

- Open market is housing sold at full commercial value.
Affordable housing is the term used to describe a range of housing products for those who cannot afford to buy their home on the open market.
- Affordable rent is up to 80% of the open market rent.
- Social rent is around 60% of the open market rent (local housing associations and local authorities tend to have social rents).
- Shared ownership is part buy/part rent. The minimum share is 10% and you pay rent on the remaining share.
- First Homes is a discounted home ownership scheme for first time buyers. Properties are discounted at 30% less than the market value and cannot cost more than £250k. Purchasers cannot earn more than £80k pa.

	1 bed	2 bed	3 bed	4+ bed
Open market				
Private rental				
Affordable rent				
Social rent				
Shared ownership				
First Homes				
Housing needed but I do not know which type				

Q10. Please add comments you would like to make about local housing, including locations that might be suitable.

Part 2 - Future housing need: Only to be completed if your household (family/single/couple) have a housing need in the Parish in the next 5 years

The more information you provide us with the better so we can assess exactly what type, size and tenure of housing is required. All information is strictly confidential. **We may want to contact you to obtain further information, so it would be helpful if you could provide your name and contact details at the end of this questionnaire.**

Q1. Which tenure would you prefer?

Owner occupier (with/without mortgage)	Private landlord rent	
Shared ownership (part buy/part rent)	Housing association rent	
First Homes	Other	

Q2. What type and size of property would your household prefer (tick all that apply)?

- ☐ House
 ☐ Flat/maisonette
☐ Bungalow
 ☐ Other
 Number of bedrooms

Q3.

	Yes	No
Are you interested in self-build?		
Are you interested in a community garden area?		
Are you looking for shared ownership?		
Are you looking for a First Home (to purchase at a reduced rate)?		

Q4. What is your local connection to Dunsfold Parish? (Please answer all that apply)

If you currently live in the Parish, how long have you lived in the Parish for?
If you currently work in the Parish, how long have you worked in the Parish for?
If you used to live in the Parish, when did you live in the Parish and how long for?
If you have close relatives living in the Parish, what is their relationship to you (i.e. parent, sibling etc) and how long have they been living in the Parish?

Financial Information

It would be very helpful if you could provide some limited information on your financial status to help us to understand what tenures and costs of housing are suitable for the Parish. This information is not shared with any other organisation; it is used purely to calculate what tenures and costs are affordable.

Q5. What is the approximate total annual gross income (before tax) of the household in need. Do not include universal credit housing element or housing benefit. £...

Q6. Do you have equity in your current home? Yes / No

Q7. What financial resources are available to you for your next move?

Equity from existing home £..... Savings and investments £.....

Gift from someone for a new home £.....

Q8. Are you registered on the Waverley Borough Council housing register (known as Waverley Home Choice)?

Yes ☐ No ☐

If you wish to apply to rent a housing association property you should be on the housing waiting list. You can register online (waverleyhomechoice.org.uk) or you can telephone (01483 523551) if you need assistance with applying.

Q9. Details of the household seeking alternative housing.

Please complete a separate form for each household in need of alternative housing.

If you require an additional survey form, contact the Rural Housing Enabler: 01483 447121 or davidc@surreyca.org.uk.

	Age (years)	Sex (M/F)	Relationship to person completing survey form
Person 1			
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

Please provide your name and contact details. We may need to contact you to obtain further information. Any information you give will remain confidential to Surrey Community Action and will not be shared with any third party.

Name	
Address	
Email/telephone	

Thank you for taking the time to complete this survey.

If you require an additional survey form, contact the Rural Housing Enabler:
01483 447121 or davidc@surreyca.org.uk

**Please return the form in the Freepost envelope provided
no later than 13th July 2026**

Data Protection

Data is collected by Surrey Community Action for the purpose of assessing housing needs in your area. Any information collected as part of this survey will be visible to the Rural Housing Enabler only. All data will be kept strictly confidential, and any reports detailing the results will have all information that can identify an individual removed. More details on Surrey Community Action's privacy policy including your rights under GDPR can be found on our website.

Surrey Community Action is a registered charity No.1056527 and a Company Limited by Guarantee in England No.3203003

Find out more at www.surreyca.org.uk.

Dunsfold Parish Housing Needs Survey

Are you struggling to find a home that you can afford to buy or rent?

Do you live or work in Dunsfold Parish?

Do you want to downsize?

We (Surrey Community Action) are conducting research on behalf of the Parish Council and Waverley Borough Council. Please take a few minutes to fill out the questionnaire online or when it is delivered to your home.

Surrey Community Action is an independent charity that supports rural communities in Surrey

You can contact David Cowan, Rural Housing Enabler at Surrey Community action, for more information davidc@surreyca.org.uk or 01483 447121



www.surveymonkey.com/r/HG9256W

Deadline for completion 13th July 2026

Appendix C - Response to question 6

Q6. If you would prefer to move out of the area please indicate why

1.	Access to London, more kids for our kids to play with, access to schools and colleges.
2.	Possibly for schools.
3.	Closer towards London.
4.	Closer to family and better value for money.
5.	Surrey too expensive.
6.	Housing development intensification.
7.	Getting too developed with inappropriate housing developments destroying the countryside.
8.	Happy in the area or out. Would depend upon how the area is populated.
9.	I would move if there was too much new development spoiling the character of the village.
10.	If unable to drive in future, need better public transport but there are very few bungalows in Dunsfold.
11.	No plans unless unable to drive as public transport is very poor in our area.
12.	Would be looking for a passive / eco house.
13.	Would depend on work opportunities.
14.	Problems with neighbours.

Appendix D- Response to question 10

Q10. Please add comments you would like to make about local housing, including locations that might be suitable.

1.	Access to new housing should not increase the number of road junctions into Common Road. No increase in the amount of light pollution.
2.	Affordable housing for people with local connection to the village who wish to return to the village is desirable.
3.	Affordable housing is needed but Dunsfold is not suitable due to poor infrastructure.
4.	At present I do not believe we need more housing in Dunsfold. There are very few jobs in the area and the roads are already very busy - especially the A281.
5.	Brown field sites and not green belt.
6.	Comment on Part 2 Q3 (Are you interested in: self-build, community garden, shared ownership, first home): This doesn't apply to me but would be good for the village.
7.	Current service infrastructure not sufficient / adequate for existing and already planned stock - see Dunsfold Aerodrome Alfold etc.
8.	Do not impact the rural feel of the area. Limit illegal traveller camp expansion and develop suitable housing in that location.
9.	Dunsfold has been overwhelmed with new housing and we don't need any more!
10.	Elderly people who want to stay in the village want smaller homes near to the community shop. Young families want to live near family in Dunsfold to help with childcare.
11.	Housing assisted for elderly would be great to ensure the ageing population can remain in the village.
12.	Housing needed but I don't know what type.

13.	Housing needed but I don't know what type. Infrastructure impact must be carefully reviewed and monitored. Developers should contribute to incremental upgrades and ongoing maintenance. All developments should be relatively small so that you do not create a village within a village. Developments should be of mixed housing types. Priority should be given to villagers and their families. This should also determine the type of housing required. Every effort should be made to retain the 'characteristics' of a village. Waverley/Surrey must commit to support the impact of any future developments with associated services e.g. road maintenance, bus services, bin collections.
14.	Housing should be located to minimise requirement for car journeys and close to schools, recreation and shops.
15.	I don't know enough to comment.
16.	I don't know that further housing is needed, especially with Dunsfold Airfield so close and another development which already has planning permission. The infrastructure is already under pressure and inadequate for current population.
17.	I have lived in Dunsfold for nearly ten years. Prior to that, I grew up and lived in Cranleigh. I am - as a young professional - acutely aware of the housing crisis in the UK and the need for more housing. However, the recent development in Cranleigh, Alfold, Loxwood, as well as outside of Waverley, has led me to a few conclusions, which I know are shared by fellow residents, both old and young. The infrastructure is not capable of supporting the housing which has already been built, let alone further dwellings. The roads are congested and in a poor state, the mains water consistently has issues which require further roadworks, the 'affordable' housing which has been built is simply not affordable to many people my age. This is not an issue which is exclusive to Dunsfold, or Surrey. However, simply building more housing which is often poorly built, financially out of reach of young people, and leading to further degradation of the infrastructure and green spaces is not the answer. Cranleigh and Godalming have already had plenty of houses built in and around them. The existing residents are not happy with the results. The new houses do not fit with the existing villages/towns and the infrastructure is not able to cope.
18.	In the field adjacent to Gratton Chase.
19.	Larger properties (3/4 bed+) are not selling. Too many properties vastly overpriced so don't sell. Dunsfold has had lots of small, new developments and should not be subject to further builds.
20.	Limited scope for starter/first homes at an affordable entry point in Dunsfold.
21.	More social housing and first time buys.
22.	Need smaller houses for people downsizing and first time buyers. One bed homes unsuitable - couples have children. Older couples often need separate rooms.
23.	New developments need to be small and within the central village boundaries so that minimal additional infrastructure is required and would mean the village is accessible. Also, pavements are required!
24.	No more new builds until the infrastructure is improved. This is specifically sewer provision, but also extends to the quality of roads and provision of school, transport & medical facilities.
25.	No more building at north end of the village.
26.	Not aware of any need.
27.	Not enough affordable housing for first time buyers and young renters.
28.	Not much more housing needed so to retain "village" feel any new housing, no more than 30 houses, should be added to new developments. All housing should be in keeping with existing developments. All housing should be in keeping with existing house design / village design.
29.	Not much needed as no one can sell their house now. Too far from infrastructure for affordable homes.
30.	Plenty of new accommodation being built around Dunsfold but larger properties are most common, and very expensive.
31.	Question 9 [paper survey, type of housing you think is needed] is an ill-considered and biased question. It should have asked "Do you think more housing is needed in Dunsfold?" The actuality is that we have many new houses in Dunsfold and planning consent for many more (90?) has been granted - far more than are required in our small village.

32.	Rent too expensive.
33.	A survey is usually anonymous, this is not a survey?
34.	The key to successful long term village life is a mix of retaining elderly demographic, but provision for young people to start their journey into home ownership. 2 bed bungalows and 2 bed apartments might be a start.
35.	There are insufficient supplies of housing for young people with or without children if they are earning average or below average salaries.
36.	There is an oversupply of housing locally in Cranleigh and Alford. There is no need for more housing in Dunsfold. It is a village with no school, doctor's surgery etc.
37.	There is no major need for local housing, with the developments in Cranleigh, Alford and permission given for Dunsfold Park there is already too much development.
38.	There's a real gap in the "middle" market - £500k - £750k. 3 bedrooms. Not a lot of supply in the centre of the village. Springfield (Alford Road) is a good location. It should be maximised and path access to the Dunsfold Common Road and The Sun included. Need to prioritise locations that can offer car-free access to the village centre. And, to balance out the substantial building that has taken place in the north of the village.
39.	Transport must improve.
40.	We do NOT favour large developments such as suggested at Dunsfold Aerodrome. Much better to have individual and smaller developments that do not further stress already stretched infrastructure and are in keeping with the rural setting around Dunsfold.
41.	We do not need new builds.
42.	We don't need any more housing in Dunsfold. We've done our bit already with multiple developments at both ends of the village.
43.	We need all of this. We need a good mix of all housing types, and it would be best to build them on as many small infill sites or edge of settlement sites as possible. Also new homes in large gardens should be permitted and encouraged.
44.	What is lacking in the village is 2/3 bedroom properties for residents who want to downsize from larger properties.
45.	Why do you not have a 'None needed' box? I think you are biasing the survey by this omission. Over the last few years we have had a large number of new houses built in Dunsfold. There are current permissions for many more. Far more than is warranted in our small community. We simply will not need any more for many years. The current practice of building a large number of houses is wrong. A small number of houses should be built at any one time over a period of years to cater for our local needs. It seems that there is no joined up thinking, i.e. sensible consideration, of how houses for local needs are required.