



Ripley Parish Council The Parish Review

Summer 2013



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Sunday 4th August 2013 Ride London–Surrey Cycle Road Races are coming through Ripley!



Road closures will be in place along Newark Lane, The High Street and Rose Lane (as for the Olympics) from 5.00am until 16.45 approx. on Sunday 4th August.

20,000 amateur cyclists will take part in the first race (Prudential Ride London-Surrey 100) passing through Ripley from 7.35am with the main group arriving between 8.30am and 10.30am.

150 professional cyclists will take part in the second race (Prudential Ride London-Surrey Classic) which will pass through Ripley at 14.15 approx.

Pedestrian access will be available across the route with stewards in place to manage this.

Other journeys may need careful planning but the A3 and M25 will remain open enabling the route to be crossed on the race day.

No parking will be allowed on the race route or on adjoining clearways from midnight before the day of the race.

To assist Ripley residents, the parish council will open up an area of the Green for parking from 6.00pm on Saturday 3rd August until 6.00pm on Sunday 4th August.

Please advise Alison at the parish council office 01483 224847 of your registration number by Wed 31st July at the latest. A permit will be issued.

NB Office closed 22nd to 26th July inclusive - leave a message by phone or in the letterbox

The parish council is providing additional visitor parking on the Green from 7.30am to 5.00pm on Sun 4th August when the barrier will be locked. No overnight parking / camping allowed.

Further information can be obtained from:
www.gosurrey.info 0845 894 9773

It is anticipated that these races will be an annual event.

Working Party on the Green 10.00am Sunday 21st July



Come and join a team of volunteers and help maintain the newly cleared area along the Dunsborough Park boundary of the Green. With your help the brambles will be kept back and wildflowers encouraged. Everyone welcome. Bring your own gloves and tools.

Housing Survey Results

236 forms were returned - 29% return rate which is very good. Thank you.

Part 1 of the survey gathered opinions from the existing residents about their views on development in Ripley

Part 2 of the survey measured the level of existing need in the parish and confirmed that there is a definite need for affordable housing in the parish.

The average price of a flat in Ripley (Oct –Dec 2012) was £215,682.

To be able to afford to buy a flat on the open market in Ripley, households would need to earn £61,623 gross annum single income or £71,894 gross annum joint income. This is not affordable for many working people.

Most respondents in need of affordable housing are in private rented accommodation or are a local authority tenant but 4 are still living with family.

The reasons respondents considered themselves to be in housing need included :

- The need for a cheaper home
- The need for a larger home
- The need to move into their own home
- The desire to return to Ripley

26 affordable housing units are required comprising:

- 14 x 1 bed units
- 6 x 2 bed units
- 5 x 3 bed units
- 1 x 4 bed units



The redevelopment at White Hart Court will provide 45 dwellings of which 36 will be affordable housing. 10 of these affordable housing units will be reserved for those with a connection to Ripley i.e. live or work in Ripley, were raised in the parish or have family in the parish. This leaves a need for 16 more dwellings for those with a Ripley connection.

Going forward

The parish council can work with Surrey Community Action to identify possible land to be designated as a rural exception site so that any future development is for the benefit of local people.

Alternatively the parish council can work with the community to draw up a Neighbourhood Plan which, if agreed, would become a statutory document detailing how development in Ripley should take place. This would be a major project requiring the support and help of many residents to bring it to completion.

The full housing survey report will be available on our website shortly and at the Parish Council Office.

Neighbourhood Planning

In the 2011 Localism Act, the government gave neighbourhoods the ability to shape and plan development in their area through Neighbourhood Planning.

A Neighbourhood Plan must conform with national policy and with the Borough Council Local Plan.

It cannot be used to stop all development in an area but it can indicate what would be acceptable.

To develop a neighbourhood plan for Ripley, a large amount of data will need to be collected and the opinions of residents sought. Once a draft plan for development has been decided upon, this will be sent to the Borough Council who will arrange for an independent inspection of the plan. If the plan successfully passes this stage, a referendum is held. If 50% +1 of those voting are in favour of the plan the document has to be adopted by the Borough Council and the planning department will have to abide by its recommendations.

A successful Neighbourhood Plan will protect the community from inappropriate development.

Part 1 of the survey shows that there is support in the parish for retirement accommodation, affordable homes and medium sized open market homes in small scale developments of up to 5 units as well as for more retail units. There is also support for a library, public car parking and secondary school provision.

In Neighbourhood Planning the parish council will require the support of many individuals in Ripley who are willing to use their skills and give of their time to bring the project to completion.

If you are interested in finding out more about neighbourhood planning and the part you could play, please contact Alison on 01483 224847 ripleyparish@btconnect.com. A variety of skills will be needed on the steering group and as data gatherers.

Retirement

Mrs Debbie Bennesch has taught with great dedication, many generations of Ripley children. The parish council wishes to thank her for her various roles within the school through which she has supported the community and parish council events such as the Christmas Fair.



Join us at the next Parish Council meetings

Thursday 18th July and Thursday 12th September 2013
in the Church Room at the Parish Church, High Street,
Ripley
Public questions 7.30-7.45pm