



The Lovelace Local Plan

Housing Development Survey April 2016

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Report Summary

This report sets out the results of The Lovelace Local Plan Survey, for the villages of Ripley, Ockham and Wisley which took place in April 2016 to gather the views on the future development of housing within the Lovelace Ward.

A brief summary of the findings follows:

- 22% of households responded to the survey.
- 58% of respondents were aged over 60.
- 83% were owner occupiers.
- 23% wanted to see less than 12 homes per year developed
- 24% wanted to see less than 35 homes per year developed
- 162 (63%) households wanted to see only small scale development
- 107 (42%) households wanted new homes to be in line with the local vernacular
- 19% of households said they may need to move within the next 15 years.

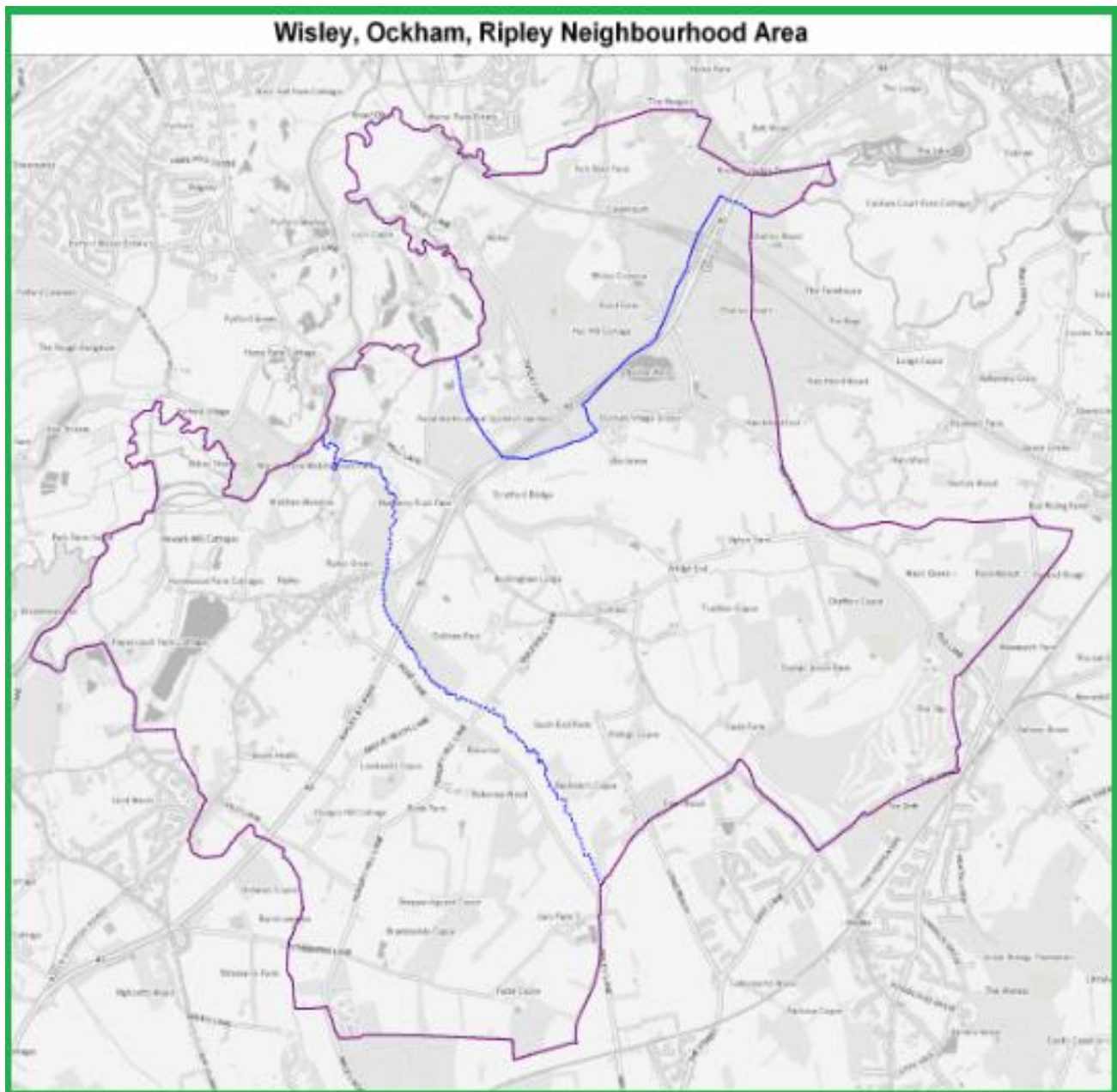
Key Comments

- For the Lovelace Ward to retain its rural feel.
- The need to improve local infrastructure to deal with traffic issues before any further development takes place.
- Commuter parking in Ripley
- Additional parking spaces required in Ripley
- Traffic speed through village and at junction with Newark Lane
- Appropriate infrastructure to match any development
- Affordable homes for young families
- Retirement properties for those looking to downsize

Introduction

The Lovelace Neighbourhood Plan Group undertook a general survey in the summer of 2015. This second survey was to gain a better understanding of the current picture and attitudes towards future development and need.

The Lovelace Neighbourhood Plan covers the villages of Wisley, Ockham and Ripley (commonly known as the Lovelace Ward)



Responses

A total of 1177 surveys were distributed. 257 surveys were returned which represents a response rate of just under 22%. Of these just 25 were completed online.

A further 3 surveys were received well outside of the deadline date and have not been included within the results.

	Total Sent	Total Returned
Ockham	182	30
Ripley	906	215
Wisley	89	12

Method

The Lovelace Neighbourhood Plan Survey for posted to all households in April 2016, the survey was also available electronically.

All of the data collected has been collated and the results which follow detail the responses either as a percentage of all returns or as the actual number of respondents for each option. Although there was a total of 257 responses, not everyone answered each question, the total number of respondents for each question is shown below each response. Where a figure is expressed as a percentage it is a percentage of the total number of responses for that question.

In some cases the information is shown as an overall response and then each sub section has been broken down to show the responses by village.

Background

The Lovelace Ward is comprised of the Parishes of Ockham, Ripley and Wisley, each distinctive in their own right. The current housing stock is reasonably typical of most Surrey villages, the majority being detached and semi-detached¹, with a lower percentage of flats/apartments.

	Ripley	Ockham	Wisley
Detached	270 (35%)	92 (56%)	22 (27%)
Semi-Detached	252 (33%)	53 (32%)	34 (41%)
Terrace	134 (18%)	12 (7%)	5 (6%)
Flat/Maisonette	68 (9%)	5 (3%)	19 (23%)
Caravan/Mobile	38 (5%)	2 (1%)	3 (4%)
Total Households	762	164	83

¹ www.neighbourhoodstatistics.gov.uk Tables KS402EW and QS5402EW

Typically there will also be higher than average levels of home ownership and lower than average levels of social housing, across the ward there are 116² homes available for affordable rent, this equates to just over 11% of the total stock in the ward. The parish of Wisley however, bucks this trend with just 20% home ownership, in this Parish the majority of the stock is rented privately (or considered tied) and is in ownership of a single landowner.

	Lovelace Ward	Ripley	Ockham	Wisley
All Households	1009	762 (76%)	164 (16%)	83 (8%)
Owner/occupier	669	530 (74%)	122 (74%)	17 (20%)
Shared Ownership (Part Owned and Part Rented)	12	12 (2%)	0	0
Rented from Council (Local Authority)*	77	76 (10%)	0	1 (1%)
Other Social Rented (Housing Association)*	38	32 (4%)	1 (0.6%)	5 (6%)
Private Rented*	183	92 (12%)	35 (21%)	51 (61%)
Living Rent Free	30	20 (3%)	6 (4%)	4 (5%)

* The Census asks respondents to identify who their landlord is and the results reflect the responses they gave. Individuals responding to the Census will report their understanding of their landlord and this may not reflect the actual management arrangements in place.

The most recent figures for affordable housing show that Guildford Borough Council own 82 properties with 32 belonging to a housing association. Turnover for the period 2015/16 was very low, just 5 properties in total:

- 1 x studio flat
- 1 x 1 bedroom bungalow
- 1 x 2 bedroom house
- 2 x 3 bedroom house

This is very similar to the 2013 Housing Needs Survey where just 4 vacancies had arisen in the year. This is the equivalent of just 4% of the total stock, there are currently 36 households on the register who are in need of the following properties:

Waiting List	Transfer Register
17 x 1 bedroom	5 x 1 bedroom
8 x 2 bedroom	2 x 2 bedroom
2 x 3 bedroom	2 x 3 bedroom

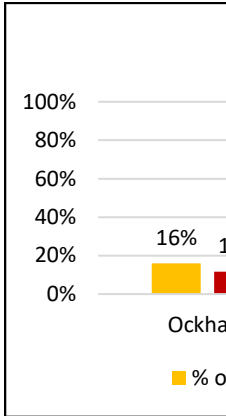
The above figures do not include any households who may have registered an interest in shared ownership or other help to buy schemes.

² Source: Guildford Borough Council

Results

Q1. Which village do you live in?

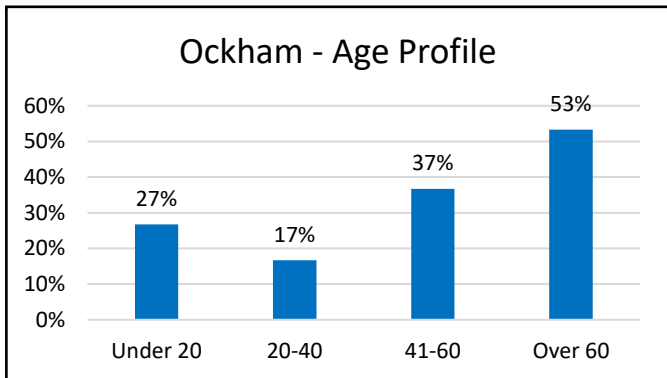
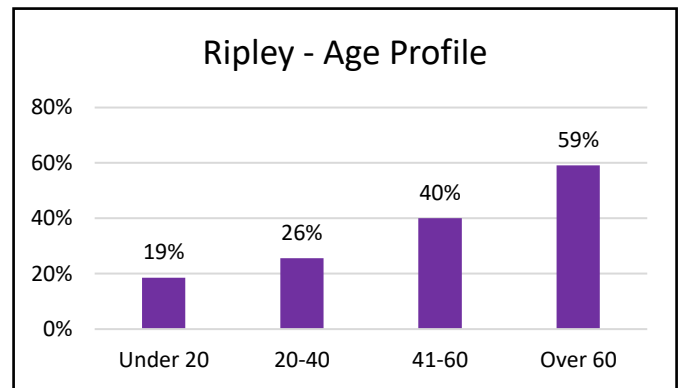
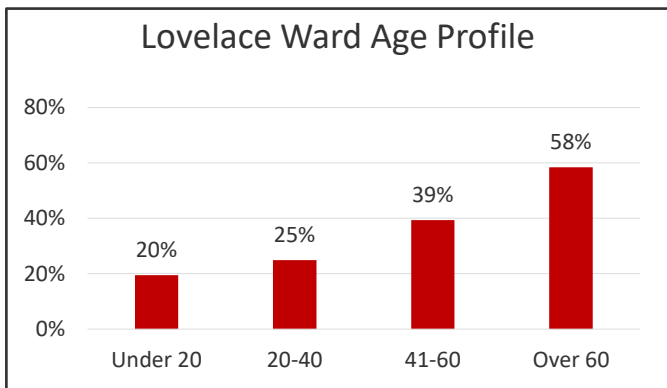
Ripley had the greatest number of returns, both in terms of the total with **84%** and as a % of the village returns at **24%**.



Base: 257 respondents

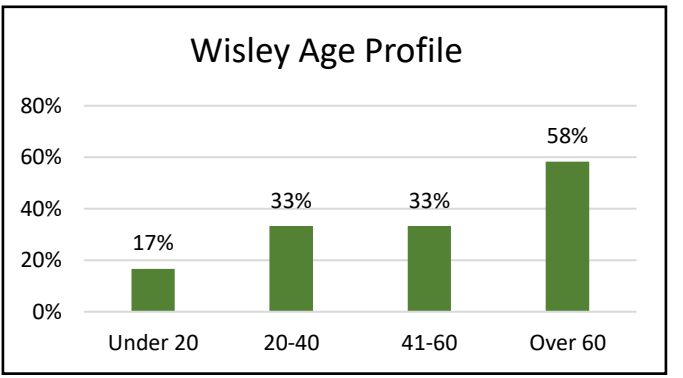
Age Profiles

Q2. How many people in each age group are living in this household?



Base: 257 respondents

Base: 30 respondents

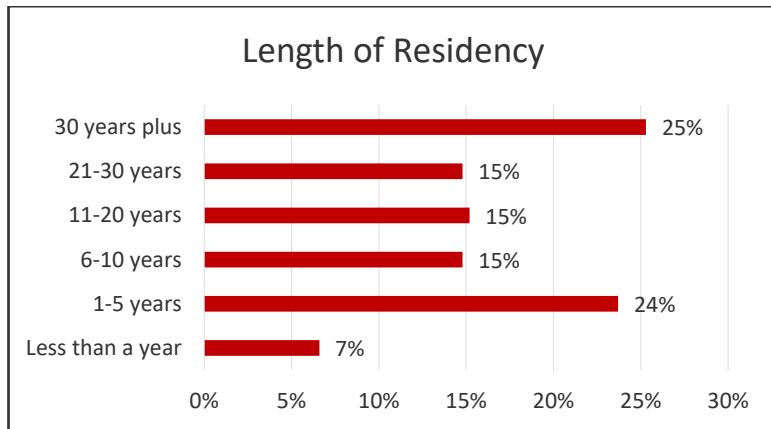


Base: 215 respondents

Base: 12 respondents

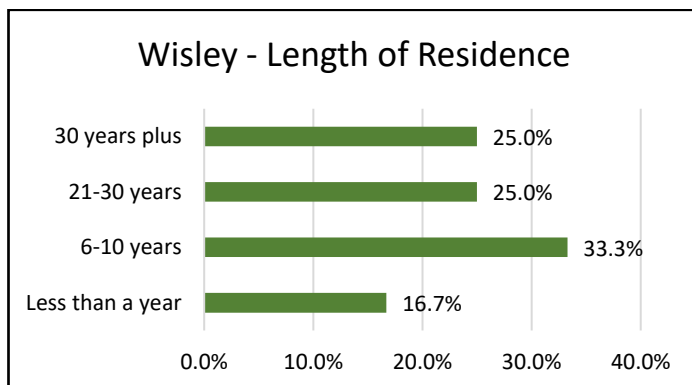
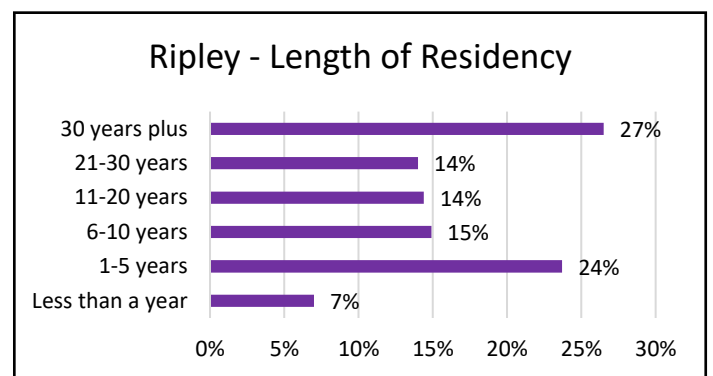
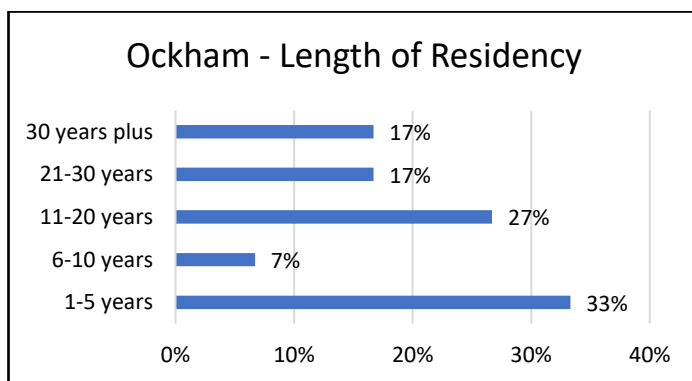
58% of all occupants were aged over 60, with just 20% being aged under 20.

Q3. How many years have you and your household lived in the Lovelace Ward?

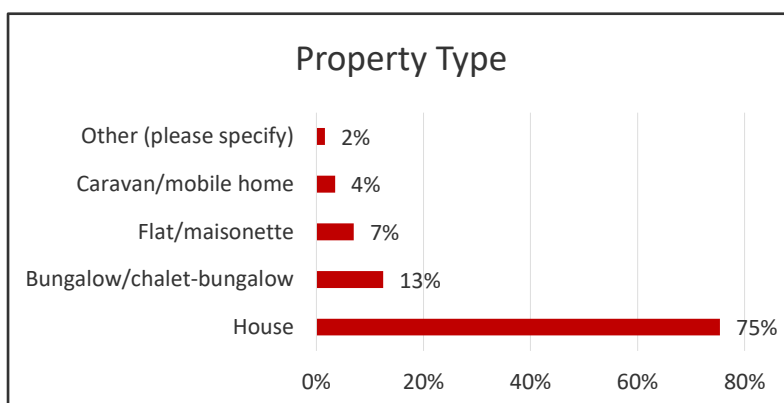


40% of all respondents have lived in the ward for 20 years or more.

Base: 257 respondents

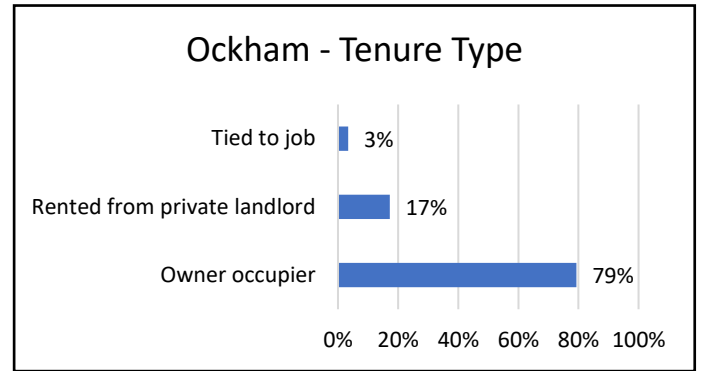
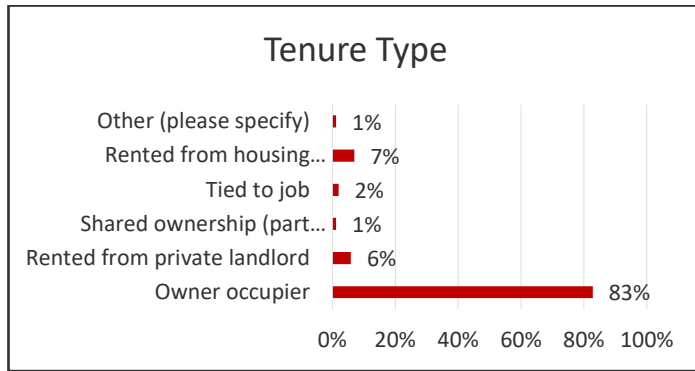


Q4. Which of the following best describes your home?

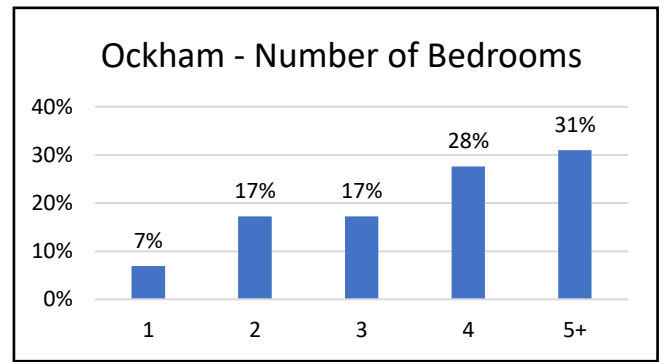
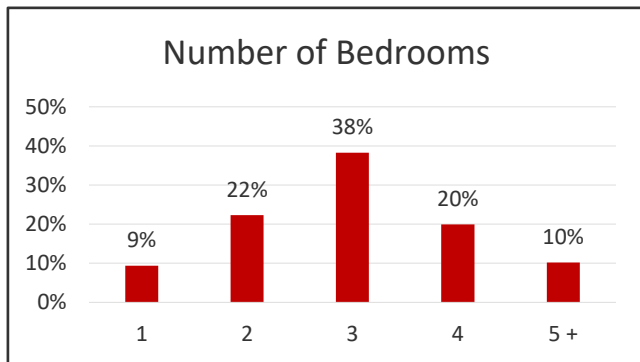
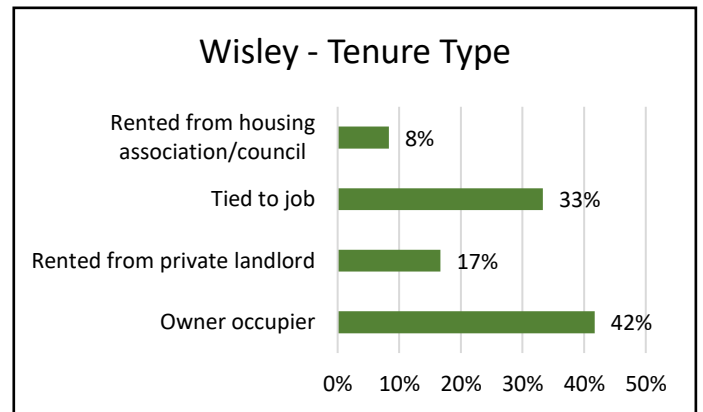
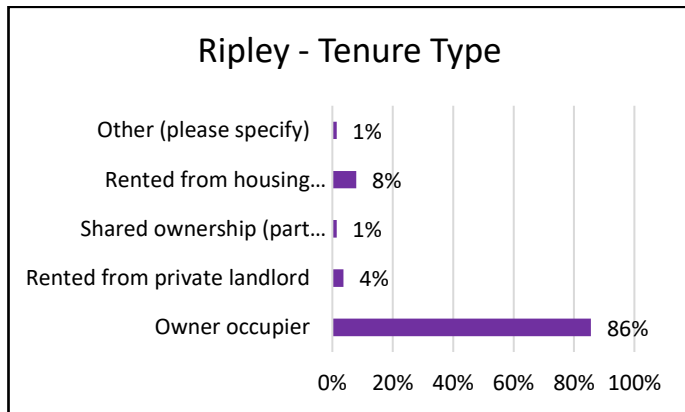


Base: 256 respondents

Q5. How would you describe the tenure of your home?



Base: 256 respondents

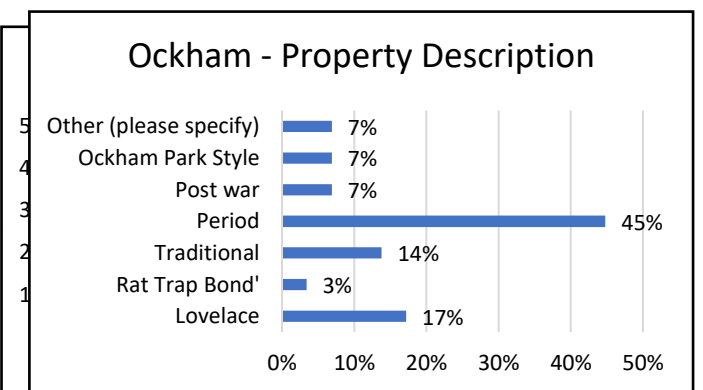
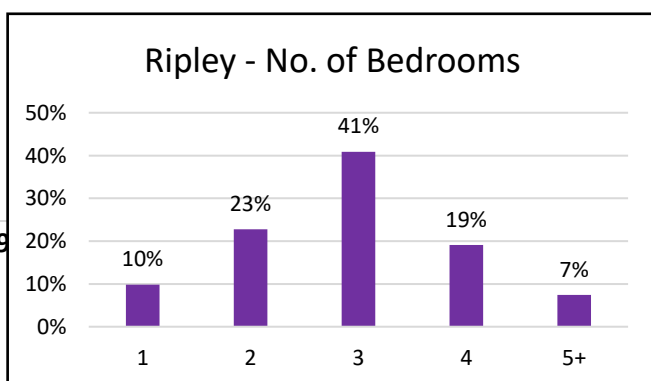


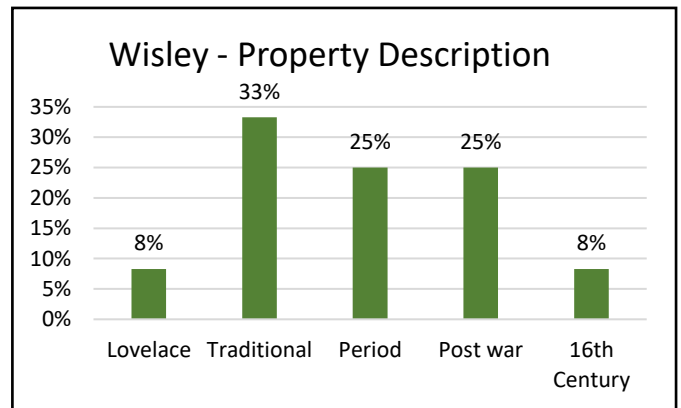
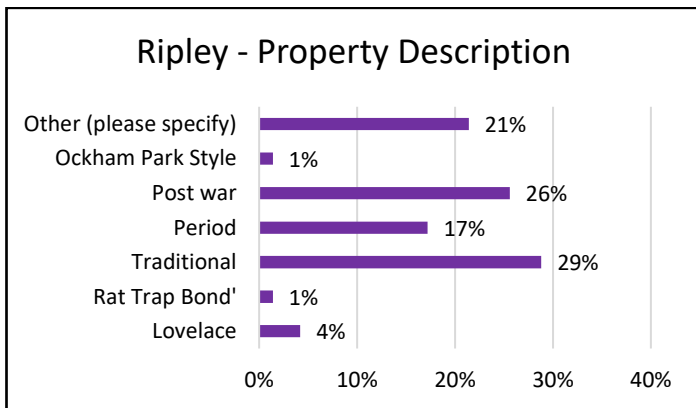
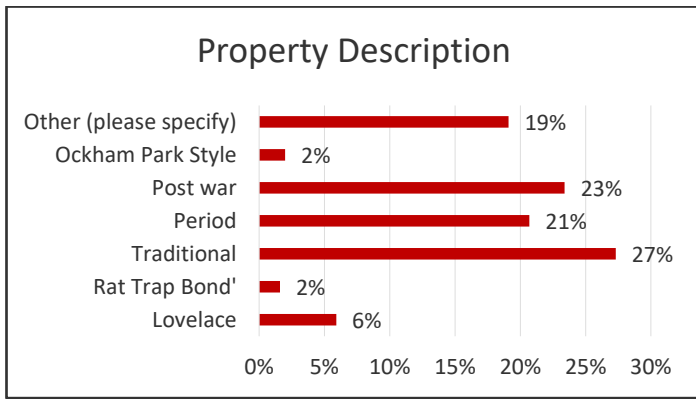
have?

Q6. How many bedrooms does your home

Base: 256 respondents

Q7. How would you describe your home?

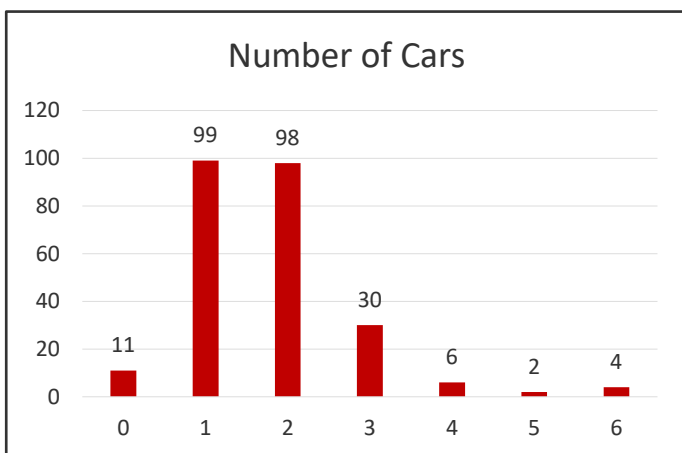




Base: 256 respondents

Parking

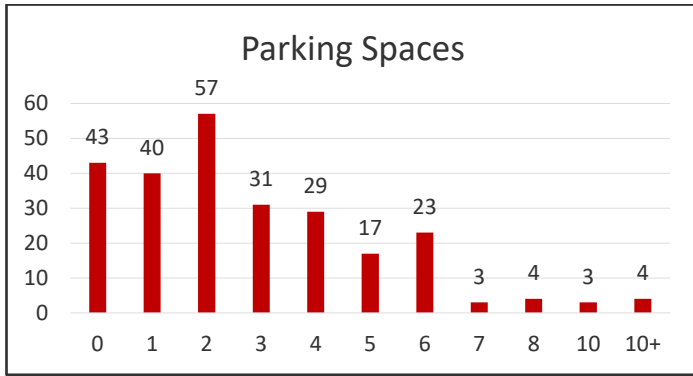
Q7. How many cars does your household have?



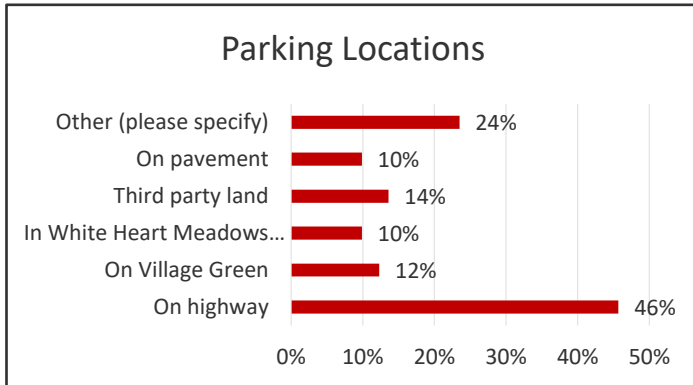
	Ward
Total Households³	1009
No Cars or Vans in Household	103 (10%)
1 Car or Van in Household	343 (34%)
2 Cars or Vans in Household	386 (38%)
3 Cars or Vans in Household	123 (12%)
4 or More Cars or Vans in Household	54 (5%)

The above figures illustrate the number of cars each of the households who responded have and the number of cars recorded in the 2011 census for the ward. As can be seen 10% have no car at all and 55% have 2 or more vehicles.

³ www.neighbourhoodstatistics.gov.uk Table QS416EW



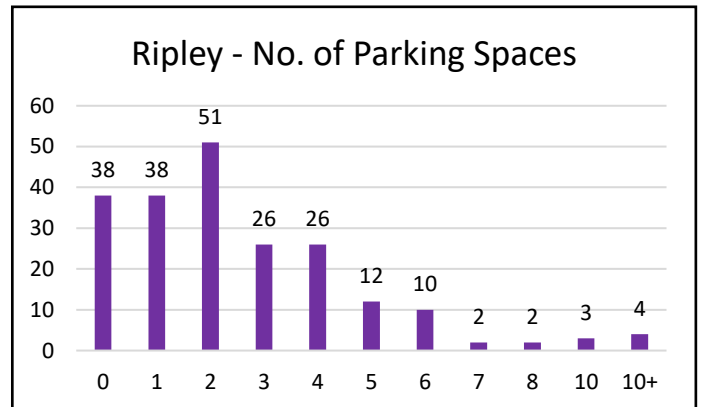
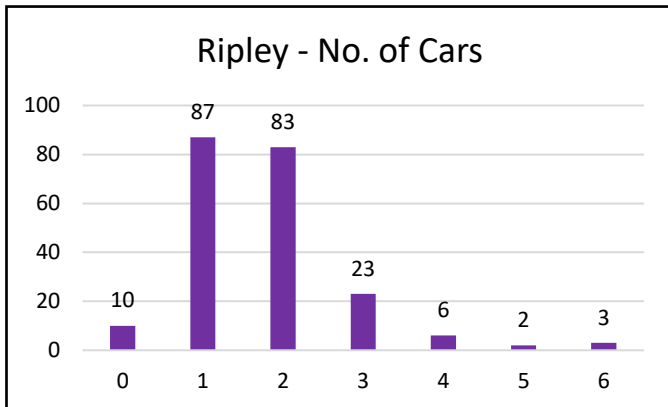
Base: 255 respondents



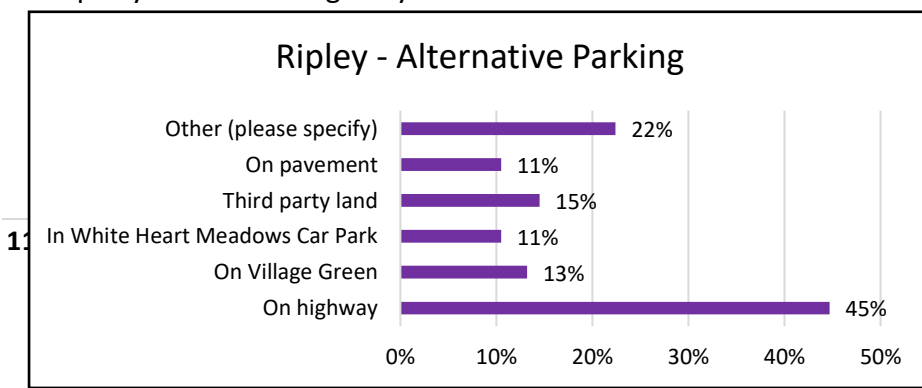
Base: 81 respondents

- 11 households had no car
 - 98 of households had 2 cars
 - 42 households had 3 or more cars
-
- 43 households were without any parking on their property
 - 171 households had room for 2 or more cars
- When asked where they parked if parking on their property was unavailable:
- 46% of households parked on the highway
 - 12% parked on the village green
 - 10% parked on the pavement

As the issue of parking predominately relates to Ripley these figures have been singled out and are shown below.

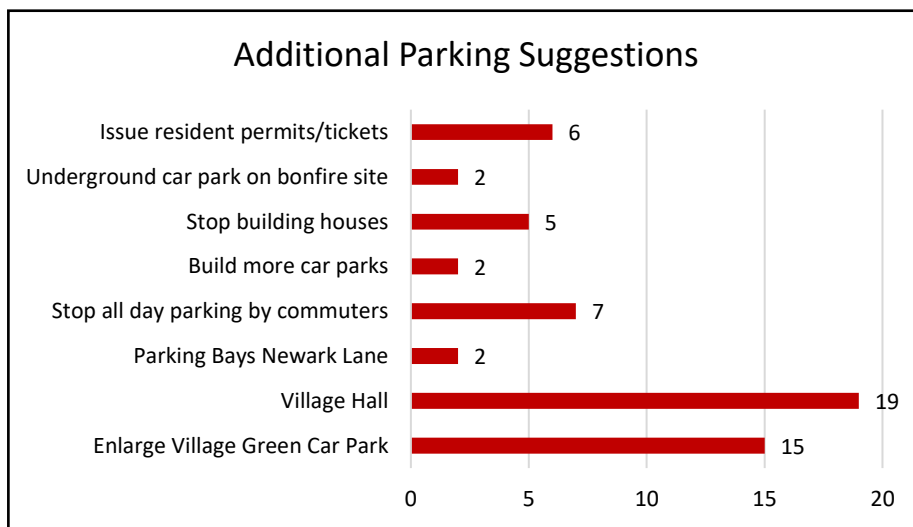


In Ripley 117 of the households had 2 or more cars with 136 households having room for 2 or more cars. 38 households had no parking on their property and relied predominately on either the village green, third party land or the highway.



Q11. Do you have any suggestions for how to increase car parking spaces in Ripley Village?

74 suggestions were made in response to this question the 2 most popular suggestions were the enlargement of the village green car park and to allow parking at the village hall. Several comments were made about commuters who park all day in the village.



Base: 74 respondents

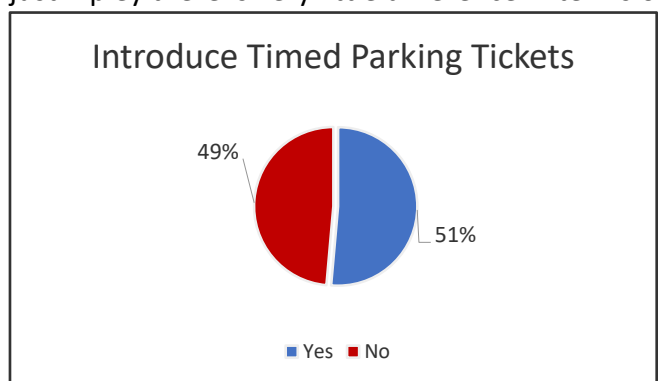
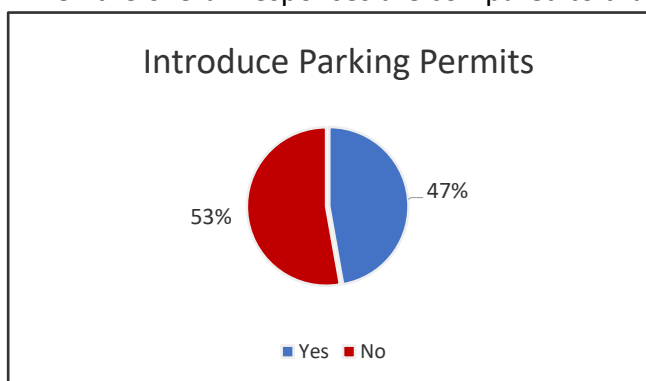
Q12 and Q13.

The survey then asked whether or not resident parking permits should be introduced in Ripley and then whether timed parking tickets should be introduced in the village car parks.

Base: 218 respondents

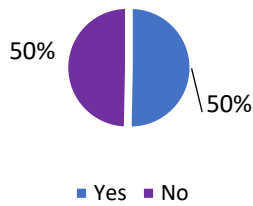
Base: 222 respondents

When the overall responses are compared to that of just Ripley there is very little difference in terms of

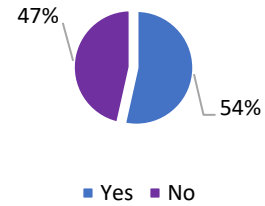


those who support the introduction of permits and parking tickets. The community appears to be split almost directly down the middle.

Ripley - Introduce Parking Permits



Ripley - Introduce Timed Parking Tickets



The 2011 Census data illustrates how those living in the ward travel to and from work, unsurprisingly the majority use a car or van (37%), however 8% of the population work mainly at home and 35% are not in employment.

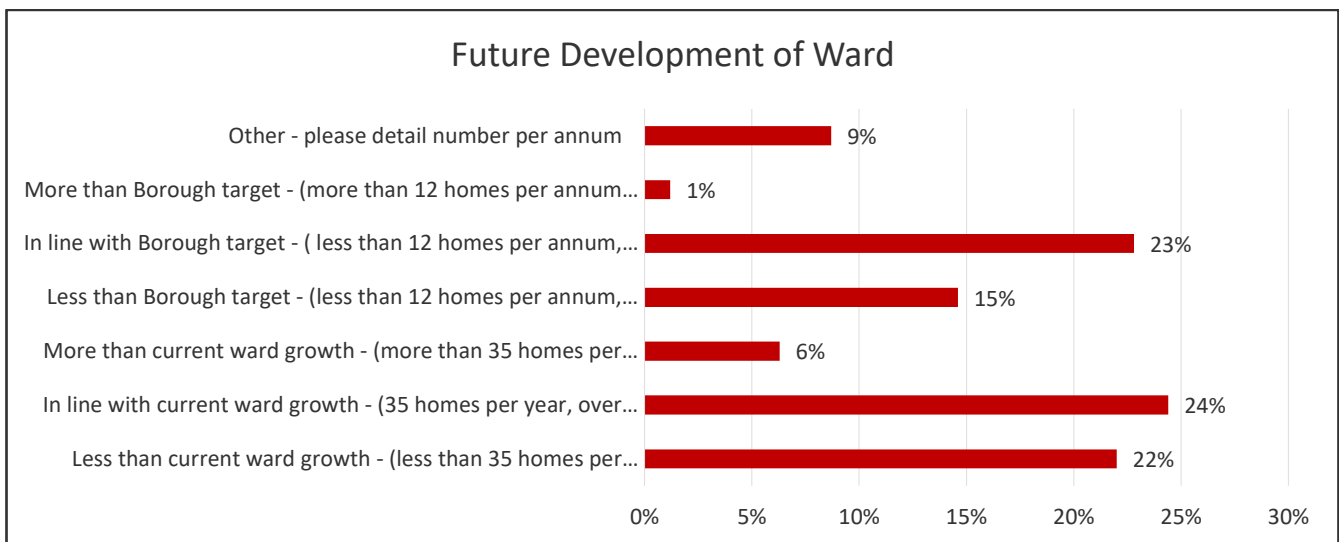
All Usual Residents Aged 16 to 74	1970	
Work Mainly at or From Home	153	8%
Underground, Metro, Light Rail, Tram	7	0%
Train	109	6%
Bus, Minibus or Coach	14	1%
Taxi	1	0%
Motorcycle, Scooter or Moped	16	1%
Driving a Car or Van	728	37%
Passenger in a Car or Van	29	1%
Bicycle	63	3%
On Foot	143	7%
Other Method of Travel to Work	8	0%
Not in Employment	699	35%

Future Development

Q 14. How would you like to see the Lovelace Ward develop over the next 15 years?

There have been a number of new developments in the ward over the past 5 years and the group wished to ascertain how the community wanted to see it develop over the lifetime of the plan. It was felt important that the community could understand development in terms of the likely target that would be set by Guildford Borough Council (in the emerging local plan) for the Borough and also to understand future growth as expressed against the current ward growth.

Although there were some comments made about the community not wanting any growth at all 24% stated they wanted it to remain in line with the current growth, 23% wished to see it set in line with the Borough target – less than 12 homes per annum. Under ‘other’ 5 households stated no development at all.

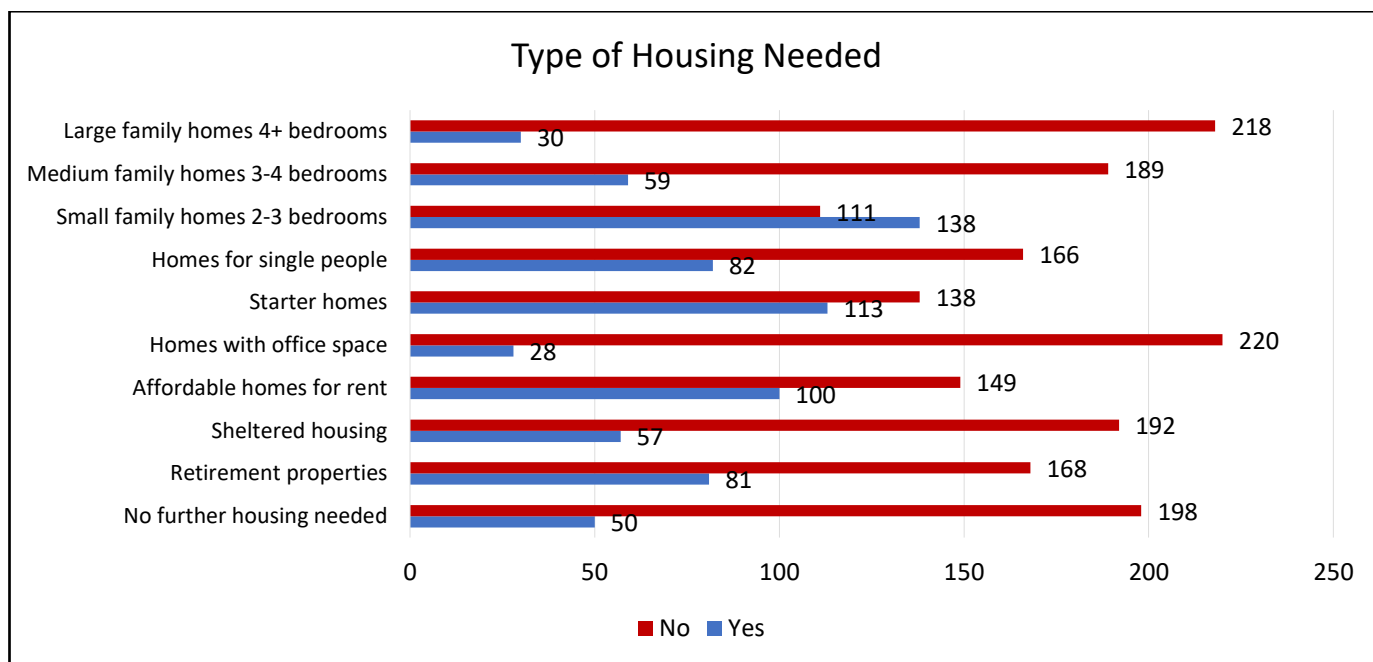


Base: 254 respondents

Respondents were asked to respond on a yes/no basis to the following questions. Please note that some respondents only ticked the ‘yes’ column, it was therefore assumed that those left blank were a ‘no’ and marked accordingly.

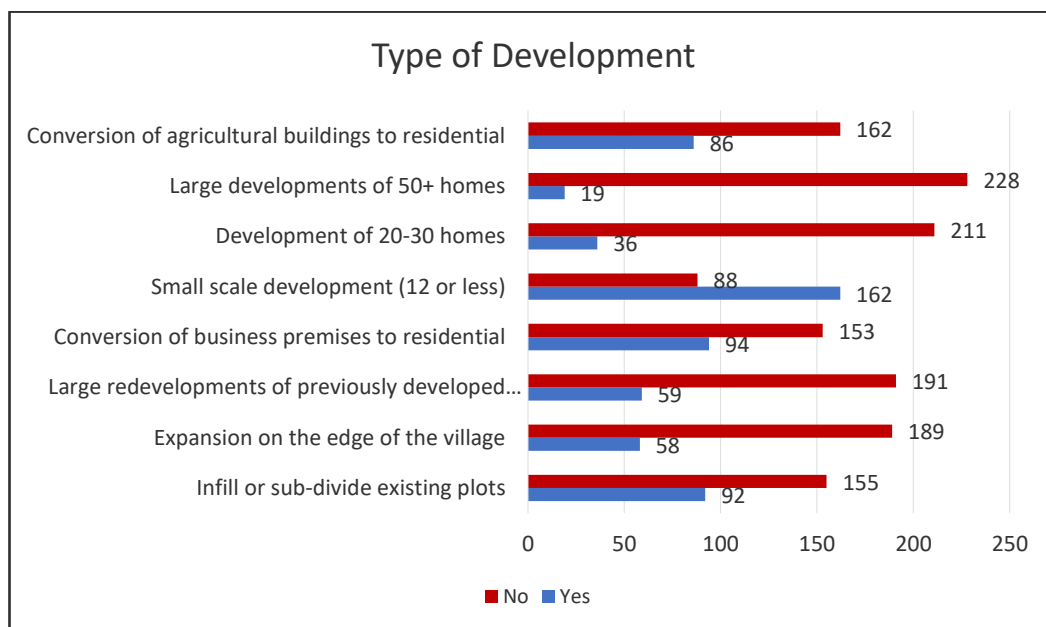
Q 15. In terms of housing what type of new housing do you think is needed?

Respondents were asked to respond on a yes/no basis to the following questions. The most popular choice of homes were small family units, starter homes and affordable homes for rent.



Base: 254 respondents

Q 16. If further development is permitted what form do you think it should take?



228 households were against large developments of 50+ homes

211 households were against developments of 20-30 homes.

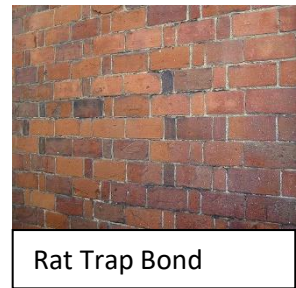
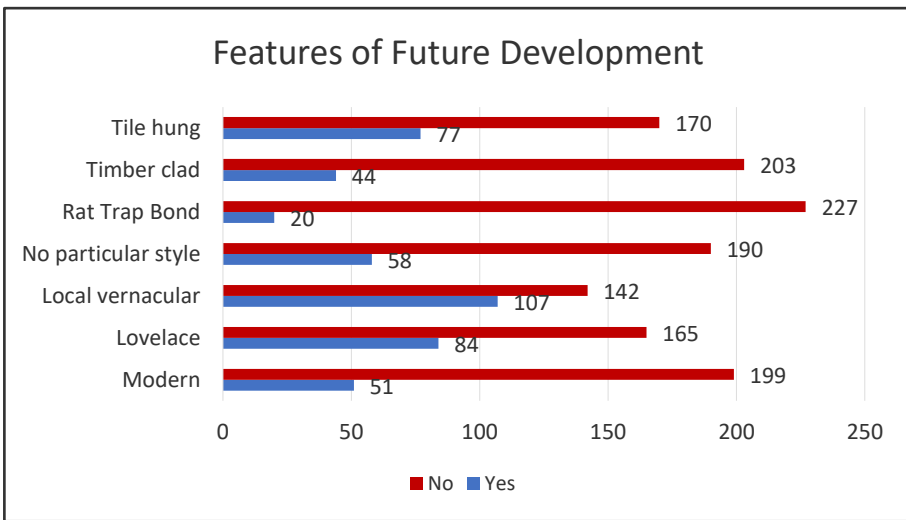
162 households were against the conversion of agricultural buildings

Base: 253 respondents

162 households preferred to see small scale development (12 or less).

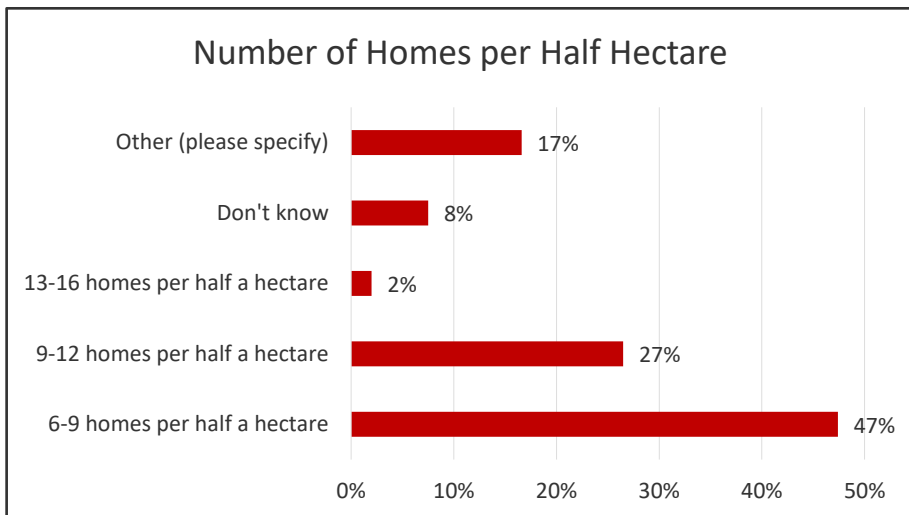
Q17. Which features/styles would you like to see incorporated in any future developments?

There are several distinctive styles across the ward, as well a large number of post war and more modern builds. The most popular choice across the three villages was ‘in keeping with the local vernacular’, followed by Lovelace and Tile Hung.



Base: 253 respondents

Q 18. One hectare is roughly equivalent to the size of 2 football pitches. If you assume that you can get an average of 12 x2/3 bedrooms homes, with associated parking, gardens and open space onto a single football pitch, what level of density do you think would be appropriate as a target?



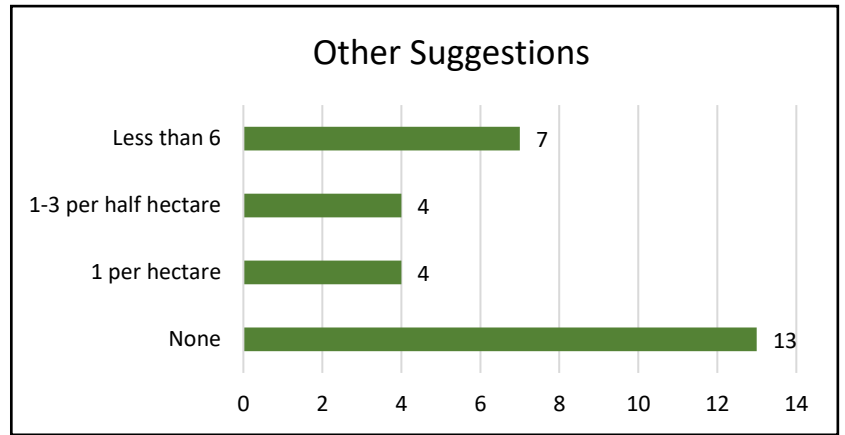
Base: 253 respondents

47% would prefer to see 6-9 homes per hectare.

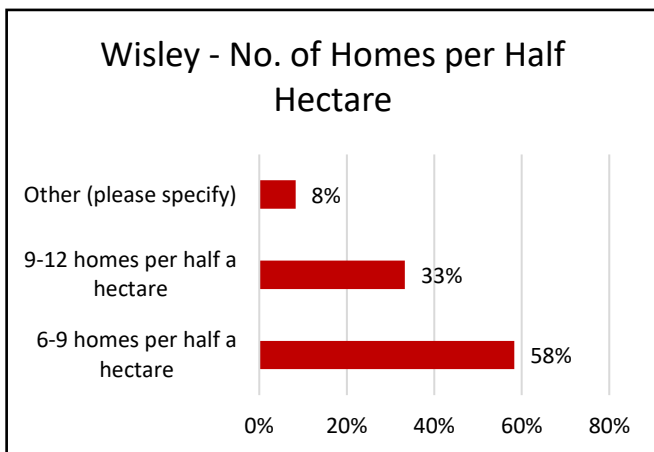
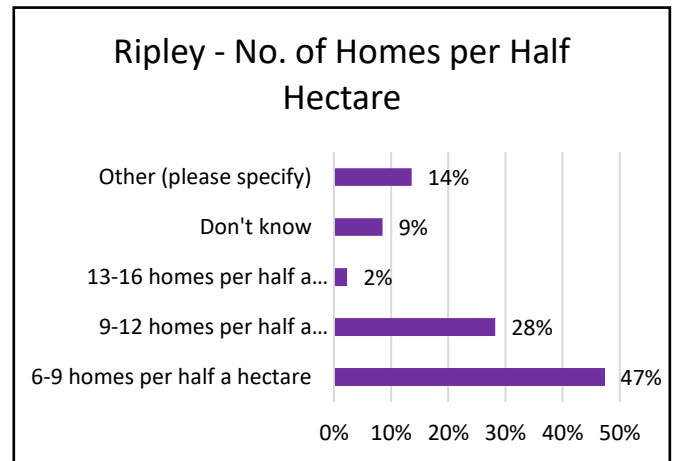
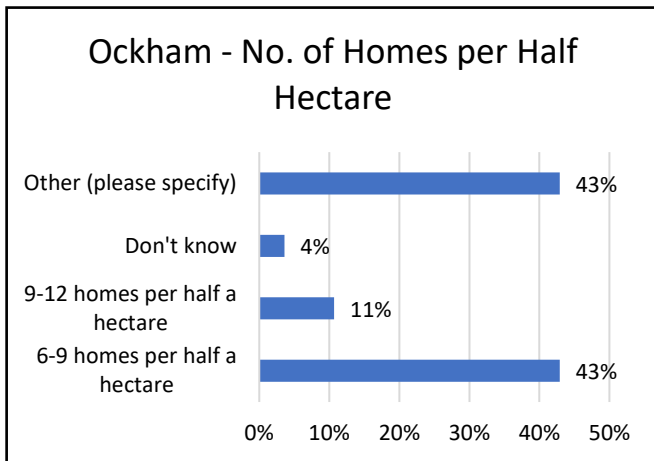
Only **2%** wanted to see 13-16 homes per half hectare.

38 additional comments were made as to the number of homes per hectare/half hectare.

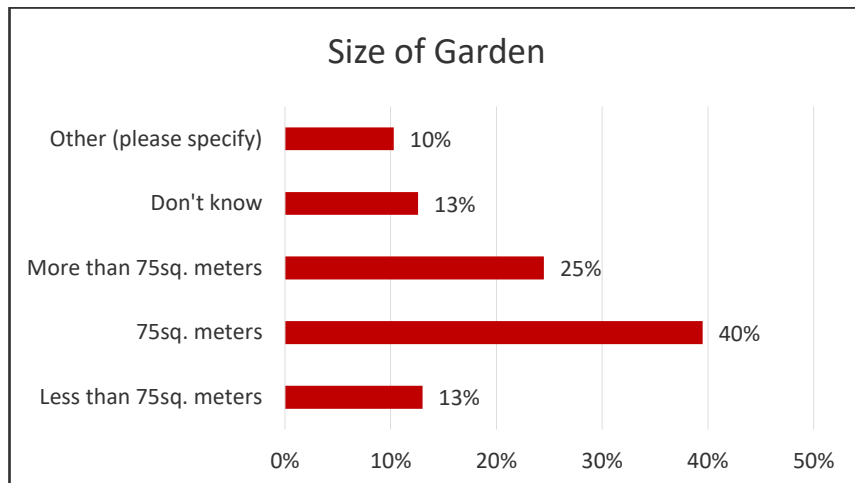
Of these **13** wanted **nil** development and 7 wanted to see less than 6. Just one household wanted to see higher levels of density (24 homes per half hectare)



Broken down by village the responses were as follows:



Q19. If the average new build home is 75sq. metres how large do you think the garden should be?

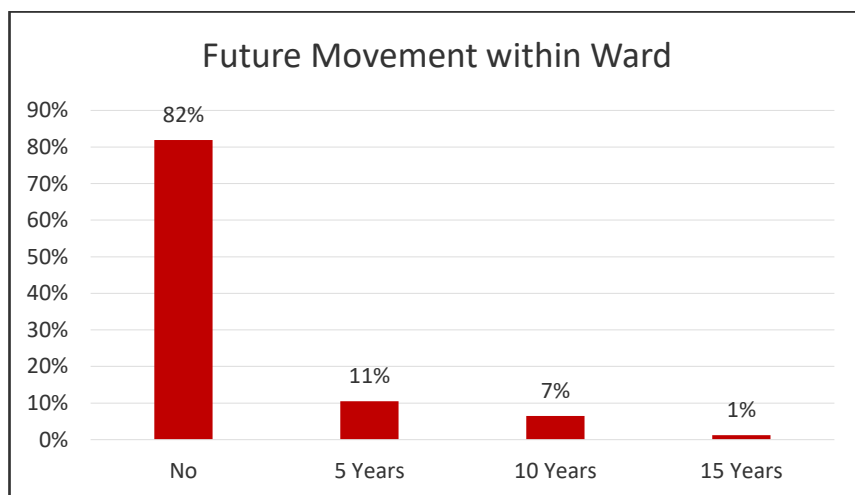


40% felt 75sq. metres was an appropriate size.

Under 'other' there were a range of responses from zero to a hectare, others suggesting that a range of sizes would be appropriate.

Base: 253 respondents

Q 20. Are you or anyone living with you planning to move to alternative accommodation within the Lovelace Ward?



Base: 248 respondents

45 households stated they were looking to move within the next 15 years.

Q21. Additional Comments

81 additional comments were received and these have been listed in full at appendix 1. A selection of views follow:

'We need more housing and Ripley needs customers for its business, we need to be open minded and accept this however infrastructure needs to be improved by the council before further homes are built'

'We need a 4 bed home but don't want to move out of Ripley but nothing is ever available on council or housing association'

'Density and style should fit with existing properties, no building should be overly tall and all should be required to provide 2 parking spaces due to congestion and rural location'

'I see no reason for further housing and development in Lovelace Ward. It should remain as it is now to retain its existing character'

'The villages have kept their unique character because they do not benefit from railway stations and so we have avoided development over the last century. This beautiful character appeals to retired people and non-commuters and should be developed to retain this appeal'

'Wisley is untypical and could do with more than the Lovelace average expansion of housing and facilities'

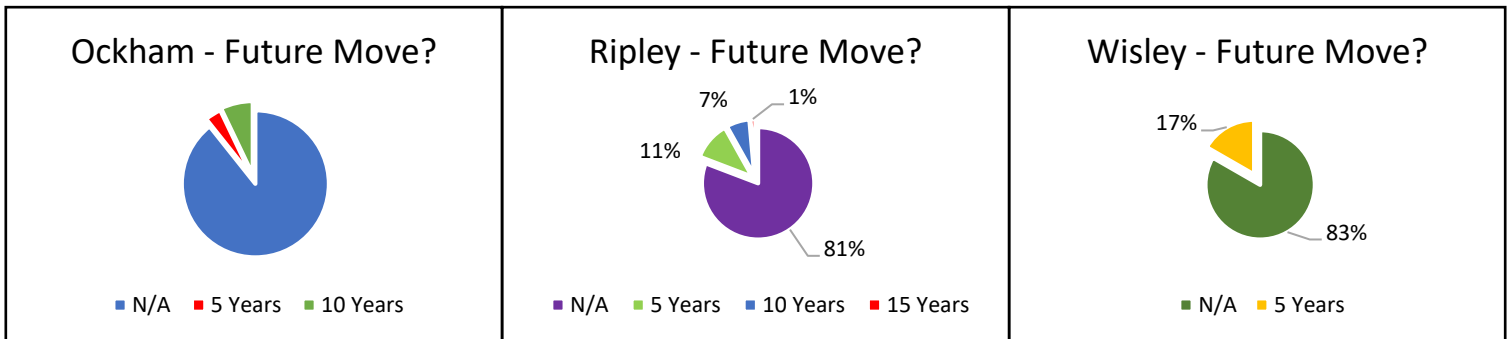
'I feel that Ripley has already provided more than our fair share of new build properties and change of use properties in the last 5 years and should not be expected to grow anymore'

'Ockham and surrounding villages is rural with limited access to transport links and rural roads and limited schooling medical services etc. therefore can only sustain very small scale development'

'Ripley is not a small village anymore people who have lived here are being priced out the market and forced to move away, especially young people'

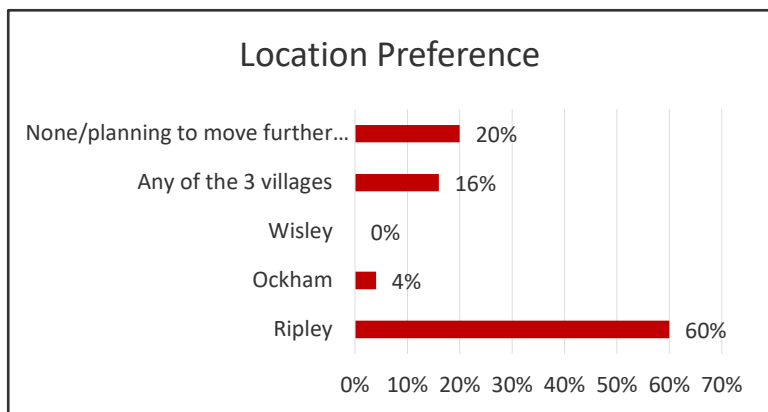
'New homes must consider infrastructure such as access to roads in Lovelace Ward and the A3 in both directions for the present residents which can be difficult now'

Part 2 – Future Need



Of the 45 households who expressed a desire to move, 3 were from Ockham, 40 were from Ripley and 2 from Wisley. The following illustrates the type and size of property and household along with potential location and expected price.

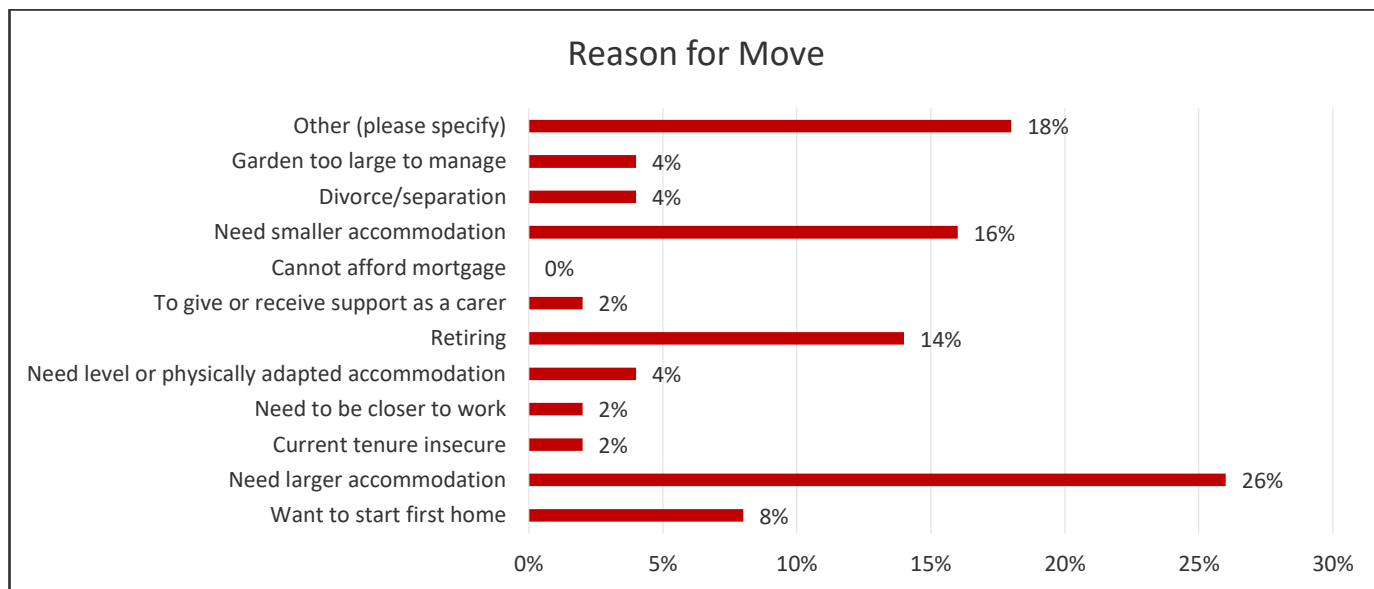
Q1a. Where would your preference for this home be?



60% (30 households) gave Ripley as their preference, 10 households were planning to move out of the area and 16% would be happy to live in any of the villages. No one chose Wisley as an option.

Base: 50 respondents

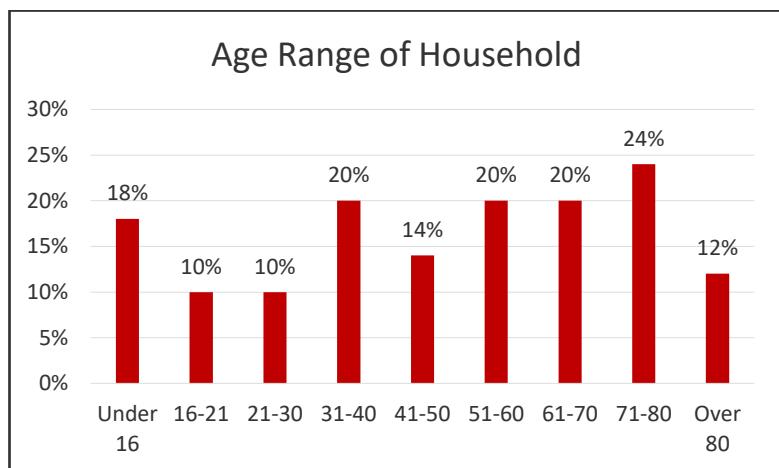
Q2a. How would you describe the reason for this move?



Base: 50 respondents

26% (13 households) were looking for a larger property, 16% (8 households) are looking to downsize and 14% (7 households) gave retiring as the main reason.

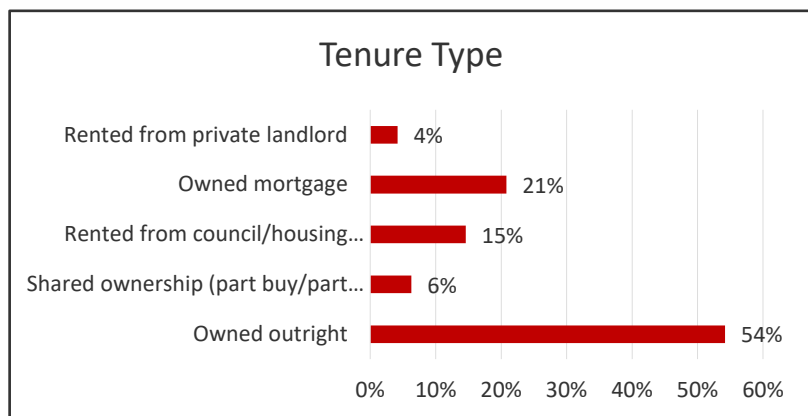
Q3a. What will the age range of this household be?



56% of people in the new household will be aged 60+

Base: 50 respondents

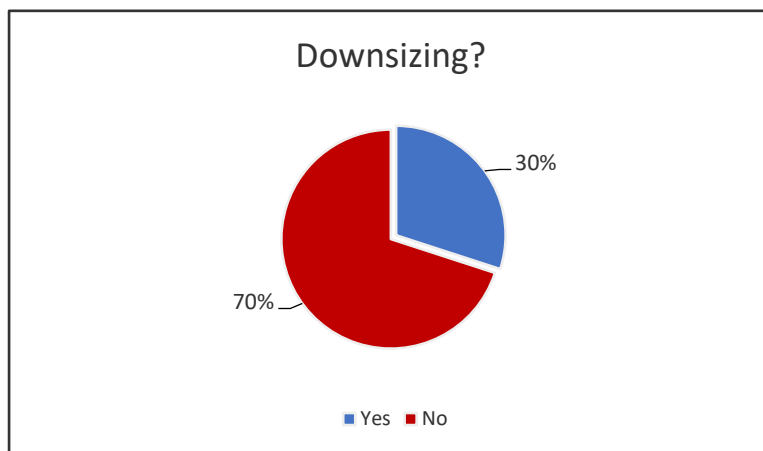
Q4a. Which tenure would you expect your new home to be?



Base: 48 respondents

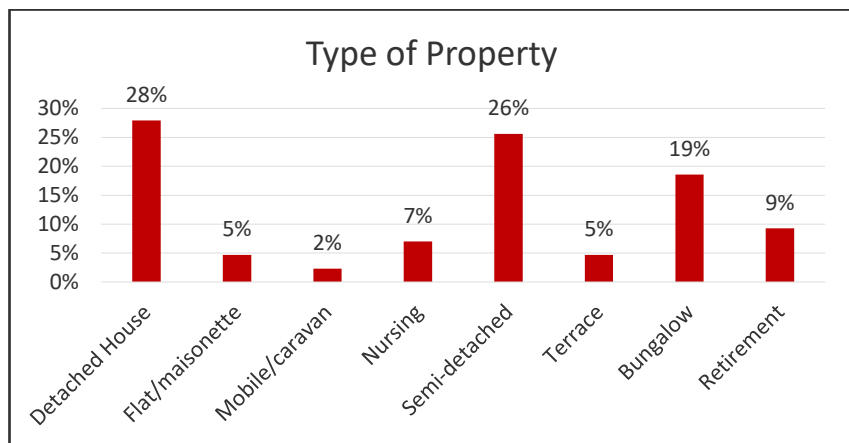
Q5a. Are you a homeowner looking to downsize but want to remain in the parish?

15 households (30%) were looking to downsize but remain in the parish.



Base: 50 respondents

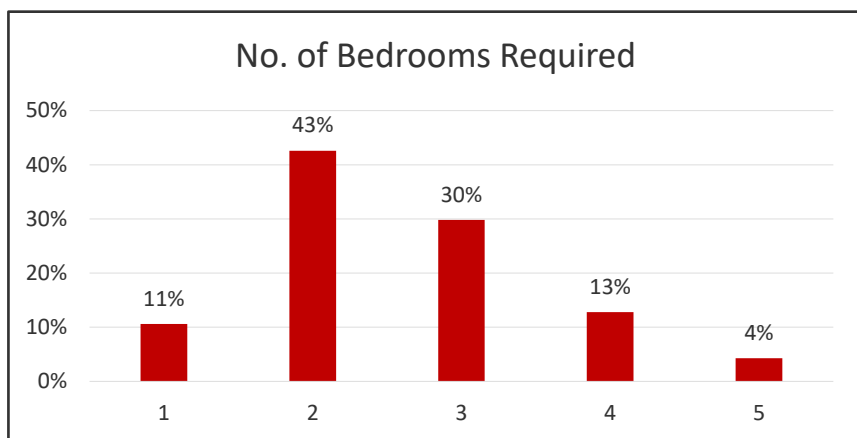
Q6a. What type of property do you expect this to be?



28% of households were looking for either a bungalow or retirement property,
7% were looking for nursing accommodation.

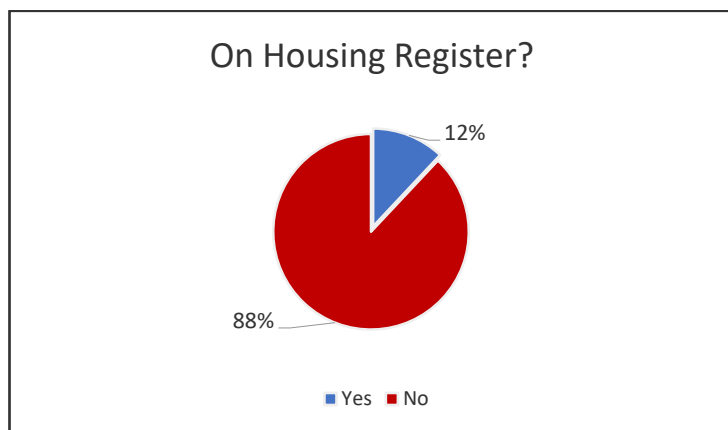
Base: 43 respondents

Q7a. How many bedrooms do you require?



Base: 47 respondents

Q8a. Are you on the local council housing register or waiting list?



Base: 50 respondents

Only 6 households were currently registered with Guildford Borough Council.

Q9a. How much do you think you might expect to pay for this new home?

Only 23 households responded to this question and the answers ranged from £300,000 to over a million. The average price expected to be paid is around £500,000.

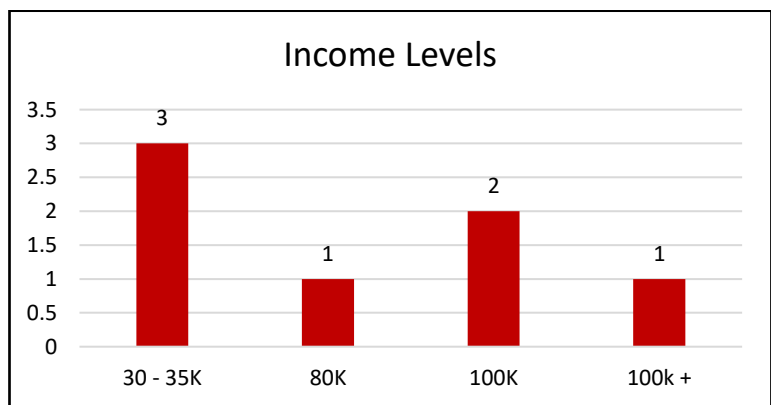
Q10 and 11a. Do you expect to need to take advantage of any Government Help to Buy Schemes and if so which ones?

The Government have introduced a number of schemes to help boost the housing market and access to it. Of those who responded (35 households) just 4 expected to take advantage of such schemes:

Help to Buy - Equity Loan	2
Help to Buy - Mortgage Guarantee	1
Shared Ownership	1

Q12a. What is the gross annual income, including benefits of those in the NEW household?

Only 7 households responded to this question and the incomes ranged from £30,000 to over £100,000. The average salary in the borough is £34,320⁴.



⁴ National Housing Federation Home Truths 2015/16

Q13a. If you hope to buy your home how much do you think you will be able to borrow as a mortgage?

Responses to this ranged from £50,000 to £600,000. Historically the average loan to value rate has been 3 times the joint income of a couple and 3.5 times that for a single person. In Guildford, based on average income levels versus the average price of properties, the loan to value rate is 13.2 times the average salary.

However, in rural areas house prices are often significantly higher and land registry figures for Ripley show that the majority of sales were for detached properties with an average sale price of £744,294. Terrace properties sold for an average of £453,321 and semi-detached properties fetched £507,782. This compares with an average (mean) house price of £451,560 with Guildford. In comparing these figures with those of the 2013 Housing Needs Survey for Ripley we can see considerable increases in values:

	2013	2016	Difference
Detached	£571,072	£774,294	+ £204,222
Semi-detached	£352,445	£507,782	+ £155,336
Terrace	£324,750	£453,321	+ £128,571
Flat	£223,125	£322,269	+ £99,144

Current and recent house prices across the ward are detailed below.

Ripley		Ockham	
Property Type	Price	Property Type	Price
1 Bed Flat	£279,950.00	2 Bed Semi	£550,000
			£550,000
2 Bed Terrace	£425,000.00		£550,000
	£499,950.00		
2 Bed Semi	£489,500.00	3 Bed Semi	£775,000
2 Bed Detached	£550,000.00		
		4 Bed Semi	£895,000
3 Bed Terrace	£399,950.00		
	£439,950.00	4 Bed Detached	£1,250,000
	£462,500.00		
	£575,000.00	5 Bed Detached	£1,350,000
3 Bed Semi	£440,000.00		
	£450,000.00		
	£500,000.00		
	£550,000.00		
	£550,000.00		
	£649,950.00		
Link Detached	£599,950.00		
Bungalow	£599,950.00		
Barn	£1,295,000.00		
Detached	£999,950.00		
4 Bed Semi	£430,000.00		
	£575,000.00		
	£600,000.00		

Ripley		Ockham	
4 Bed Detached	£750,000.00		
	£995,000.00		
	£1,000,000.00		
5 Bed Detached	£895,000.00		
	£1,650,000.00		
7 Bed Detached	£2,750,000.00		

There have been no property sales in Wisley since 2010, the majority of the homes are owned by RHS Wisley.

Q14a. If you hope to rent how much do you think you can afford in rent per month?

Only 4 households responded to this question and the replies ranged from £500 - £2000 per month. Average (mean) private sector rents for Guildford are in the region of £1,257⁵. A search was undertaken on Rightmove⁶ in May 2016 which showed the following properties available to rent.

Ripley – Private Rent		Ockham – Private Rent	
Property Type	Monthly Rent	Property Type	Monthly Rent
2 Bed Cottage	£1,395	3 Bed Bungalow	£2,300
2 Bed Terrace	£1,495	4 Bed Cottage	£2,300
2 Bed Semi	£1,425	4 Bed Detached	£2,700
3 Bed Flat	£1,100	5 Bed Detached	£3,000
			£6,000
3 Bed Semi	£1,595		
3 Bed Detached	£3,750		
5 Bed Detached	£5,000		
7 Bed Detached	£7,995		

The majority of these are well above the average for Guildford, which is likely to be skewed by the large amount of student accommodation.

Again, there were no properties available in Wisley.

⁵ National Housing Federation Home Truths 2015/16

⁶ <http://www.rightmove.co.uk/property-to-rent.html>

1. Ageing population – 58% of respondents were aged over 60, local population figures show that 25% of residents are aged over 60.
2. Limited number of smaller properties available for older persons looking to downsize and emerging households looking for their own home.
3. Average house prices are at least 13 times the average salary of those working in the area many of whom do not earn just over £35,000.
4. All of the affordable housing stock is located within the village of Ripley and the annual turnover of this stock is very low, households on the waiting list are likely to wait a significant period of time.
5. Criticism of using all available space for housing, particular in the village of Ripley, where parking is becoming a real issue to many people.
6. The number of commuters and car sharers using Ripley to park in all day, making it difficult for local shoppers.
7. Respondents were keen to see the local vernacular retained when it came to key features of future housing development.
8. 47% wanted to see between 6-9 homes per half a hectare.
9. Starter homes, affordable homes for rent, small 2/3 bedroom homes and retirement properties were the most popular choice of homes to be developed.

Appendix 1

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 Lovelace Neighbourhood Plan Steering Committee cannot be held accountable for any of the views expressed. (** = unable to decipher handwriting)

1.	When new developments happen there should be adequate parking to avoid overspill onto roads and public car parks. Also no attempt is made to improve public transport, it is proposed to reduce the bus service in Ripley. The roads are not built for all this additional traffic and secondary school provision for Ripley is inadequate.
2.	We need a 4 bed home but don't want to move out of Ripley but nothing is ever available on council or housing ass
3.	Demand from developers a percentage of bungalows, small developments should be aesthetically pleasing, give an air of spaciousness - not have maximum housing on minimum space. allow 2= parking spaces to each house, control developers and their greed
4.	Let the planners do their job, I won't be here
5.	We would prefer not to have increased housing in the Lovelace Ward, we brought our property here because of the remote village setting
6.	The possible development of Wisley is a night mare and must be stopped. Traffic on the A3 is bad enough now and heaven knows what will happen on the Portsmouth Road if it goes ahead
7.	I am 82 so may not be here for long, local estate agent informed me there is a big demand to buy houses on Georgelands
8.	Any proposed housing developments should include adequate infra structure improvements i.e. alternative to Newark Lane as access to Woking, access ramps to A3 at Ockham roundabout A3 South
9.	We need more housing and Ripley needs customers for its business, we need to be open minded and accept this however infrastructure needs to be improved by the council before further homes are built
10.	Your questions assume people want development which they do not, do not help the developers make a ** out of local residents ***, say no to development.
11.	I do not currently plan to move however if development proceed as proposed I will definitely move and will move away from this ward
12.	The upkeep of White Hart Meadows car park needs to be improved and monitoring of where cars are parked would improve safety and the appearance. As I stated minimum charge or free for short stay as local businesses will benefit from this or if charging takes place this could have an impact on people working in the shops, residents should be provided with visitor permits. Cars that park all day should be charged. Ripley Court School parents always use the car park but where the cars park make it unsafe for children to walk to their swimming entrance, residents of White Hart Meadows should be provided with residents permits
13.	density and style should fit with existing properties, no building should be overly tall and all should be required to provide 2 parking spaces due to congestion and rural location
14.	Ripley has grown very quickly of recent years. this village needs a break before more are built, in addition there needs to be better provision of services before more are built

15.	With regard to parking: our curbs on some places are wide enough to allow roadside parking why has this been restricted. We should make more roadside parking available. There is nowhere near enough available parking in Ripley - it's about time GBC and SCC realised this and gave up some of the green allow more. Business will lose trade as they probably already are so what will happen if the small business decide to close?? anyone who lives in any small village must understand that without more parking the village will suffer generally people are so selfish
16.	Prevent parking in Newark Lane and provide parking spaces in the village carpark for those residents.
17.	Retirement homes/accommodation urgently required to free houses for younger residents
18.	Traffic through Newark lane is a nightmare and dangerous for mums with small children and pushchairs. making it one way would be great if not width restrictions or anything to make it less of a rat run
19.	I am not sure what this survey is going to achieve, no one wants more houses being built in our peaceful, quiet village
20.	We are currently renting a 2 bed flat in Ripley with 2 children and a baby due in June, therefore will be overcrowded
21.	Every planning application should be assessed bearing in mind traffic, parking and access issues affecting the whole ward. Currently parking and traffic flow area major problem for Ripley
22.	Large housing developments would change the nature of the ward smaller developments are preferable. parking should be kept free - to keep the excellent business on Ripley High street
23.	I see no reason for further housing and development in Lovelace Ward. It should remain as it is now to retain its existing character
24.	I am against any enlargement or improvement which will detract from Ockham's village character. The ** of a shop/post office would be good.
25.	We have had a huge amount of development and need a break. We should not lose more office/business space. we do not wish to become a dormitory town
26.	No new town on Wisley Airfield. Keep Ockham, Ripley and Wisley in the Greenbelt
27.	The villages have kept their unique character because they do not benefit from railway stations and so we have avoided development over the last century. This beautiful character appeals to retired people and non-commuters and should be developed to retain this appeal.
28.	No good farm land should be built on. There are hundreds of acres of land and brownfield sites in the area
29.	Ripley as a village is a beautiful place to live. Without wishing to be labelled a NIMBY it is full to capacity almost. Over development will compromise the very character of the village that attracted residents in the first place. It will grow into a town if the boundaries are not preserved from over development there are still a few small brownfield sites that could be built on built not too many
30.	Ripley High St is dangerous with weight of traffic and uncontrolled speeding traffic. The junction with Newark Lane is a multiple crash waiting to happen
31.	I think it's better to have separate development than keep adding new homes to the edge of the villages. However parking needs to be considered as cars just block up existing roads then there are not enough spaces
32.	No further housing required in ward
33.	Impact of traffic upon the local area with small lanes etc. needs to be taken into

	consideration
34.	Wisley is untypical and could do with more than the Lovelace average expansion of housing and facilities
35.	A proper car park serving Ripley Village, b) deal with tailbacks from M25 access to Heathrow section which now stretch to Wisley Gardens roundabout and beyond.
36.	We must stop the ridiculous idea that greenbelt is untouchable, in Surrey we have huge areas of untouched land suitable for new building including that owned by wealthy estates. Most important in the future is the immediate improvement of the road system and related infrastructure. It is also important to realise that the existing villages are already full we should build outside the densely packed streets of Ripley especially.
37.	I feel that Ripley has already provided more than our fair share of new build properties and change of use properties in the last 5 years and should not be expected to grow anymore
38.	In the 26 yrs. we have been here the whole village has increased, population and traffic beyond our belief, we sometimes cannot get out of our driveway for 10 minutes - it used to be tranquil it is now constant traffic and noise. GBC will not be happy until it has concreted over the area and we become part of Guildford Town very, very sad
39.	Better sign posting to White Hart car park
40.	the Wey Valley and Surrey Hills area is a well-used and increasingly important green belt lung for greater London and should ideally have national park status
41.	This area is very sparsely populated the infrastructure cannot cope with a great density
42.	Infrastructure needs attention if more accommodation is built anywhere. I am not a NIMBY
43.	Attention is urgently needed to reduce and slow down traffic in Ripley. why attention not paid to this traffic problem, calming system or similar needed
44.	Design of new housing is key, modern inventive and ecologically sound design is paramount
45.	It does not matter who builds what unless someone sorts out the local traffic jams
46.	There has been above average development over the last 5yrs, infrastructure, services and commercial should be improved to reflect this
47.	Housing should retain the character of the area and provide for local need as a priority.
48.	Ripley has had too much new housing in recent years - infill in every space possible. Too expensive for young families. Only older downsizers can afford to buy the new properties therefore unbalanced age range.
49.	Growth and re-development, gentrification of areas are all good things
50.	Roads can't take any more traffic and existing rad need major repair
51.	It is ridiculous to keep building the area does not have the utilities or facilities i.e. Dr's dentist schools etc. there are few jobs in the area therefore more people having to travel to find work, our public transport is not good either
52.	Ripley is ceasing to be a village too many houses crammed into small spaces - enough
53.	This is a lovely area
54.	Not enough 4 bed affordable houses looking to move up from 3 bed due to growing family may force us out of the area.
55.	Ripley is a wonderful village within a conservation area. over development will

	destroy its character and Ripley will become a suburb of Woking etc.
56.	Ockham and surrounding villages is rural with limited access to transport links and rural roads and limited schooling medical services etc. therefore can only sustain very small scale development
57.	Ripley could lose its village feel with its great community if it's over developed that's why most people like living in Ripley and sadly we would move away if it became too busy here.
58.	There needs to be more support from the parish with planning applications for extensions. As a family we are unable to move a larger house, financially, in the local area but can afford to improve our current property which means we can stay in the local area.
59.	Please review village traffic and review safety lanes for cyclists/create cycling lanes
60.	We oppose reckless profiteering by developers but we recognise the need for more housing and support affordable housing enabling the young to get on the housing ladder
61.	The properties that are built in the village don't cater for the young people wanting to return to the village they were brought up in.
62.	
63.	I think our village is already too big as things are going we will soon be a town. We don't want any more houses, houses bring people, cars and overuse to our facilities. Please let our village stay a village
64.	Ripley is a small village and should remain as such there has already been overdevelopment which detracts from the village feel. I believe Q16 to be misleading as options are way in excess of we have in the ward today
65.	New property needs more parking spaces the recent developments have too little parking
66.	No further development required, Ripley is a lovely village and needs to remain so.
67.	Ripley is not a small village anymore people who have lived here are being priced out the market and forced to move away, especially young people
68.	Infrastructure - access to A3, better road surfaces, need to be built in conjunction to building of new houses
69.	Traffic calming measures more safe crossing on Portsmouth Road
70.	I have stopped shopping in Ripley due to never being able to park, also have changed dentist for same reason
71.	We would all like our village to stay the same but as there is a serious lack of housing we need to be realistic however if there are more house we need to expand the infrastructure to accommodate them.
72.	Please no more development
73.	Traffic calming - reduce speed this would make is safer for those who live here. Layby by shops cars use this instead of waiting at lights. parking on road just outside bakery, cars constantly parking on yellow lines cause major view problems
74.	The local roads are completely inadequate for any large or even smalls scale development
75.	Large developments are not suitable for Ripley or Ockham, the road infrastructure does not allow for this and impacts greatly on local life due to its detriment
76.	Pavements have badly deteriorated, lots of planters to deter poor parking. Litter to side of A3
77.	Road change at Burnt Common so people can access the A3 to north this would ease traffic in Ripley

78.	The best way to increase the supply of affordable houses is to build more. The UK as a whole and SE in the particular has been building too few homes for years. The important thing is to improve infrastructure - access to A3, public transport, school spaces etc. to accommodate the additional population; also to allow local business to develop.
79.	New homes must consider infrastructure such as access to roads in Lovelace Ward and the A3 in both directions for the present residents which can be difficult now.
80.	Parts of the ward have seen significant growth and needs a period of stability to allow the communities time to develop and grow the strong community spirit and identity
81.	Protect the green belt and rural villages