

Edenbridge

Neighbourhood Plan

2017-2030

DRAFT Pre-Submission Plan



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Foreword

The origins of Edenbridge, around that place where the Roman road between London and Lewes crossed over the river, can still be seen clearly today, whether you are standing on the old Stone Bridge, or flying over en-route to or from Gatwick Airport. It is a place with a huge amount of history that is working hard to balance its heritage with the challenges of 21st century lifestyles.



This Neighbourhood Plan responds to the questions of how we can revitalise our High Street, provide enough housing and employment opportunities without damaging the wonderful countryside that surrounds us, and support and sustain our much valued social infrastructure, so that Edenbridge continues to be a really good place to live, work and play.

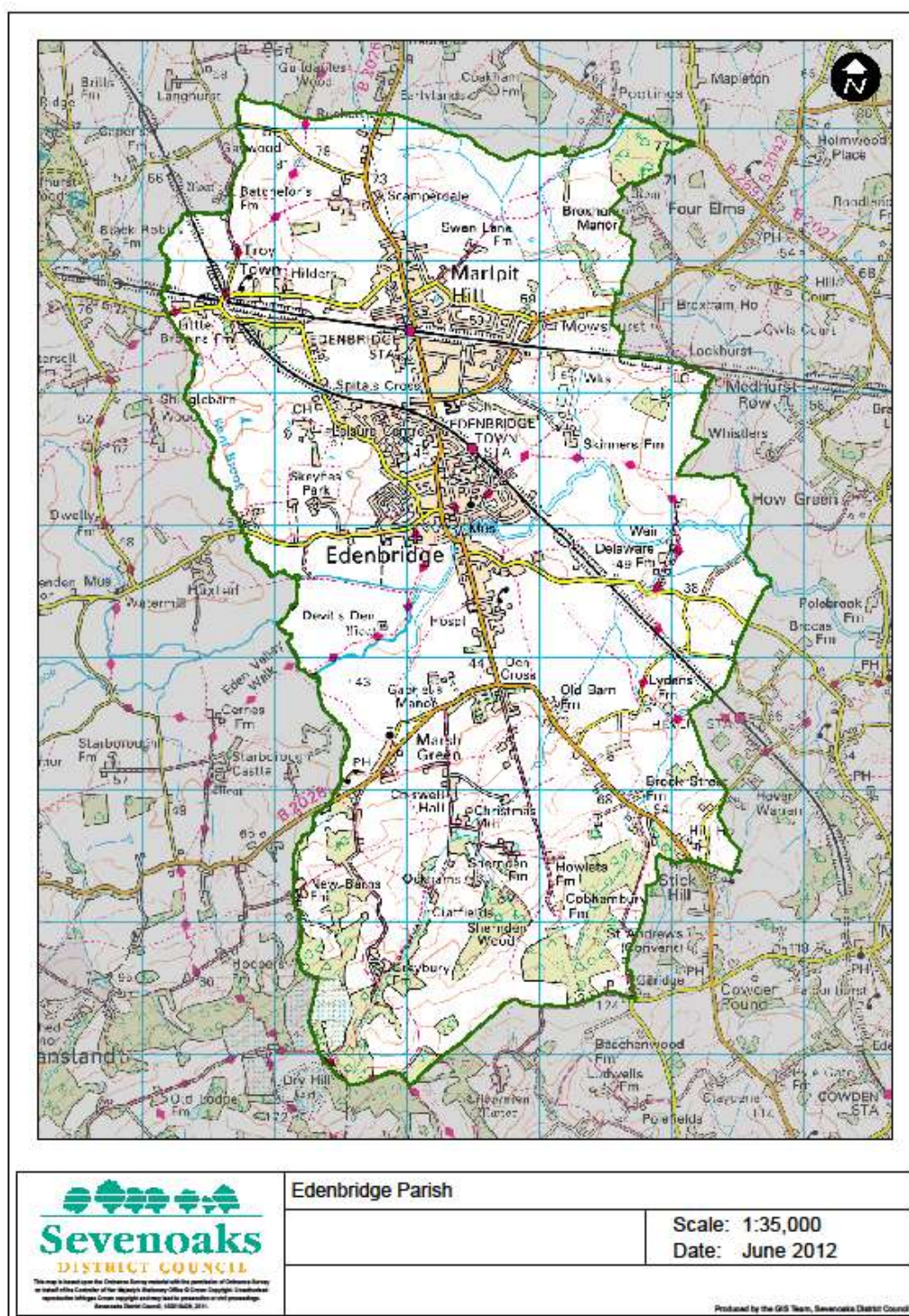
I would like to thank everyone who has given their time and energy to supporting the development of this Neighbourhood Plan - we have carried out local research, endeavoured to engage with, and listen to, as wide a range of local people as possible, to draft policies which will enable the town to continue to flourish.

We commend this pre-submission draft to you and hope that it meets with your approval

Annette Hards

Chair of Edenbridge Neighbourhood Plan Steering Group

Map showing Edenbridge Parish



1. Introduction

1.1 Purpose

The Edenbridge Neighbourhood Plan (ENP) covers all of the Parish of Edenbridge. An application for neighbourhood plan designation was approved by Sevenoaks District Council in October 2012.

The ENP is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Town Council wishes to prepare the plan to establish a vision of the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change.

The purpose of the Pre-Submission ENP is to consult the local community and statutory authorities on the plan's proposed policies in accordance with Regulations 14 and 21 of the 2012 Regulations.



1.2 Neighbourhood Plans

Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Neighbourhood planning enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. This is

because unlike the parish, village or town plans that communities may have prepared previously, a Neighbourhood Plan forms part of the development plan and sits alongside the Local Plan prepared by the local planning authority, SDC (Sevenoaks District Council). Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations.

In order to develop this Neighbourhood Plan, Edenbridge Town Council set up a Neighbourhood Plan Steering Group, and a series of Task Groups, comprising Town Councillors and a wide range of representatives and volunteers, including local landowners, local Housing Associations, Eden Valley Chamber of Commerce, local health service etc.



1.3 Strategic Environmental Assessment

The ENP has been prepared in accordance with the EU Directive 2001/42 on strategic environmental assessment (SEA) to ensure that its policies have avoided having any significant environmental effects.

In doing so, the ENP has also sought to demonstrate that its policies contribute to sustainable development, as required by Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations") and by Section 4B (6) and 8 of the 1990 Act, and covered in greater detail in the accompanying Basic Conditions Statement.

An SEA screening report has been prepared as a separate document to assess the objectives and policies of the Submission Plan. This report also sets out the necessary information for SDC to validate the assessment in the ENP that the policies will not have any significant effects on a European site, under the Conservation of Habitats & Species Regulations 2010 (as amended by Schedule 2 of the Regulations).



1.4 Consultation

Throughout the process of developing this Neighbourhood Plan we have engaged with the community to seek their views at a number of key stages:

At the very beginning of the initiative in March 2014, a 'Have Your Say' leaflet was delivered out to every home and business in the parish, inviting local people to respond with their views on the strengths, weaknesses, opportunities and challenges presented by living and working in our town. The responses to this leaflet were used to help formulate a Vision for Edenbridge, and a series of Objectives for the Neighbourhood Plan.

A further consultation, in the form of a series of facilitated drop-in meetings, took place in October 2014 to test local people's responses to the Vision and Objectives. A report of the findings was prepared by the facilitator for the ENP Task Groups.

In Spring 2015 a Business Survey was undertaken, hand delivered to every business in the parish, and a Housing Needs Survey sent out to every household in the Summer of 2015. Reports on both surveys were compiled, and the findings reviewed by the ENP Task Groups.

Following the first draft of the emerging Neighbourhood Plan Policies, a Questionnaire booklet was posted out to every household, and a Drop-in event held, in Spring 2016. Analysis of the responses indicated broad support (around 80%) for the draft policies, but that it was based on a response rate of 8%, which was heavily weighted towards the 60+ age group. We identified the need to actively seek the views of the under 45s in order to achieve a more representative response, and a series of 'interviews' with the target age group were undertaken during the summer of 2016.

In addition, specially designed activities were undertaken with pupils from Edenbridge Primary School in Summer 2014 and Spring 2015, and a series of discussions were held with young people from the HOUSE Youth Project in Summer 2015, so that the views of younger Edenbridge residents could be taken into account.

The Pre-Submission ENP, **including the SEA**, has been approved by the ENP Steering Group to be published for public consultation for a six week period commencing **XX 2017** and ending on **XX 2017**.

Any representation on the Pre-Submission ENP should be submitted to the Town Clerk at:

Edenbridge Town Council, Doggetts Barn, 72A High Street, Edenbridge, TN8 5AR

townclerk@edenbridgetowncouncil.gov.uk

1.5 The Plan Preparation Process

The plan preparation process has been led by Edenbridge Town Council, as the ‘relevant body’ under the Regulations, with decisions and everyday activity delegated to the ENP Steering Group. The plan making process has involved the following:

Feb 2014	Formation of ENP Steering Group
March 2014	Formal launch of ENP initiative at Annual Town Meeting
March-May 2014	Publicity and early engagement with local people ‘Have Your Say’ leaflets delivered to all homes and businesses
May-June 2014	Developing the Vision for Edenbridge
June-July 2014	Identifying Objectives for the Plan and setting up Topic Task Groups
Oct 2014	Consultation with community on Vision and Objectives
Nov 2014- September 2015	Task Groups gathering and reviewing evidence under 5 headings: Housing, Environment, Local Economy, Infrastructure, and Health, Learning & Wellbeing
Oct 2015- Feb 2016	Task Groups drafting policies
Feb- April 2016	Household Questionnaire on the draft policies posted out and drop-in event held
May 2016-March 2017	Task Groups reviewing findings from consultation and finalising policies
March 2017	Final draft policies submitted to ETC and SDC for comment prior to ‘Pre-submission Consultation’
Autumn 2017	Pre-submission Consultation on draft ENP
Winter 2017/18	Finalisation of ENP
Spring 2018	Submission of ENP to SDC



2. Context

2.1 An Introduction to Edenbridge

The parish of Edenbridge is located in the south west corner of Sevenoaks District, on the border of Kent and Surrey. The western border of the parish is with the Surrey parishes of Dormansland and Limpsfield in Tandridge District. The northern boundary is with the parish of Westerham and Crockham Hill, and the eastern and southern boundary is with the parishes of Cowden and Hever.

The population of the parish of Edenbridge at the 2011 Census was 8907.

The earliest settlement in Edenbridge appears to have developed in Roman times around the place where the London to Lewes Roman Road crosses the river Eden, probably via a wooden bridge. The Roman Road route is still clearly visible and a defining feature of the town. It is known that a bridge existed in Saxon times, and thought that a village had probably developed by the 10th Century. The earliest parts of the Parish Church date back to the late 11th Century.

Records show that in 1125, Eadhelm, an Abbot of Canterbury ordered a bridge to be built, and so the place became known as *Eadhelmsbrugge* which in time became Edenbridge, and the river became the Eden. In 1225 Henry III granted a Charter for a weekly market, likely to have been located in the triangular space known as The Square in the centre of the town, and this suggests that the village was of a significant size by this time, with an agricultural hinterland based around keeping pigs and cattle in fields created though deforestation. The first stone bridge, with 6 arches, was built in the time of Henry VII.

In Tudor times, Edenbridge enjoyed a period of prosperity, and the historic centre of the town contains some fine old timber frame buildings from this time. The Weald produced 80% of the country's iron, and the town provided a market centre for this industry.



The town's fortunes declined during the 17th and 18th centuries, with the collapse of the Wealden iron industry, and a falling out of favour with the rich City merchants. The next major phase of development in the town took place in the 19th Century in response to the arrival of two railways, providing connections between the town and London, Kent and Sussex. This affected both the economy and physical shape of the town, and houses built in late-Victorian and Edwardian times can be found throughout the town. Development of the first 'social housing' in the town took place in the 1930s.

The next major expansion of the town took place after World War II when in 1955 the then London County Council was given planning permission for development with over 800 houses and associated infrastructure, including industrial estates with employment for some 1000 people, and additional school facilities, together with additional private housing. It was at this time too that Green Belt policies first came into effect following the 1947 Town and Country Planning Act, defining the boundary of the built area of the town, and also the idea of a 'Relief Road' to alleviate congestion in the High Street was first mooted.

The 1970s saw the development of more housing in the town and the closure of the Tannery and subsequent construction of the Leathermarket retail development, now mostly boarded up.

Further housing development took place in the 1980-90s on 'brownfield sites' in the town and in the 1990s the decision was taken to proceed with the phased construction of the 'Relief Road', linked to the development of a large supermarket to the rear of the Leathermarket, and a number of further housing developments in the town.

The early 2000s saw the completion of the Relief Road, and associated improvements to the High Street, the construction of the Greshams Way and St Johns Way housing developments, the closure of the Eden Valley School, and the development of residential facilities for people with disabilities just off Hever Road.



Currently, the most recent development in the town has been the opening of the Eden Centre (above), and the associated housing in Bray Road. Small infill sites continue to provide some additional housing capacity in the town, and the land to the rear of St Johns Way has now been granted Outline Planning permission for 300 houses.

2.2 Selected Parish Statistics

This brief summary draws on the Edenbridge Community Profile 2015 document prepared by Alan Whiting, Sevenoaks DC, and Parish Statistics collated in March 2017.

Demographics: The age profile of the parish is broadly in line with Sevenoaks District, however when compared with England, both the parish and Sevenoaks District have an older age profile, with fewer under 30s and more over 60s. There was a 14.1% increase in the parish population between 2001 and 2011. (2001 and 2011 Census)

Households: The composition of households generally reflects the national averages, but there are more single pensioner households than nationally.

Homes: The parish has a higher percentage of owner occupied, mortgaged and shared ownership properties than the national average, and fewer rented properties.

Transport: There are fewer households with no car or van than the national average, and more households with 2 or more cars/vans, which reflects the comparatively isolated rural location of the parish. Travel to work patterns show more people using the train, or walking to work, and fewer using the bus than the national average.



Health: The health profile of the local population is broadly in line with the national averages.

Skills: There are more people in the parish with no qualifications compared with the District overall.

Biodiversity: The southern part of the parish lies within landscape defined as High Weald, and some of this is within the High Weald Area of Outstanding Natural Beauty (AONB). The northern part of the parish is defined as Low Weald, and running east-west through the parish is the Eden Valley, described as a Wealden River Valley. This is a Biodiversity Opportunity Area and also contains a Local Wildlife Site. Most of the rural areas of the parish are categorised as Grade 3 Agricultural Land.

There are no Sites of Scientific Interest (SSSI) or local nature reserves within the parish, but there are some areas of ancient woodland.

Heritage: Edenbridge Conservation Area, centred on the historic High Street, covers 19 ha and includes over 50 listed buildings.

Across the parish, there are 83 listed buildings and structures, including the Grade I listed Parish Church, and Grade II* Tanyard House, Taylour House, Church House, Old Stanfords End, and The Crown Hotel.



Economy: The employment sector profile for the parish is broadly in line with national averages, but with more people employed in the motor trade, and financial and insurance activities than average.

2.3 Community Views

Since the launch of the ENP initiative in 2014 there have been a number of opportunities for local people to share their views about the town and surrounding area. The following is a summary of the general views that have emerged from both meetings and feedback forms:

- Key strengths of the town: good community spirit, wide range of clubs and activities, town surrounded by attractive and accessible countryside with the protection of

Green Belt, historic heart of the town, good connections by train to London, valued community and health facilities, free parking

- Challenges faced: poor public transport to most surrounding towns, a number of 'grot spots' that need improving, Doctors' surgery too small to cope with demands, no secondary schooling in the town, too many empty shops in the High Street,
- Opportunities: creation of improved health facilities, development of learning facilities, redevelopment of Leathermarket site,
- Concerns: expansion of housing without addressing the infrastructure needs, development resulting in increased flood risk, need to maintain a balance between market and social housing provision, poor bus services

The views of local people have been both sought and actively considered throughout the process of developing this Neighbourhood Plan. However, some of the issues raised are beyond the scope of a Neighbourhood Plan, which must focus on planning and development matters. Following each consultation, these matters have been collated and then referred to the appropriate authority for consideration.



2.4 Developments and Site Promotions

Developments

According to the 2011 Census, the parish of Edenbridge had a total 3835 permanent residential units. The table below shows how the number of residential units, in both Edenbridge parish and Sevenoaks District, has grown between 2001 and 2013, based on the Housing Completion data compiled by KCC.

Year	Edenbridge	Eb % increase	Sevenoaks DC	Sv % increase
2001	3388		45,482	
2006	3588	5.9%	46,632	2.5%
2011	3835	6.8%	47,833	2.6%
2013	3918	2.1%	48,198	0.8%
2016	3995	1.9%	49,035	1.7%
2001-2016		17.9%		7.8%

The table above shows that Edenbridge parish has been subject to a consistently higher rate of housing growth over the last 15 years compared with Sevenoaks District generally.



Edenbridge Design Statement

The original Edenbridge Design Statement was compiled in 1998, and adopted by Sevenoaks District Council as Supplementary Planning Guidance in 1999. The document was updated by the ENP Housing Task Group to reflect the changes that have taken place since 1999, both the physical changes in the parish, and those of the wider planning policy context. The updated Edenbridge Design Statement is intended to form part of the suite of documents supporting the ENP.



Approvals and Applications

There is a current Outline Approval for up to 300 new homes on the land to the west of St John's Way, granted on Appeal in April 2016, following a Local Inquiry.

In 2013 permission was granted for a supermarket and petrol station on a 2.4ha site on Station Road and Fircroft Way. In May 2014, the site's owners, Sainsbury's, announced that it would not be proceeding with the development, due to a 'downturn' in the retail sector. The site was then sold in 2016 to a development company. A subsequent application to modify some conditions associated with the permission, to enable demolition works to proceed and therefore commence works on the site and keep the permission 'live', was submitted in early 2017. It is not known when, or if, the site will be developed for retail.

Site Promotions

In the autumn of 2015 Sevenoaks District Council launched a 'Call for Sites' as part of the Local Plan review process. A total of 14 sites were submitted for consideration in

Edenbridge parish, which had the potential capacity for some 1600 homes plus health and education facilities, notwithstanding that the majority of the land submitted is currently within the Green Belt. However, the future scale and distribution of development within the District overall has yet to be decided through the Local Plan review process, which in turn impacts on the formulation of Housing policy within the ENP.

2.5 Planning Policy Context

Edenbridge parish lies within Sevenoaks District, which has adopted and emerging policies and proposals that have an impact on the strategy and detailed policies of the ENP.

The National Planning Policy Framework (NPPF), published by the government in 2012, provides considerable guidance in relation to the preparation of Neighbourhood Plans. At examination, the submitted ENP must show that it is consistent with the policies and intent of the NPPF.

Sevenoaks District Council is currently reviewing its Local Plan. The SDC Core Strategy was adopted in Feb 2011, and the Allocations and Development Management Plan (ADMP) was adopted in Feb 2015. An Issues and Options document is due to be published in late 2017, and the current programme envisages adoption of the Local Plan in 2019. A number of supporting documents and studies (listed below) have been prepared as part of the Local Plan review, many of which have been published during the course of the preparation of the ENP. The web link to these documents is:

https://www.sevenoaks.gov.uk/info/20014/planning_policy/247/new_local_plan_2015-35



3. Vision and Objectives

3.1 Vision

In May 2014 a meeting was convened for all those who had expressed an interest, via the consultation leaflets, in being involved with the creation of a Neighbourhood Plan for Edenbridge. Over 30 people, with a wide range of local interests, participated in a workshop to respond, in small discussion groups, to the question ‘How would we like Edenbridge to be in 2030?’ A summary of the group’s responses is provided in Appendix B. These responses were then refined to create the Vision described below:

Edenbridge 2030 – a Vision

In 15 years’ time, Edenbridge will:

- be a vibrant market town set in a rural valley and linked closely to the surrounding countryside
- be a compact and balanced community, connected in ways that encourage walking and cycling
- be sympathetically developed to enhance the environment, maintaining and improving existing facilities
- be a place to bring up families, with quality education provision
- have a thriving attractive High Street in character with the existing mix of historic architectural periods, continuing to attract visitors as a tourism hub with improved facilities
- have retained and regenerated industrial areas adapted for changing economic trends and providing local employment

3.2 Objectives

The Vision is an important statement of how it is hoped Edenbridge will be at the end of the ENP period, and in order to achieve these changes, a set of objectives were developed from the Vision to guide the policy-making process. These are listed below under the five themes:

Housing:

To provide high quality housing development in character with the existing

To ensure that an appropriate mix of housing types, sizes, and tenure taking account of the need for affordable housing, are included in development proposals

Local Economy:

To sustain and develop employment opportunities within the service, manufacturing and technology sectors, by ensuring suitable sites and premises are available to meet the needs of business

To retain and develop the vitality of the High Street, including retail and other appropriate uses

To promote the improvement of facilities for tourism in the parish

Health, Learning and Wellbeing:

To support the provision of facilities for a possible learning facility in the town should an

<p>acceptable proposal come forward from an education provider.</p> <p>To support the improvement of post-16 learning opportunities within the community</p> <p>To retain current community and leisure facilities and secure improvements as part of future development proposals</p> <p>To support the provision of improved Health Centre/GP Practice facilities in the town.</p>
<p>Environment:</p> <p>To protect existing local open green spaces of community or of environmental value not already covered by SDC policy</p> <p>To ensure that new development does not add to local flood risk.</p> <p>To protect and enhance the rural landscape of the Plan area.</p>
<p>Infrastructure:</p> <p>To improve and develop new non-vehicular routes through the parish to meet community needs</p> <p>To support future development in the parish only where necessary infrastructure is or can be provided.</p>

The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the ENP can be judged. They also accord with the strategic objectives of the Sevenoaks Local Plan as it relates to Edenbridge Parish.

They reflect the nature of the parish and the direction the local community wants the ENP to take, especially in securing the long term future of those community and environmental assets most valued by local people. They also accept and welcome change that will enable the community to grow in a sustainable way.

Both the Vision and Objectives were endorsed by the community through engagement events in October 2014, and subsequently approved by the Town Council.

3.3 Monitoring and Review

The ENP will be monitored by Sevenoaks District Council and Edenbridge Town Council on an annual basis as part of their ongoing monitoring of planning policy and development management data. In addition to the ENP objectives, other data collected and reported at the parish level, will be included in the monitoring activity.

Edenbridge Town Council proposes to formally review the ENP on a five year cycle, or to coincide with the Sevenoaks Local Plan, if this cycle is different. The review will assess the performance of the ENP in relation to its stated objectives.

4. Policies and Proposals

4.1 Introduction

The Neighbourhood Development Plan contains a series of policies and proposals, the successful delivery of which during the plan period will achieve the community's vision for the Parish. In addition, the saved policies of the 2011 Sevenoaks Local Plan, and those of the new Local Plan in due course, will be used by the local planning authority to consider and determine planning applications.

Each policy is numbered and is accompanied by a short explanation and justification, including a reference to the relevant key evidence (which is listed in Appendix A).

4.2 Policies

HOUSING



Policy HOU 1: Supply of Housing

Development of housing on suitable sites in Edenbridge will be supported.

Edenbridge parish comprises a small rural town and Marsh Green village together totalling approximately 3500 dwellings. It has seen substantial development in recent years, with more planned. The following table indicates the scale of development in the past years, as well as the planned developments.

Table H1: Edenbridge Housing Supply at 31 March 2016	No of Units
Total Units Completed 2006-2016	407
Outstanding Permissions (Excl St John's Way)	38
Windfall Allowance	83
Identified Sites (Incl. St John's Way)	320
Total to be built	441

Recent and planned growth taken together will increase the size of the town by over 20% in a relatively short period.

Consultation carried out in preparing this Plan has shown that most people oppose increasing the town beyond that already planned unless there are improvements and added capacity to local services and infrastructure. Most people also oppose building on the Green Belt.

Developments in Edenbridge already granted permission include the substantial development of 300 dwellings on greenfield land west of St. John's Way. This is the largest greenfield site currently planned in the District, and its development in accordance with the permitted scheme is supported.

The opportunities for further housing beyond existing commitments within the development confines of the town consistent with current policy are limited. Further proposals will be supported where they are shown to be acceptable under District Council policy, and the policies and guidance of this plan. For the purpose of this policy, 'suitable sites' include those with planning permission, those allocated for development in District Council plans, and other sites where housing development would be consistent with District Council policy, and the policies and guidance of this plan, including the Edenbridge Design Statement, the Character Area Assessment and the Landscape Character Assessment.

Sevenoaks District Council is currently reviewing its Local Plan, including housing allocations within the District. The Strategic Housing Market Assessment carried out for the review shows an objectively assessed need well above existing provision and the District Council will need to consider the scale and distribution of future housing provision in the light of the assessment, along with other factors including the importance of protecting the Green Belt. At this stage the implications for Edenbridge are not known. Depending on the outcome of this review, (expected in 2019) it may be necessary to allocate more land in Edenbridge for housing.

Size of dwellings: The Neighbourhood plan supports the building of housing provided that any development follows the guidelines of sizes indicated as the requirement for the Strategic Housing Marketing Assessment (SHMA) as indicated in the table below.

Number of Bedrooms	Market %	Affordable %
1	8.2	40.1
2	28	30.2
3	40.8	27.4
4+	23	2.3

Affordable housing: housing for people who cannot afford to buy or rent on the open market. The neighbourhood plan supports District policy which is Core Strategy SP3, supported by the Affordable Housing Supplementary Planning Document. District Council policy currently

requires a proportion of affordable housing to be included in new housing development above a minimum size threshold, subject to specific criteria. This Plan does not propose to vary District-wide policy on the issue.

Provision for gypsies and travellers: further provision for future needs will be addressed on a District-wide basis through the Local Plan review.

LOCAL ECONOMY



Policy ECON 1: Sustaining and developing employment opportunities

Development will be supported that will sustain, develop, and regenerate employment opportunities within all business sectors. In particular:

1.1. The existing employment areas around Fircroft Way and Hever Road should be protected as Key Employment Areas, recognising they provide the only significant employment opportunities at present, to enable these industrial areas to adapt to meet the changing needs of business.

1.2. Employment opportunities on mixed-use development sites will be supported providing that the use proposed would not have a detrimental effect on the environment or wellbeing of the people in neighbouring properties.

One of the most significant challenges, both within Sevenoaks District generally and the parish of Edenbridge in particular, is continuing to build a strong local economy with the concern over potential loss of employment land for residential use. Edenbridge Neighbourhood Plan has considered these issues together with the Strategic Objectives highlighted in the Sevenoaks Economic Development Strategy 2014-17, to support areas highlighted for growth and to generate inward investment into the Town. There is also the need to address the lack of overnight visitor accommodation in the town which impacts adversely on our tourist economy.

Edenbridge continues to offer employment opportunities within the town but today many residents also take advantage of the two railway stations to commute to employment outside the town.

An engagement exercise, in the form of a business survey, was undertaken with contacts sourced through Sevenoaks District Council and Edenbridge Chamber of Commerce. The responses to this survey have helped formulate the economy and tourism policies. The primary concerns revealed include retention and regeneration of the current industrial areas; revitalisation of the High Street, in particular the Leathermarket area; the continuing loss of

High Street amenities and the shortage of public car parking. The lack of a fast efficient broadband service is also proving detrimental to both the retention and development of existing businesses and attraction of new businesses into the town. This has been addressed within the infrastructure policies (Policy INF 2)

Edenbridge Business Forum, a self help group whose members include local business owners and local councillors, was formed in 2016 and aims to provide a focus for all those interested in supporting the economic regeneration of the town.



Policy ECON 2: High Street vitality

The vitality of the High Street will be maintained and enhanced by:

- 1. Supporting development that improves the range and quality of shopping and related facilities in the town centre***
- 2. Control of non retail uses through Local Plan policy***
- 3. Redevelopment of the Leathermarket in accordance with the site allocation.***
- 4. Promoting a range of measures to improve the public realm including improved shop fronts, high quality surface materials, provision of cycle parking, increased security measures that are both functional and attractive, and the removal of street clutter and barriers to pedestrian movement***
- 5. Promoting the consideration of a 'shared use' scheme for pedestrian, cycle and vehicular traffic in the High Street***
- 6. Seeking improved links for pedestrians and cyclists to the town centre***
- 7. Maintaining the supply of town centre car parking***
- 8. Maintaining the mixed-use character of the town centre including residential***
- 9. Supporting additional retail development where it can take place in an acceptable way***

Site Allocation:

The Leathermarket site shown on Plan A is allocated for mixed use redevelopment including ground floor uses that contribute to the vitality of the High Street. Other uses that could be acceptable within the redevelopment are retail, commercial, mixed development, hotel and a place of learning.

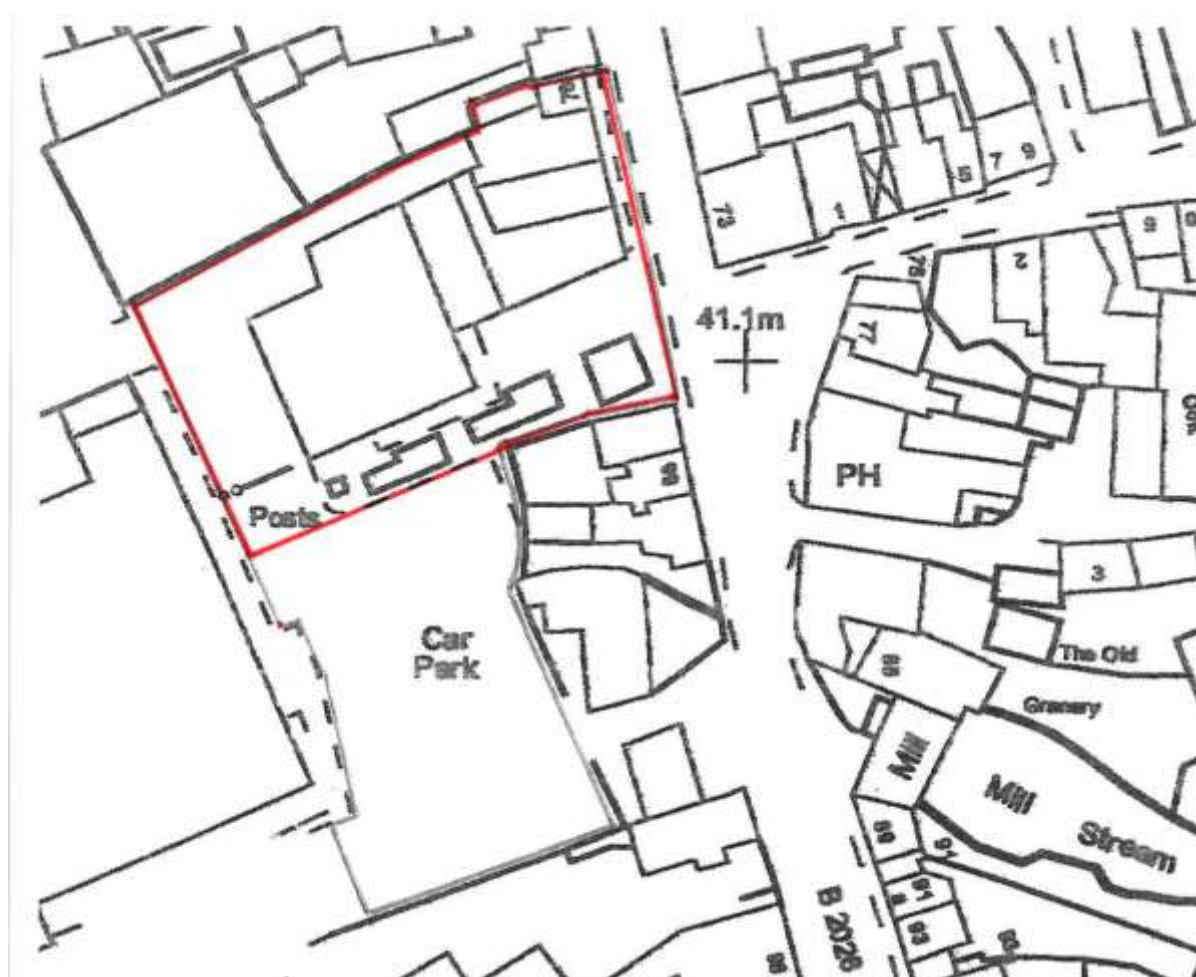
Redevelopment should comply with the following requirements:

- 1. An attractive link for pedestrians should be maintained to the supermarket to the west (currently Waitrose)***

- 2. The development should be designed to preserve and enhance the adjacent Conservation Area**
- 3. The scale of the development should be appropriate to the scale of the buildings in the adjacent Conservation Area.**

Engagement exercises, both with local businesses and the local community, highlighted concerns over the vitality of the High Street, a shortfall of quality retail offerings and the overall appearance of the High Street.

The Leathermarket in its current state is a longstanding eyesore that is not only a blight on the appearance of the town centre and its Conservation Area, but also discourages pedestrian movement between the Waitrose supermarket and the High Street shops and offices. The Conservation Area Appraisal and Management Plan states: “The Leathermarket redevelopment of the 1960s is a discordant element, and it is to be hoped that at some time in the future it will be replaced with something more in scale and character with the Conservation Area”. It is clear from the survey responses that redevelopment of this area is seen as a key priority for the town, a view also supported by the Town Council.



Plan A: Leathermarket location for redevelopment (outlined in red) Temporary map

Policy ECON 3: Retaining local services

The retention of businesses providing a service to the community, such as post offices, pharmacies, banks and shops, will be supported. Proposals that will result in a loss of such services will be required to demonstrate that the use is no longer viable or that the proposed use would provide an alternative community use. Where a lack of viability is satisfactorily demonstrated and the building was originally built as a dwelling, there will be a preference for the unit to revert to residential use.

The provision of services within the High Street has been reducing significantly in the last two years, including the closure of all but one of the banks. These facilities are a lifeline for many local residents. Their closure also results in a detrimental effect on the appearance of the High Street and reduction in High Street footfall.

In considering applications for change of use from business use, the value to the local community, of the existing and any proposed replacement use, will be examined.

TOURISM



Policy TOU 1: Promote tourism development

Development will be supported that increases the amount of available overnight accommodation in the plan area.

An historic rural market town in the heart of the Weald of Kent, Edenbridge is ideally located 20 minutes from the M25, a little over an hour from London, 20 minutes from Gatwick Airport and 1½ hrs from the port of Dover. Close by are several popular tourist attractions including Hever Castle, Chartwell, Penshurst Place, Emmets Gardens, picturesque Westerham and the Ashdown Forest. Two long distance footpaths, Vanguard Way, and Eden Valley Walk, pass through the town and the local area is also popular with cyclists. It is also apparent that local businesses, including a training academy, would benefit from the development of overnight tourist accommodation in the town.

The Sevenoaks District Tourist Accommodation Study acknowledges the current shortfall of all standards of overnight accommodation in order for the district to capitalise upon the projected growth in the domestic short break and overseas tourist markets, the projected growth in weddings, business and visiting friends and relatives, and the growth in contractor demand for budget hotel accommodation.

The recently re-opened Hever Hotel, located at the golf course, together with Hever Castle, to the east of Edenbridge, offer a number of 'top end' rooms, along with meeting and wedding facilities, which whilst fulfilling a proportion of the demand, is likely to generate the need for more of this type of accommodation. There is scope for offering integrated packages for tourists visiting and staying in the parish, and for improving tourist access and information in all formats.

HEALTH, LEARNING AND WELLBEING



Policy HLW1: Health Facilities

Proposals will be supported for the development of new larger facilities for health and care provision, including a GP Practice, dental services, Care Home beds and other related health services, provided that it can be demonstrated that the site/sites selected are suited to this purpose including, in terms of access and car parking, and that the design will not result in loss of amenity for local residents.

The existing Edenbridge Medical Practice operates from a building that is acknowledged by the NHS to be 'inadequate to meet growing demand' due to its lack of space on a constricted site. The GPs are actively exploring options to secure a new facility in the town to enable them to continue to deliver a high quality of healthcare to a growing population, with an ageing demographic, in a relatively isolated rural location. This exercise is being led by West Kent Clinical Commissioning Group (WKCCG) together with Kent Community Foundation Health Trust (KCFHT) who are responsible for the services at Edenbridge War Memorial Hospital which include Minor Injuries and X-ray, and Edenbridge Medical Practice.

An engagement exercise was undertaken by KCFHT in mid 2016, and both the explanatory document and the results of the engagement with the local community are included in Appendix A.

Consultation began in February 2017 on options for a new hospital/surgery offering outpatient clinic and day care facilities. These proposals are designed to support the provision of integrated healthcare for the local population, now and in the future, in line with the current NHS strategy. The current NHS 5 Year Forward Plan and WKCCG's Sustainability and Transformation Programme (STP) both support coordinated and holistic healthcare delivered locally, rather than in distant hospital units.

The provision of local Care Home beds has recently been reduced significantly following the closure of Stangrove Lodge, and the plan supports proposals for a facility to address this need.

**Policy HLW2: Community and Leisure Facilities**

Proposals which sustain or enhance the provision and viability of the town's community and leisure facilities will be supported.

Edenbridge contains a good range of community and leisure facilities, both buildings and open spaces, in relation to its size, however there are some gaps in provision, including allotments, tennis courts and outdoor gym equipment, which should be addressed as and when new development takes place. The identification of opportunities for new facilities, or refurbishment or upgrading of existing facilities such as the skate ramps or public toilets should be undertaken in consultation with the local community. It is important that existing facilities are managed for the maximum benefit of the whole community.

Policy HLW3: Learning Facilities

Proposals from an education provider for the development of learning facilities for the town will be supported. The proposal must demonstrate the site selected is suited to this purpose in terms of access, car parking, and the design and will not result in a loss of amenity for local residents.

During consultations with local people through the Neighbourhood Plan process, the lack of a secondary school in the town has been a recurring theme.

A secondary school was built in Edenbridge as part of the planned growth of the town in the early 1960s, originally called 'Spitals Cross Secondary School' and subsequently renamed the Eden Valley School. As a result of falling rolls in the early 2000s, Kent County Council (KCC) scheduled the school for closure, and despite vigorous local opposition, the school closed its doors in summer 2002.

Prior to closure, there had for many years been a pattern of a significant number of local children travelling outside the town for secondary education, either to Grammar Schools, faith schools, or to comprehensive schools over the border in either Surrey or West Sussex,

reflecting in part, the location of Edenbridge on the very edge of Kent, and closer in distance to both Oxted and East Grinstead than other Kent towns.

In early 2002 a local multi-agency group developed *The Edenbridge Vision*, which set out the case for retaining and further developing secondary education and community facilities on the Eden Valley site. The group requested that KCC delay the closure of the school to provide enough time for this innovative proposal to gather support and be fully developed, but in vain. Although the document is now 13 years old, it is well worth revisiting in terms of its ambition for the town of an inclusive learning facility, which could play a key role in helping to create a more self-sustaining local economy. This vision of a facility including business-focussed learning could provide a real alternative for young people, not just from Edenbridge, but from surrounding areas, bringing new life into the town.

KCC have made it clear that the current and projected population in Edenbridge would not be large enough to support a local authority sponsored Secondary School, however with the introduction of Academies and Free Schools, there is now the potential for ideas contained within the 2002 document to be realised, and form a key building block in the revitalisation of the town.

There is a social impact arising from all young people now having to travel out of town to secondary school- their friendship groups lead to their focus of activity being away from Edenbridge, in Oxted, East Grinstead, Sevenoaks, Tonbridge or Tunbridge Wells.

With this in mind, the Edenbridge Neighbourhood Plan would support the principle of the development of an inclusive learning facility in the town, provided that a suitable site could be identified. To make such a facility successful it would need to be 'a centre of excellence' attracting students from Kent, Surrey and Sussex.

DESIGN



Policy DES1: Design of new development and refurbishment

New development and refurbishment will be supported where it is in keeping with the character of the area and takes account of the Edenbridge Design Statement. It should also respond to the Character Area Assessment, and take account of the Conservation Area Appraisal and Management Plan, to preserve and enhance Conservation Areas and protect heritage assets and their settings.

New development adjacent to current areas should blend seamlessly and should have regard to typical building form, rooflines, materials, openings and boundary treatments. Development shall be designed to encourage alternative methods of movements and transport to the private motor car, including green transport.

Development shall be designed to be inclusive, allowing a range/ choice of access to cater for people with varying mobility and other needs.

A key aspiration, voiced throughout the community consultation process associated with Edenbridge Neighbourhood Plan, was that any new development in the area should respond to the context of a small Wealden town closely connected to its surrounding countryside, and so enhance its sense of place and identity. Notwithstanding this policy encouraging greener methods of transport, given the parish's comparatively isolated rural location, the allocation of parking spaces per dwelling should be as per Sevenoaks DC policy as a minimum.

The Edenbridge Design Statement, adopted by SDC as Supplementary Planning Guidance in 1999, has been updated to reflect the changes that have taken place since that date.

A 'Character Area Assessment' is a useful tool for both planners and developers in the process of ascertaining whether proposals for new development do enhance the sense of place and identity, and accordingly the ENP Steering Group decided that such a study would make a valuable contribution to the ENP and complement the updated Edenbridge Design Statement, and other existing and emerging Local Plan Policies. It was decided by the ENP Steering Group that the study should cover all the built up area of Edenbridge (excluding the Conservation Area, which is subject to the separate Conservation Area Appraisal and Management Plan), rather than just the Residential Areas. It is intended that the Character Area Assessment will be adopted in due course by SDC as a Supplementary Planning Document.

ENVIRONMENT



Policy ENV 1: Local Open Spaces

Valued characteristics of Edenbridge's multitude of small areas of open space, together with larger formal areas of amenity green spaces and outdoor sports facilities, will be protected. The areas identified for protection are listed in Appendix C and shown on plan B. Collectively, these constitute green corridors for wildlife and facilities for a wide variety of activities for the residents. They are deserving of protection afforded by para 76 and 77 of NPPF, and SDC policies SP 10, SP 11 and GI 2, or as may be subsequently amended.

Edenbridge is a small town straddling the River Eden. The town is characterised by many small and medium size green areas scattered throughout the urban envelope. These range from parks and formally laid out sports grounds, to verges along residential roads and green spaces within residential areas.

In preparing this plan an assessment was made of all the open spaces in the town to assess their value against objective criteria:

- a) the contribution to the historic ambience of open green spaces throughout Edenbridge
- b) support for diversity of animal and plant species
- c) contribution to green corridors through the town

The assessment included sites that had previously been protected by the District Council under the ADMP and other sites not previously covered. As a result of this review it was concluded that all the ADMP sites should be retained and 15 other small sites that are considered worthy of protection have been added. The list of the additional 15 sites is included in Appendix C.

In response to local concerns a review of parking provision is under way. A particular concern is that in some residential areas there is insufficient off-street parking resulting in informal parking on verges and some open spaces. The parking review will consider whether additional off-street parking should be provided in these areas. Land designated as open space will not be used unless it is demonstrated that the benefit to the community of using the land for parking outweighs the harm from loss of open space.



Policy ENV 2: Drainage and Local Flood Risk

Sustainable urban drainage systems (SUDS) contained in KCC Drainage and Local Flood Risk Policy will be supported. When selecting the type(s) of SUDS to be used on a particular site, developers should apply a sequential risk based approach – to avoid flood risk to people and property where possible and to preserve and enhance biodiversity:

Rainwater harvesting

Wet ponds / Swales / Detention Basins

Constructed wetland

Permeable paving / open channels / rills

Soakaways

Online / offline storage including oversize pipes

Maintenance/management plans will be required for the lifetime of the development with allocated responsibilities.

The River Eden is prone to flood from time to time leading to inundation of properties in lower parts of the town. Storm water run-off from urban areas of higher parts of the town aggravates this flooding from time to time. Green areas along the river banks serve as flood-water storage areas, giving important protection to low-lying properties, the embankments are sufficient for a 1 in 5 year event according to Sevenoaks District Council Strategic Flood Risk Assessment draft report published January 2017.

National policy gives guidance for developments in areas of flood risk (NPPF 100 - 103). This policy recommends a sequential test be applied to determine whether developments are appropriate. In particular NPPF 103 states “local planning authorities should ensure flood risk is not increased elsewhere”.

Policy ENV 3: Local rural landscape

Valued characteristics of rural landscape local to Edenbridge will be protected. Collectively these areas contribute to the openness and value of the surrounding Green Belt landscape.

Edenbridge is surrounded by rolling farmland on Wealden clay giving a rural outlook from the settlement with distant views of the Greensand Ridge to the north and the Ashdown Forest to the south. There are some small areas of isolated woodland but the majority of

tree cover is provided within the mature hedgerow network. Mature oaks are a feature of the landscape. Ponds and streams are frequent elements within the area. The characteristic form of settlement is farmsteads and isolated houses

The entire rural area covered by the Neighbourhood Plan is designated as Green Belt and subject to a presumption against inappropriate development. There is strong support for the retention of the Green Belt in the local community and no changes are proposed to Green Belt boundaries in this plan.

The SDC Landscape Character Assessment report published in January 2017 confirmed the parish's location mainly within two Character areas, the Sevenoaks Low Weald, and Wealden River Valley, with a comparatively small area in the south within the Cowden to Chiddingstone High Weald.

The Landscape Area Assessment sets out landscape guidance for each character area derived from a specific vision for each, and an assessment of their key characteristics and key sensitivities/valued attributes. It recommends that development proposals be assessed on the basis of whether they contribute to the vision of the character area, whether they affect its key characteristics or the key sensitivities/valued attributes and whether they conflict with its landscape guidance. This approach should be used in considering whether proposals are consistent with Policy ENV3.

Relevant parts of the Landscape Character Assessment are reproduced in Appendix C.



INFRASTRUCTURE

Policy INF 1: Sustainable Development

Community Infrastructure Levy (CIL) payments received from developers will be used to address infrastructure shortfalls, as identified in the plan area by Edenbridge Town Council

Concern has been expressed throughout the plan preparation period regarding the ability of infrastructure to support further development within the parish. The policy is intended to ensure that these concerns are addressed and that development is sustainable. Edenbridge Town Council maintains a list of CIL Infrastructure priorities - there is a link to this list in Appendix D.



Policy INF 2: Connectivity and pedestrian and cycle links

New development will be supported where it is well connected to existing pedestrian and cycle routes, or provides new, or improves existing, safe links for pedestrians and cyclists to local facilities and Edenbridge town centre, and access to the countryside.

Edenbridge is a relatively isolated community, and Public Transport links with the closest larger towns, such as Sevenoaks, East Grinstead, Tonbridge and Tunbridge Wells, are patchy, with both long journey times and intervals between services. As a result most people rely on having a car to facilitate their day to day travel needs. However, within the town, there is scope to improve facilities to enable healthier travel patterns, and reduce people's reliance on the car for short trips. The provision of safe, attractive pedestrian and cycle links between key destinations locally, such as public transport facilities, retail areas and workplaces, has been shown to encourage walking and cycling. Similar routes out of the town to neighbouring villages for leisure cycling would also be welcome.

Policy INF 3: Broadband

Proposals to provide access to a super-fast broadband network to serve the town and nearby countryside will be supported. The location and design of any above-ground network installations should be sympathetically chosen and reflect the character of the local area and importance of heritage assets and sensitive landscape, particularly within the Conservation Areas.

Access to super-fast broadband is a key factor in both attracting businesses, and retaining them, in the town.

The inadequacy of disabled access at both railway stations is an ongoing concern for the community, and proposals for reasonable improvements would be supported.

5. Delivery Plan

5.1 Introduction

The Neighbourhood Development Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish and through steering public and private investment into a series of projects contained in the plan.

5.2 Development Management

As the local planning authority, Sevenoaks District Council will be responsible for development management, but Edenbridge Town Council will also use the Neighbourhood Plan to frame its responses to planning applications. The Town Council will work with the District Council to monitor the progress of sites undergoing development.

6. Strategic Environmental Assessment

Appendix A: Evidence Base

Core Strategy Feb 2011

http://documents.sevenoaks.gov.uk/environment%20and%20planning/planning/planning%20policy/core%20strategy%20dpd/core_strategy_adopted.pdf

ADMP Feb 2015

<http://documents.sevenoaks.gov.uk/Environment%20and%20Planning/Planning/Planning%20Policy/Allocations%20and%20Development/February%202015/ADMP%20Main%20Document%20Adopted%20Version.pdf>

Strategic Housing Market Assessment (SHMA) published Sept 2015

<http://documents.sevenoaks.gov.uk/Environment%20and%20Planning/Planning/Planning%20Policy/New%20Local%20Plan%202015-35/SHMA%20final%20September%202015%20v3.pdf>

Strategic Housing Land Availability Assessment (SHLAA) and Economic Land Availability Assessment (ELAA) in progress, latest Progress Statement Aug 2016

http://www.sevenoaks.gov.uk/_data/assets/pdf_file/0020/241076/SHLAA-and-ELAA-progress-statement-August-2016.pdf

Economic Needs Study (covering Sevenoaks and Tunbridge Wells) Aug 2016

<http://documents.sevenoaks.gov.uk/Environment%20and%20Planning/Planning/Planning%20Policy/Evidence%20Base%20and%20Topic%20Papers/ENS%20for%20website.pdf>

Sevenoaks District Strategy for Transport 2010-2026

http://documents.sevenoaks.gov.uk/environment%20and%20planning/planning/planning%20policy/transport%20strategy%202009%20to%202026%20and%20cycling%20strategy/sdst_strategy_document_final.pdf

Infrastructure Plan/Transport Update being prepared 2016/17

Sevenoaks District Council Open Space, Sport and Recreation Study Jan 2009

<http://documents.sevenoaks.gov.uk/environment%20and%20planning/planning/planning%20policy/evidence%20base%20and%20topic%20papers/open%20space,%20sports%20and%20recreation%20study%20january%202009.pdf>

Open Space, Sports and Leisure Study being prepared 2016

Sevenoaks District Council Strategic Flood Risk Assessment April 2008

https://www.sevenoaks.gov.uk/_data/assets/pdf_file/0018/83601/Strategic-Flood-Risk-Assessment-April-2008.pdf

Strategic Flood Risk Assessment Update being prepared 2016

Sevenoaks Business Demand Survey Oct 2013

https://www.sevenoaks.gov.uk/_data/assets/pdf_file/0020/102359/Business-Survey-2013.pdf

Sevenoaks District Retail Study Nov 2016

[http://documents.sevenoaks.gov.uk/Environment%20and%20Planning/Planning/Planning%20Policy/Evidence%20Base%20and%20Topic%20Papers/Sevenoaks%20District%20Retail%20Study%202016%20\(Volumes%201-4\).pdf](http://documents.sevenoaks.gov.uk/Environment%20and%20Planning/Planning/Planning%20Policy/Evidence%20Base%20and%20Topic%20Papers/Sevenoaks%20District%20Retail%20Study%202016%20(Volumes%201-4).pdf)

Sevenoaks District Community Safety Partnership Strategic Assessment 2016-17

https://www.sevenoaks.gov.uk/_data/assets/pdf_file/0004/233545/SDC-Strategic-Assessment-2015-FINAL.pdf

Sevenoaks District Cycling Strategy 2012

http://www.kent.gov.uk/_data/assets/pdf_file/0006/7863/Sevenoaks-cycling-strategy.pdf

Sevenoaks District Tourist Accommodation Study Sept 2015

<http://cds.sevenoaks.gov.uk/documents/s27116/Background%20paper.pdf>

Sevenoaks District Green Belt Assessment Jan 2017

<http://cds.sevenoaks.gov.uk/documents/s30329/06%20Apx%201%20Sevenoaks%20GB%20Assessment%20Report.pdf>

Sevenoaks District Landscape Character Assessment Jan 2017

<http://documents.sevenoaks.gov.uk/Environment%20and%20Planning/Planning/Planning%20Policy/Evidence%20Base%20and%20Topic%20Papers/Appendix%201%20-%20Sevenoaks%20LCA%202017.pdf>

Appendix B: Summary from Visioning Workshop May 2014

Vision of a 'self sufficient' town with facilities such as a small hotel to support tourism The scale of new housing better matches the existing Improved sports facilities, including bowls and tennis There are controls to force landowners to improve derelict sites
The High Street acts as a magnet and focus for the town
There has been sympathetic but realistic development within the High Street We still have free parking The town has been able to manage the balance between growing and retaining its character The train services have been improved The population supports a secondary school in the town
There is a diversity of provision in the High Street Tourism facilities have been improved Aesthetic improvements have made the town look more attractive, with less clutter The Leisure Centre has been improved
The links and access between the town centre and the surrounding countryside have been improved There are controls on derelict sites There are more trees There is more quality housing to support the viability of the High Street
All the vacant and derelict sites have been developed The High Street is concentrated between Stangrove Rd and the Stone Bridge and has a good range of individual and specialist shops

Appendix C: Protected local open spaces Policy ENV 1

and Landscape Character Assessment (extract) Policy ENV 3

Policy ENV 1

Additional Open Space sites identified

Description	Notes
Albion Way / Station Road	* Contains swale for drainage
Meadow Lane / Station Road	* Natural & Semi Natural
Hilders Lane north side verges	* Amenity Greenspace
Nature reserve behind Eden Centre res c/park	* Natural & Semi Natural
St Johns Way	* Amenity Greenspace
Station Road either side of Westways	* Natural & Semi Natural
Four Elms Road / Skinners Lane Junction	* Natural & Semi Natural
Embankment south side of Ton-Redhill railway	* Natural & Semi Natural
Fircroft Way verges	* Natural & Semi Natural
Between Mill Race and River Eden	* Amenity Greenspace
Market Yard	* Amenity Space
Doggetts Barn Courtyard	* Amenity Space
Chilternhurst / Greshams Way (x3)	* Amenity Greenspace
Springfield Road north west corner	* Amenity Greenspace
Springfield Road outside No 52	* Amenity Greenspace

(Map of sites under preparation)

SDC Landscape Character Assessment – Sevenoaks Low Weald

Key Characteristics

- Low-lying gently undulating and agricultural landscape on Wealden Clay.
- Many streams and ponds as well as Bough Beach Reservoir.
- Mixture of arable and pasture land use within small to medium scale irregular fields.
- The field pattern is well-defined by hedgerows, shaws and small woodlands.
- Old and traditional orchards and remnants of the hop-growing industry including oast houses.
- Isolated farmsteads, large houses and small hamlets scattered throughout the landscape.
- Narrow, hedge-lined rural lanes with wide verges.
- Long views to higher ground: the Greensand scarp to the north and the High Weald to the south.

Landscape Character Description

This area is a low-lying gently undulating agricultural landscape on the Wealden Clay Formation. The land gently slopes from 40m AOD adjacent to the Eden river valley up to 100m AOD on the slopes of the charts. Lakes, ponds and streams are frequent elements within the area and Bough Beach Reservoir, a flooded valley, provides recreational opportunities.

The majority of the landscape is made up of arable and pasture farmland defined by hedgerows, shaws and woodland edges. Fields are typically small to medium scale, irregular in form, and are connected by irregular woodland (much of it ancient) and a network of mature hedgerows and hedgerow trees. Some arable fields are more open and larger in scale where post and wire fencing has replaced hedgerows. Mature oaks are a feature of this landscape in hedgerows, or in open fields where boundary loss or woodland clearance has occurred. The settlement pattern is formed by scattered farmsteads, isolated houses and hamlets with traditional buildings comprising red brick, weatherboarding, tile-hung facades and timber frame. Oast Houses are also a feature (buildings designed for drying hops as part of the brewing process). Highways are traditionally narrow and hedge-lined, but lanes with wide verges also cross the landscape.

The well-treed context provides a strong degree of enclosure although there are some long views to the Greensand scarp and over the Weald where small undulations in topography and open field boundaries allow.

SDC Landscape Character Assessment - Eden Valley

Key Characteristics

- Low lying flat to gently undulating valley bottom located on Wealden group bedrock, but influenced by superficial river deposits.
- The River Eden meanders through the area.
- Seasonally flooded with many small ponds and crossed by small streams.
- Tree cover limited to field boundaries
- Rough grassland and sheep pasture are features.
- Development typically limited to scattered farmsteads on the edges.
- Hever Castle with its historic ornamental gardens is a feature (also the childhood home of Anne Boleyn).
- Long views to the Greensand Ridge to the north.

Landscape Character Description

This low-lying area is characterised by flat to gently undulating landform ranging from between 30m and 45m AOD. The landscape is influenced by underlying river terrace sand and gravels, and silty alluvium deposits, underlain by Wealden Group bedrock. The River Eden meanders through the landscape passing close to the settlement edge of Edenbridge in the west and Penshurst in the east, and is well-defined by tree belts. Some smaller ponds are situated close to farmsteads scattered throughout the area and other smaller streams run along field boundaries connecting with the main river.

Irregular fields, both arable and pasture, make up much of the landscape with tree belts, hedgerows and small watercourses delineating the field pattern. Post and wire fencing is also present around arable fields. Tree cover is

generally limited to field boundaries although there are small areas of woodland around the settlement edge of Edenbridge including a traditional orchard. Concentrations of woodland are also located around Hever Castle and there is an area of assarts east of Chiddingstone. Development is typically limited to scattered farmsteads and is crossed by a number of roads including the B2026 which follows the old route of a roman road. There are some long views to the Greensand ridge to the north, and wide views generally over the farmland.

SDC Landscape Character Assessment - Cowden to Chiddingstone High Weald

Key Characteristics

- Elevated and undulating topography underlain by Wadhurst clays and Ashdown sandstones with rocky deposits.
- Steep wooded gills cutting through the landscape, containing ponds linked to the former Iron Industry. Many infield ponds are also present.
- Small to medium scale pastoral landscape enclosed by woodlands, shaws and dense hedgerows.
- Large irregular areas of coppice and mixed broadleaf woodland.
- Narrow and wide country lanes, many with grass verges, some enclosed entirely by woodland – these include ancient routeways or droveways which are often sunken.
- Rural settlement pattern of historic farmsteads, Medieval manors houses and hamlets.
- Traditional Kentish style properties including local brick and steep clay tile roofs, weatherboarding and tile hanging.
- Distinctive Oast houses with links to the former hop industry, and orchards.
- Designed landscapes including the grounds of Hever Castle, Chiddingstone Castle country house and historic estate parklands, and Stonewall Park.
- Generally enclosed but with some long views north over the Low Weald and over the adjacent Eden Valley.

Landscape Character Description

This area is situated predominantly on mudstones associated with the Wadhurst Clay formation with Ashdown silty sandstone outcrops. The topography is characterised by elevated and undulating land ranging from between about 40m and 147m AOD at Markbeece. Natural ponds within fields are common and gills are incised into the landscape, containing ponds linked to the former Wealden Iron Industry.

There is a strong field pattern of historic fields and a high density of woodland comprising coppice, mixed broadleaf (some ancient) and coniferous woodland. Shaws and thick hedgerows are also typical and enclose fields. Pasture predominates, although there are some areas of arable. Oak and ash trees within fields are also common singularly and as small groups and small paddocks delineated by post and rail fencing are common close to settlements. The settlement pattern is of historic farmsteads, small hamlets and Medieval manor houses. These are linked by both narrow and wide country lanes, many of the latter with grass verges. There are many traditional Kentish style properties with a range of building styles that include timber-framed, weatherboarded, local brick and hung tile with steep local clay tile roofs. There are also occasional Oasts and thatched cottages around small areas of hops and soft fruit growing.

This area includes parkland associated with Hever Castle, Chiddingstone Castle country house and estate and Stonewall Park. Distinctive features such as metal park fencing and wattle hurdles have been introduced around field and property boundaries.

Views within the area are generally enclosed by woodland, but there are some long range views out to the Greensand Ridge to the north, as well as across the High Weald and into the adjacent Eden Valley.

Appendix D: Edenbridge Town Council List of CIL Infrastructure priorities

<http://www.edenbridgetowncouncil.gov.uk/wp-content/uploads/2013/12/Forward-Planning-Priorities-updated-before-September-meeting-2016a.pdf> To be updated from October 2017

Appendix E: Non-Statutory Proposals

Aspirations beyond scope of ENP:

From the earliest stages of creating the Neighbourhood Plan, there were some issues which were beyond the scope of the Plan to deliver.

Improvements to public transport

Throughout the consultation period for the Neighbourhood Plan residents have made recorded comment about improvements required, such as:

“urgent provision of disabled access for elderly (not steps) for both platforms at each station”.

“Add wheelchair access to train platforms”

“Disabled access at station is a must and a basic human right “

The Plan recognises that both the platform for travel towards Uckfield at Edenbridge Town station and the platform for travel towards Redhill at Edenbridge station have no level access. People who cannot cope with steps are able to access only one side of each of the two stations. Disability access may be provided by utilizing land to the north of the Uckfield railway line at Edenbridge Town, and land south of the Redhill to Tonbridge railway line at Edenbridge. Government provides “Access for all funding” to Network Rail, and other small funding is available to the Train Operating Company. The Plan urges the railway authorities to examine the possibility of providing disability access to these platforms.

Bus services in Edenbridge on Monday to Fridays are towards Tunbridge Wells, Oxted, and East Grinstead, and on Saturdays only towards Tunbridge Wells. No services are operated on Sundays. During the Neighbourhood Plan consultation plan period recorded comments included:

“We could do with a decent bus service”

“Effective transport to major towns”

The Plan recognises that bus services are not in accord with residents’ aspirations, and urges the transport providers and Council authorities to work towards better bus services.