

# **EDENBRIDGE NEIGHBOURHOOD DEVELOPMENT PLAN**

## **REPORT ON DRAFT POLICIES QUESTIONNAIRE**

**MAY 2016**

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**Action with Communities in Rural Kent**



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## **INTRODUCTION**

The Edenbridge Neighbourhood Plan group commissioned the Rural Housing Enabler (RHE) from Action with Communities in Rural Kent (ACRK) to distribute, collate and analyse a questionnaire containing the draft policies of the Neighbourhood Plan. The Neighbourhood Plan group wanted to establish whether respondents agreed with the policies and if they had anything to add to them.

A questionnaire booklet was posted to every household in Edenbridge in April 2016. Respondents were asked to complete and return the booklet in the freepost envelopes provided by 27<sup>th</sup> April. All questionnaires received by ACRK up until 10<sup>th</sup> May are included in this report. 4015 surveys were distributed with 333 returned to ACRK by 10<sup>th</sup> May, representing a response rate of 8%.

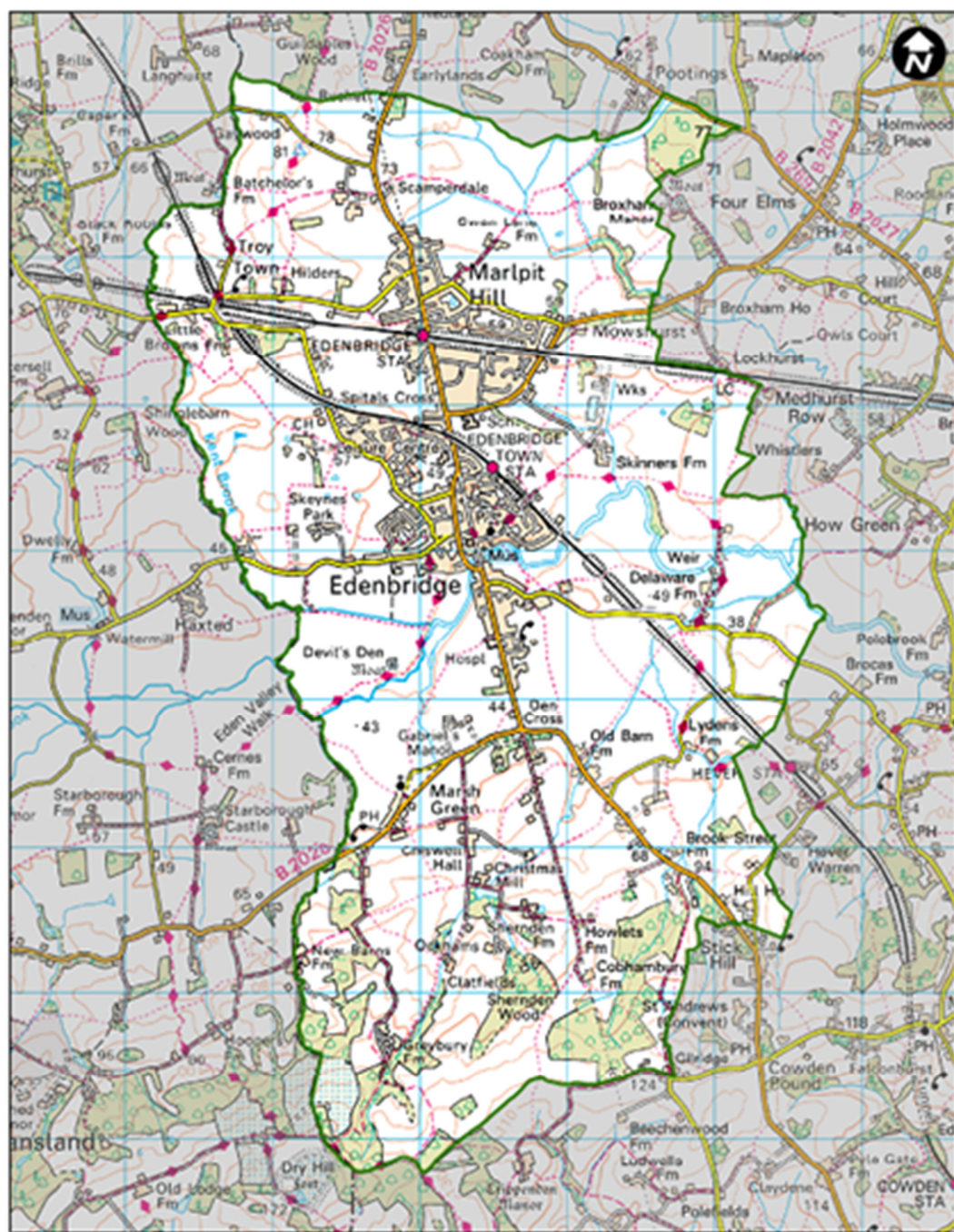
Some questionnaires were not fully completed therefore the results are shown for the total answers to each question.


## **SUMMARY**

There was overall support for the policies. Some respondents did not indicate whether they supported each policy or not. The following results emerged from the questions:

- |                                |  |
|--------------------------------|--|
| • Housing                      | 73% of all respondents were in overall agreement |
| • Design                       | 88% of all respondents were in overall agreement |
| • Environment                  | 80% of all respondents were in overall agreement |
| • Tourism                      | 86% of all respondents were in overall agreement |
| • Health, Learning & Wellbeing | 86% of all respondents were in overall agreement |
| • Economy                      | 80% of all respondents were in overall agreement |
| • Infrastructure               | 84% of all respondents were in overall agreement |

# THE EDENBRIDGE NEIGHBOURHOOD PLAN DEVELOPMENT AREA



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	<p>Scale: 1:35,000</p> <p>Date: June 2012</p>	

Produced by the GIS Team, Sevenoaks District Council

## **RESULTS**

### **EDENBRIDGE 2030 – A VISION**

The vision for Edenbridge was developed with the help of local people who expressed interest in being involved with the Neighbourhood Plan process, and confirmed by the community in 2014.

“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”

**IS THERE ANYTHING IMPORTANT THAT SHOULD BE ADDED TO THIS VISION?** There were 76 responses to this question:

New doctors' surgery. Paramount with the increase of the town.

Nursery education and pre-school education. Youth clubs - full after school provision.

Be connected to fastest internet services available.

Primary/secondary school

No secondary school.

Make flooding protection a priority.

Will have maintained and improved health facilities sufficient for an expanded population.

Have good transport links i.e. better bus services e.g. to Sevenoaks.

A secondary school and a decent supermarket i.e. Aldi, Lidl, Asda

First class commuter facilities including road and rail.

Some free parking should be limited (for vehicles).

1. Put pressure on Gatwick and the Government to widen the Gatwick flightpath. 2. Improve flood defences.

Shops, Drs surgeries, banks, shops.

This is pie in the sky. Get in the real world. Edenbridge has already been destroyed by housing.

Better public transport i.e. buses

Public transport provision must match expansion to the area's population.

A secondary school is a huge requirement. Expanding the primary is all good but where will these students go on to? Facilities in the town that match the significant increase in homes built, thus increased population.

Provide activities for young people (teenagers mostly) to enhance interaction and skills.

Supporting access to the town. Rail bridges restrict easy access.

Extra car parking to replace Leather Market when this is redeveloped. Develop Riverside Walk on town field - we have a need for available extra areas for cars and visitors

Improved infrastructure. Buses and rail more frequent.

Cycling has become a hazard to pedestrians and other road users and requires police control. An improved GP service with committed competent, reliable and respectable GPs in a well-managed surgery.

Ensure transport, schools/education, health facilities support the vision.

A significantly improved train service to connect to London and beyond.

To not make the town any bigger than it is with housing, but retain its' historic feel.

The town needs to feel safer - more needs to be done to discourage anti-social behaviour.

Have maintained sufficient green, open countryside for the enjoyment of residents and visitors.

It should be modern.

Something needs to be addressed about the flooding of the river at the bridge - flood alerts are all too frequent now and with new builds and shops required if would be set up to fail when flooding happens - which has happened twice over the last few years.

For Edenbridge to remain a safe place to live.

Good links to London.

More shops, doctors' surgeries, to cope with amount of people in Edenbridge.

Last bullet should focus on employment, not necessarily or only 'industrial' - offices are good too.

We should look to redevelop the Freshfields site.

Better bus services to towns like East Grinstead, Oxted and Sevenoaks.

1. Care of elderly. 2. Improved medical care.

This is a vision to return Edenbridge to the vibrant community it used to be 30 years ago.

Club for retired people.

Why has this not already been done?

No further multinational businesses like Costa and Pizza in the High Street.

Point 3 - development needs to be limited and green belt protected if Edenbridge is to be/remain 'compact' and a desirable place to live.

Heard all this before.

Crackdown on fly-tipping and general litter.

Develop and implement a clear pathway to low carbon living.

Very good ideas as long as they are implemented.

More housing - more people, needs more doctors. Time is running out for Edenbridge High Street.

Encourage use of renewable energy sources.

More and better quality schools (used to have 3 schools in the town). Now we only have one in town with a greater population.

Have effective and affordable public transport links to major towns.

Enhance all green spaces within the town.

No more large housing developments.

All of the vision is important; however it is also very important that no further space in Edenbridge is allocated to traveller groups.

With quality health provision and care for the elderly.

A higher profile for elderly residents.

A secondary school.

Good working CCTV cameras to make people feel safe.

Be largely self-supporting.

Have good transport links to London.

No - very good.

Improving existing facilities is really important with regard to medical facilities which are very poor now.

Not be under the Gatwick flight path.

At least one quality restaurant or pub and better rail links and better leisure facilities (gym/pool).

Effective provision for sustainable transport and development. Community initiatives should be encouraged including green power, car share schemes etc.

Retired people, medical facilities, care homes, hotel.

More shops that are open. Not takeaway food.

Thriving High Street really important. Restaurants, cafe, independent clothes/gift shops. Few charity and barbers.

Support BML2 (Uckfield/Lewes/Brighton).

1. How about adequate and efficient doctors? 2. Not a hope of achieving any of this.

To ensure adequate car parking space off-road, to keep the High Street traffic flowing and provide for commuter car parking near the stations as the population increases.

Must be outward looking and enhance travel options and infrastructure to London.

Maintain green and rural qualities of Edenbridge.

Retain its overall current cohesive architectural style - something that struck us when we bought here 2.5 years ago.

Not to build on green belt - too many houses already.

Schools.

A secondary modern school and a large medical practice.

A good school for senior children.



## **HOUSING**

Housing was identified as a key concern, so we commissioned a survey to gain an understanding of what type of housing local people thought would be needed in the future.

### **Draft Policy HOU 1: Supply of Housing**

Developments in Edenbridge which meet the objectively assessed needs for market and affordable housing in the area will be supported.

**Footnote:** 2015 objectively assessed needs in the Edenbridge area are:

*Affordable housing:* 40-45% 1 bed properties, 25-30% 2 bed properties, 25-30% 3 bed properties, 0-5% 4+ bed properties.

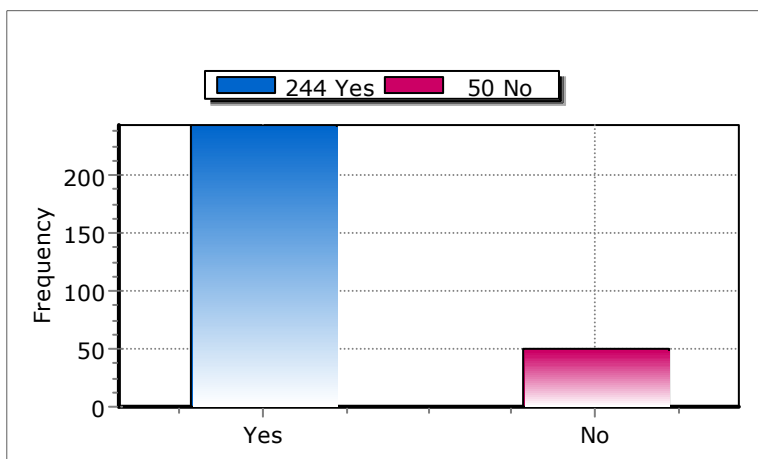
*Market housing:* 5-10% 1 bed properties, 40-50% 2 bed properties, 40-45% 3 bed properties, 0-5% 4+ bed properties.

### **Draft Policy HOU 2: Sustainable housing development**

Community Infrastructure Levy (CIL) payments received from developers will be used to address identified infrastructure shortfalls

**Intention:** To enable all development in Edenbridge to be sustainable and not put local infrastructure and services under strain.

## **ARE YOU IN OVERALL AGREEMENT WITH THESE POLICIES?**



83% of respondents who answered the question, 73% of all respondents, were in overall agreement with these policies.

**HAVING LOOKED AT THE POLICIES I WOULD LIKE TO ADD:**

**HOU 1: There were 117 comments**

Housing should be in mixed developments

Housing needs to reduce, we can't cope at present.

Too many houses already for town and some built in flood plain.

Housing Association developments to be maintained

More affordable 3 bed and 4 bed houses needed.

I think you can leave this to 'the market' you can't 'buck' the market.

Affordable housing - High priority - not words, actions count for all.

Some of the affordable housing needs to be owned by housing associations.

Ensure plenty of parking built in - at least 2 spaces per dwelling

Too many already.

More affordable housing - 1 and 2 bed definitely

A place for families does not need 50%/60% 1 bed and 2 bed property development

Consider off road parking in plans.

No building on green belt.

As long as services are expanded to cope.

Services already under strain.

Balance between 1 and 2 bedroom properties should be reversed.

So worded that most people will not know what all this means.

Need market housing also for elderly - not everyone needs or wants a flat i.e. small bungalows with gardens. As families now seem to expect a bedroom for each child, I think at least 10% of market housing should be 4 bed.

Care we do not create another Spittals Cross Disaster

Too much emphasis on 1 and 2 beds.

Resist Sevenoaks DC tendency to allow developers to offset 'posh' housing in Sevenoaks with social housing in Edenbridge.

Need to include elderly housing needs.

You've demolished two schools and built housing on their sites, so now there is nowhere for children to go to school apart from the infants school.

Ensure better train service than present, more houses mean even more commuters.

There is no such thing as affordable housing.

What you haven't said crucially is what proportion affordable vs market.

Do we need more housing? More green space would be better for our children.

Adequate parking will be needed.

We do not need more housing in Edenbridge.

Strong consideration of recent and historic fluvial and surface water flooding when considering location of new developments and design of new housing.

More properties/occupants that generate contribution to council tax.

Affordable housing required.

Parking for housing plus precincts will need to be put in place and increased. What are identified as infrastructure problems priorities and plans for solving?

Not to take away beauty of countryside = sympathetic development.

As a footnote what price defines affordable housing?

Market housing change 40%-50% 2 bed and 40%-45% e beds to 40%-45% 2 bed and 40%-50% 3 beds.

Most new developments are blocks of flats -? Time to add houses with gardens again.

That they have sufficient parking for 2-3 cars to easily park

Less 1 and 2 bed properties. More up-market properties. No more flats.

Do not over-build this place and remember local people who live here first. Can something be done about the factory estate now? It looks a disgrace when you drive through.

Supply should include affordable or to rent bungalows for over 60s (se last page).

We do not have medical facilities to cover more housing.

All new developments shall include off-road parking.

Should read 'Housing in the Town'. Housing ratios need to be included in policy, not a footnote. Should include only 40% affordable housing.

The community do not want any more housing, yet this is vital.

Not enough 4+ bed properties.

That Edenbridge retain an acceptable balance in housing development that ensures the community does not get out of kilter.

More affordable housing for locals.

Don't flood with homes and not provide shops needed for families of youngsters.

Local infrastructure sadly inadequate.

If we are promoting family accommodation why so many 1 bed properties.

Less 1 bed, more 2 bed and 3 bed units.

Ensure housing is sustainably built, with provision for energy efficiency and renewable power supply e.g. solar.

Please, no more white elephant schemes funded from Section 106 that increase operating costs. (Tourist Info. Centre, Eden Centre)

Within both groups of housing, affordable and market, it should be recognised the needs of the elderly.

Edenbridge is already over-developed with housing.

There are already a large number of larger homes permission given already, strains the infrastructure.

Priority given to building granny annexes or similar to enable elderly care by relatives.

Increase availability for first time buyers

Ensure house designs are pleasing to the eye.

40/45% 1 bed seems very high.

A supply of bungalows would free up larger family homes (downsizing).

Ensure that there are at least two parking places per household for 1 and 2 bed properties and one parking place per bedroom thereafter.

Less housing association (affordable housing), this is a drain on local resources, where we are already struggling. Affordable housing brings many families into the area. We do not have the capacity at the schools. All our secondary school children have to go at least 6 miles to school. This is an economic drain. The doctors are struggling also with the increased population.

If by 'affordable housing' you mean council housing; no - far too many as it is.

It's clear infrastructure already under strain.

Edenbridge is fast becoming an unattractive town. Sprawl is not the way forward.

**Response from Edenbridge Town Council** - overall agreement question not answered. Supply of Housing: Strong concerns were raised over the robustness of this policy in light of recent planning appeals. It does not identify if the 'area' is Edenbridge specific or the whole district. The recent housing needs survey has been taken unchallenged at appeal at District Council, resulting in developer-demands for 50% of development being 1 and 2 bed accommodations being agreed. Whilst data has been analysed to show a significant demand for this type of housing within the affordable housing need, there is no balance against the recent development and housing stock or private purchaser's aspirations. If taken alone the current survey could lead to an imbalance of development over the next 15 years and this needs revisiting to widen the assessment and put it in context with recent and future needs.

To stop developments in garden sell-offs.

Housing for the elderly.

Get infrastructure right first then build houses.

Consideration of type/amount of affordable housing to ensure balance in community.

We need more affordable rental houses.

**Comment made by letter only:** HOU 1 refers to objectively assessed needs for market and affordable housing without stating how the objective assessment was carried out, nor stating how many additional dwellings the policy proposes during the period up to 2030. National projections, based on data collected during the past few national census and extrapolating forward, show Sevenoaks District will need to increase its housing stock by 16.3% in this period. A 16.3% increase of housing stock of Edenbridge is more than 600 dwellings. Is this the figure the Neighbourhood Development Plan is supporting? Alternatively does the NDP have objective evidence to vary this predicted need for additional dwellings? The adopted SDC Allocations and Development Management Plan, together with the recent appeal decision of the Planning Inspectorate concerning the land behind Enterprise Way and St Johns Way, show where about 350 dwellings will be sited. The NDP does not express an opinion where the remaining ca 250 could be sited. Draft Policy, it would be helpful for this to be clarified especially as ENV 3A states these additional dwellings need to be sited within the town envelope. The footnote states the objectively assessed split of housing sizes and tenures. Currently approximately 70% of Edenbridge households have no children. There is anecdotal evidence that there is a reluctance of 'parent households' to downsize when their children have flown the nest. At the other end of the age spectrum, young residents starting their first independent household are financially constrained and need the lowest cost option available which probably small. Have these conflicting pieces of evidence been taken into account when producing the figures in the footnote? Intention states that development should not put local infrastructure and services under strain. However, there is no mention of 'enabling developments' where otherwise protected land is released for housing on condition that the developer provides an identified local need. Does the NDP have an opinion on this type of concept?

Don't import people from other places e.g. Swanley. Developers should not have undue influence.

There has already been an excessive amount of development in Edenbridge and with permission for a further 300 units having recently been granted. Please call a halt to any further development.

Much greater number of affordable 2 or 3 bed houses needed.

Nor more large housing developments. Inadequate infrastructure.

Development opportunities should be sought in surrounding towns and villages.

Less affordable housing required.

The amount of 4+ bed properties should be increased in both sectors.

Question should be not what type of housing but how much.

There needs to be a reasonable balance between market and affordable housing. Edenbridge should not have an above average percentage of affordable housing imposed on it by the District Council

The local infrastructure is already grossly overloaded.

I wish I could believe this. We have been bamboozled in the past.

But not for traveller groups/communities.

Provision for residential care (especially nursing care) to avoid people having to travel out of town to visit relatives.

The policies are ok but the intention is the wrong way round.

If Edenbridge is to be a place for families then why so little 3 + bedroom properties?

The infrastructure is not big enough for extra housing.

Services are already under strain.

Desperately need more affordable houses to rent for local people who can't afford to buy.

New development should not be detrimental to residents' lives.

What is affordable housing? This policy says nothing.

More affordable than executive homes for working people

Concerned about increase in social housing in Edenbridge and relocation of problem family relocation projects from outside Edenbridge.

More 4+ bed properties.

To encourage an increase in affordable privately rented accommodation.

This does not tally with the vision of being more family orientated.

There needs to be more 2 bedroom properties built to meet the needs of local people.

We feel there is enough affordable housing already in Edenbridge.

As long as it is in keeping with environment and does not encroach on green areas, nor negatively affect services such as GP, train/transport, schools etc.

Maximum of 400 new houses.

More rental housing

Should not exceed local service and infrastructure provision.

What about studio flats?

Ensure housing is supported by decent broadband.

Little sign of affordable housing.

Not to have affordable housing - council/to buy share.

Affordable housing should include low rent housing social/council housing.

Any increase in population will put infrastructure and services under strain.

Not on greenbelt land.

Would the housing be for existing families in Edenbridge i.e. young people or to meet the government's policies or to meet the demand of more people moving here?

Higher percentage of e beds in market housing.

## **HOU 2: There were 57 comments**

If housing is subsidised, tenants should be flexible re. number of bedrooms.

Only build on brownfield sites.

Housing Association developments to be maintained

Actions speak louder - infrastructure needs support.

I doubt whether you will get anything like enough CIL to pay for new schools, medical centres etc.

CIL payments must be transparent and available for evaluation

Too many already.

Show where CIL payments are going.

Infrastructure needs to take priority.

Not convinced CIL payments would cover the cost of providing extra infrastructure, schools and GP services.

Along with investment from local councils.

Very important.

Agree

Not overpriced 4 and 5 bedroom mansions.

Better timetable for buses and rail. Improve roads.

Maintenance of all local services beyond present levels.

Imperative developers contribute to Edenbridge, not Sevenoaks district.

Don't agree with this. Surely if we have more housing, the local infrastructure should be developed to meet the needs of an increased population. So the 'intention' is given as an oxymoron in my view.

That they have sufficient parking for 2-3 cars to easily park

Infrastructure definitely needs improvement; doctors, hospital, senior school.

Other type of projects need to be included.

May reduce housing investors.

Can the CIL pay for extra doctors, dentists, schools and trains? And a secondary school?

Infrastructure to be in place first, then housing.

Dr, dentist, local hospital all to be adapted to cope, not closed down.

Ensure Edenbridge's flooding issues are addressed and houses aren't built on flood plains.

But not to the detriment of the town caused by over-development.

Particularly the primary schools and doctors' practice.

Will development be encouraged purely to get increased CIL?

The link with developer payments can compromise independent planning decisions.

Build a secondary school.

Presumably a contribution toward it; not the only source of funding.

I am told that these are not ring fenced at present. They should be in the future.

It's clear infrastructure already under strain.

Sounds good but current infrastructure is not balanced to the extent that services struggle now.

Need some council/housing association properties to rent.

Can this levy legally be applied to private health practice provision?

Encourage new builds to meet high energy efficiency/contribute to low carbon economy.

CIL should include re-siting a new doctors' surgery.

CIL payments should not be used as an excuse to authorise unsuitable developments.

How are you going to manage not to put services (e.g. medical) under strain?

How many bungalows for an ageing population?

Local infrastructure and services are already under strain. No more big estates please.

The infrastructure and services should be improved to match whatever we think the optimum population should be.

We need more shops and facilities, no more housing.

A joint health centre with GP, nurse and dental facilities.

Add requirement for energy efficiency, more landscaping and health facilities.



The second community centre was a waste of money. No one uses it. Medical care totally inadequate even for current needs.

Except infrastructure is at breaking point with school and medical services not receiving enough financial input.

Car parking for station will also become important due to new build housing.

More should be done by developers in the quality of road maintenance.

Developers to contribute to infrastructure.

Providing no negative impacts on existing community.

More shops and buses and trains.

Implies putting the cart before the horses.

Too many.

Not on greenbelt land.

A good idea.

## DESIGN

Local people said that they valued the traditional character of the older buildings in the town, and wanted new development to be designed to fit in with this.

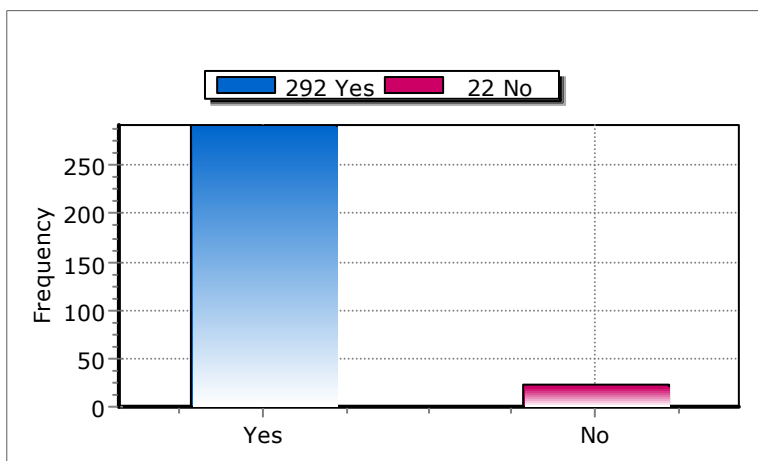
### **Draft Policy Design 1: Design of new development and refurbishment**

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 conform to the Character Area Assessment. 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.

### **ARE YOU IN OVERALL AGREEMENT WITH THIS POLICY?**



93% of respondents who answered the question, 88% of all respondents, were in overall agreement with this policy.

### **HAVING LOOKED AT THE POLICIES I WOULD LIKE TO ADD:**

#### **DES 1: There were 89 comments**

But only on brownfield sites.

What is green transport? How do alternative methods of transport translate into shopping - school runs - pleasure of 1000s of individuals?

Road access to be improved. Improved access to railway stations.

This is rather like saying 'Nice things are nicer than nasty ones!' - a truism.

All decisions must be available for public evaluation.

Past developments that were not in keeping now stick out like a sore thumb.

If motor car use is discouraged, many more jobs must be provided locally.

Please - no more houses.

Any new development within the town should be kept within 'characterful' guidelines and in keeping.

Redevelop existing sites over creation of new sites on green areas.

More bus links to nearby hospitals and Gatwick

Although in this area alternatives to car are not really realistic and developments should include adequate parking.

No more housing until services are increased.

Private motor cars are essential to working mothers (time constrained) and older people who are less mobile.

The Leather market empty building needs to be redeveloped. Currently an eyesore.

Will you be building on flood plains?

Don't want to live somewhere full of people on benefits in council houses. If they are private houses then fine.

Improved development of Leather Market area.

Should not preclude good examples of striking modern design.

What's wrong with people having cars?

Access for those with mobility problems crucial.

Limiting car spaces does not work. Buses are too irregular to form a viable alternative to the car. Cycling is simply too dangerous. Being too demanding of developers could be counter-productive and put them off developing in Edenbridge.

Because so far you have failed, new developments so far that have been built do not blend in with Edenbridge town.

We do not need further housing in Edenbridge.

Pay particular priority to the Leather market area. More enforcement of traffic in High Street - speed limits/calming measures.

Traditional character and more frequent buses.

New development should not have to blend seamlessly as this is too restrictive. It should however, be sympathetic and reflect adjacent areas.

Improvement to local bus services to suit the needs of residents and not those of 'bean' commuters at County Hall.

Danger that all new developments look the same e.g. dormer windows, gabled pediments, there should be room for more modern designs to 'blend seamlessly'.

How can increase in size of Edenbridge with antiquated roads, bridges. I know I was HGV driver.

Although developments should encourage alternative transport, there needs to also be sufficient parking.

The sooner that the 1960s concrete monstrosity by the square (Leather Market) is pulled down, the better.

Care not to 'blend' in with current areas that are not nice. The policy should be to enhance and improve and encourage green energy solutions.

No answer - greater clarity needed.

Look into parking facilities with all the building going on.

If the houses opposite Waitrose mean anything, I do not agree.

All new developments shall include off-road parking.

The new builds to be designed with more imagination and Historic feeling.

Changing the river to a canal with stone edges would prevent previous deaths and flood of residential areas.

That this policy does not allow for innovative design or homes of individual architectural merit. It seems to imply more identikit homes and pack them in with more of the same to be built.

Really need to address access at the two stations for elderly/disabled and mums with buggies.

The latest new builds don't really seem to fit in, it would be nice for character properties to be built.

Don't assume allocation of one car space per property will encourage 'green' methods. It only leads to disputes, anger and inconsiderate parking on grass verges etc.

Developing existing buildings into smaller, new properties should cease asap.

Encourage better and more frequent bus links with major towns such as Tunbridge Wells e.g. later and more frequent services.

We should not be scared of good modern architecture and only allow pastiche.

Especially more bus links and improving trains i.e. restoration of services to Horsham and Tunbridge Wells.

Would agree to careful design of refurbishments but not to any major new developments.

But over the last 50 years the town has become more congested and shops have closed, especially clothing, shoes and household good shops. There are too many barbers/hairdressers/coffee shops.

All development is within the existing town boundaries to protect the surrounding countryside.

Developments must be created for residents without mandatory travel to elsewhere for shops or medical care.

Undesirable developments in the past have now become the benchmark as to what is acceptable now, with little regard to enhancing the character of the area.

It is important to build a porch on to new housing for mobility scooters.

Edenbridge Town Council, who should represent the town's people, must ensure that they approve of all developments over and above the Sevenoaks planning authorities. N.B. since 1945 Sevenoaks planning authorities have successfully managed to change the whole character of Edenbridge. Their approvals of very poor quality on an un-proportional scale have given a dumping ground impression.

Stop building ridiculously tall 3 storey properties.

Developments should also be realistic and accommodate car use and parking rather than punishing car owners.

Take out a CPO on Bells Fish and Chip Shop to develop Leather Market asap.

Many residents of Edenbridge need a car. I thought mobility access was already enshrined in law.

Current developments in the town and Marlpit Hill areas have failed to blend 'seamlessly'.

**Response from Edenbridge Town Council:** overall agreement question not answered - Design of new development and refurbishment: Members were surprised that there was no mention of the conservation area and believe it would be helpful to have clarification of what Green Transport includes, electric cars, bikes, drones?

Local transport needs reviewing.

What character? Town is 'hotch potch' of development.

Very pleased with the look of the flats in the high street that have recently been completed (former offices of Richard Place) as they look a bit different.

But we have no objection to innovative design outside the High Street.

Not over-dense developments. People need 'breathing' space.

Force development of unused commercial properties i.e. old Budgens area.

Hideous empty buildings should be demolished.

But you should allow more parking spaces for new build housing to keep cars from parking on the street and pavements.

Aesthetic values have not been applied to past development eyesores. Do you really mean it at last?

While we should preserve the old, attractive buildings in Edenbridge, modern designs and architecture can be attractive too. Too many restrictions will stifle innovation. Environmentally friendly housing is the way forward.

Green transport should be balanced against the needs of elderly and disabled people - e.g. provision of disabled parking and maintenance of pavements suitable for mobility scooters.

Additional car parking especially if 15 years population growth.

The bus service to Tunbridge Wells is satisfactory but the services to other towns should be enhanced.

We need more businesses, less housing.

Sort out Leather Market.

Green buildings such as straw bale, rammed earth, green roofs should not be excluded.

Redevelopment has been in need in Leather Market area for many years.

Regeneration of existing areas i.e. Leather Market.

Do not limit parking too much as then cars will overflow onto pavement and adjacent streets. Do not make streets within the development too narrow.

Including charging points for electric cars and LPG vehicles at garages.

Are new builds being provided with enough car parking so roads aren't clogged up with private cars.

Providing infrastructure is in place to support increase in population. More public transport, shops and schools.

Not encroaching on green land.

Quality design and spaces around buildings.

Limit flood plain development.

People walk in Edenbridge which is great. We are one of the few households that cycle regularly to town and the shops.

Design of new development is poor.

There needs to be more joined up thinking with public transport providers to extend destinations and support Brighton line via Uckfield.

High Street - reduce charity shops, reduce rents for small businesses.

Why not put solar systems on the roofs of new builds.

## **ENVIRONMENT**

Edenbridge people value the countryside surrounding the town, and the green spaces within the town, but are worried about the threat posed by flooding.

### **Draft Policy ENV 1: Local Open Spaces**

Development will be supported that protects the 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. 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 74 of NPPF and SDC policies SP 10, SP 11 and GI 2. In particular 72 named and numbered sites are protected as per the identifying list.

### **Draft Policy ENV 2: Drainage and Local Flood Risk**

The Neighbourhood Plan will support the sustainable urban drainage systems (SUDS) contained in KCC Drainage and Local Flood Risk Policy. 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 (check whether green roofs are compatible with local design statement)
- Wet ponds / Swales / Detention Basins
- Constructed wetland
- Permeable paving / open channels / rills
- Soakaways
- Online / offline storage including oversize pipes

The Neighbourhood Plan requires a maintenance management plan to be designed for the lifetime of the development with allocated responsibilities.

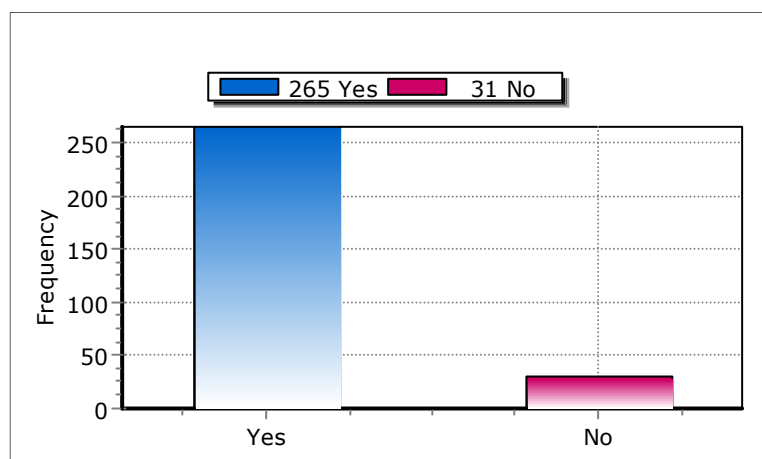
### **Draft Policy ENV 3: Developments in the Green Belt (Location restricted)**

Developments within the Green Belt will be accepted where they are of the type permitted by NPPF paras 89 and 90 and SDC Core Strategy L08 and Allocations and Development Management Plan GB1 to GB10. This draft policy seeks to provide greater detail in order to assist making judgements on the appropriateness of proposed developments.

### **Draft Policy ENV 3A: Developments within the urban confines of towns (Location permissive)**

The Neighbourhood Plan will support the policies of Sevenoaks District Council Core Strategy Spatial Vision that developments, other than those specified in NPPF 89 and 90, should be located in the urban confines of the towns and villages and previously developed sites in the Green Belt except when very special circumstances can be established. In such cases, developers should seek to improve the condition of the landscape and must not cause irreparable harm. They should identify the least sensitive site and apply a sequential approach to avoid or minimise character change to more sensitive landscapes.

## ARE YOU IN OVERALL AGREEMENT WITH THESE POLICIES?



90% of respondents who answered the question, 80% of all respondents, were in overall agreement with the policies.

## HAVING LOOKED AT THE POLICIES I WOULD LIKE TO ADD:

### ENV 1: There were 57 comments

Greenbelt must be retained

Yes keep open spaces.

Flooding is a major worry.

Ditches and gratings cleaned on the roadside to prevent flooding i.e. to allow the water to run into the river as designed.

Small areas of open space need protection from car parking as well as development.

Green transport?

All developments which include family housing must provide a playground, as is normal in Europe. Gardens are too small for children to play in. This must apply to market developments too.

River bank erosion.

If you really have to develop the town, then yes I agree, but would rather you leave it as it is.

Too many buzz words; sustainable wet ponds (what is a dry pond?)

There should be a public tennis court. Council did away with them.

We do not need further developments in Edenbridge.

A review of current drainage inadequacies would be prudent to inform future development/SUDS plan.

Provide a good footpath to Mill Wood from town/



Maintain and encourage wildlife.

From information gained from retired Edenbridge Fireman. Plans by a river authority many years ago was to divert river Eden via another secondary channel or a second new divert/bridge upstream to downstream, thus keeping river levels lower by faster flowing river, beyond town centre (just like Edenbridge super town plans). It was scrapped to expand Edenbridge roads/bridges and above have to be improved.

Agree - but enhance to ensure public footpaths are well maintained.

What list? Are all required?

Keep all green belt and brown belt used well.

But not building on more green belt at all.

We have enough sport, it is better to urbanise

No more housing on open space.

Didn't quite understand some aspects but flooding is an issue so homes not beside the river too. Ensure adequate drainage away from homes and do not build on known wet areas.

Small open spaces on the 2 large estates should be converted to vehicle parking.

Agree - the current public open spaces should remain untouched e.g. Stangrove Park, Blossoms Park, recreation ground.

Building on the flood plain should not be allowed.

Protection for residents against airborne pollution including aircraft noise.

Tidy up those areas in the town that land speculators hold onto year after year for the sake of 'greed' and at the expense of keeping the overall appearance of the town in tidy balance i.e. the roundabout at the north end and previously the roundabout at the south end - fire station - irresponsible developments of in-filling within the High Street - lacks a clear overall planning approved by Edenbridge Council - 'not' the dominance of a very poor Sevenoaks planning committee who act irresponsibly where Edenbridge is concerned.

Open spaces will only remain open if there is no development.

Brings risk of obvious and visible interference.

That and think the river should be dredged.

Agree.

**Response from Edenbridge Town Council:** overall agreement question not answered - Local Open Spaces: This policy, as with others in the Environment Section, refers to unexplained National and SDC policies; it would be extremely difficult for someone with limited planning knowledge to understand. The policy refers to a list of 72 named and numbered sites. This is every piece of green space in the town. Members feel further consideration should be given to this list, whilst wishing to support protection for some green spaces, a blanket protection would impact on the ability to approve limited development, or the need to provide additional parking, which could lead to pressure on the Green Belt.

Graded properties allowed to put guttering in place.

No more building on open spaces.

Where can I find the list of designated open spaces?

Good idea

As much green space must be retained as possible. Consider parking needs.

There should be no development on flood plains.

Trees should play a major part in all new developments.

All this jargon. What is NPPF paragraph 74. SDC Policies SO10 etc? SD Core Strategy L08 etc?

Disgraceful omission of any reference to clean energy. Why was solar farm application rejected? No mention of policy on shale fracking (already proposed).

The river has gates to control it so if it was dredged it would hold a lot more water and soakaways put in place would have to be on low land otherwise the water would just drain through to lower land.

We definitely need more open spaces, play areas for children of all ages.

Gatwick issue paramount. Wider flight path. No second runway.

Difficult to understand named policies, strategies etc.

New neighbourhoods should include trees and green spaces. Also use planting to reduce flood risk.

Plant more trees wherever possible in open spaces and along roads. We may lose many trees to disease in the future and should have new ones ready to take over.

Impossible to say - too much jargon and references to other documents.

Open spaces are part of the charm and appeal of the Edenbridge area - they must be preserved.

Limit the number of large signs.

The entrance to Edenbridge is pitiful. 1. Potholes. 2. Station approach is not maintained and could be so pretty. 3. The WI hall desperately needs a new front. 4. The Scout Hall need improvement. Besides potholes, Edenbridge needs to improve its railway and railway environment - it seems to be 3rd class to the motorist.

There are currently no effective wildlife corridors.

Over managed public spaces deter wildlife (example Stangrove Park).

Provided policy is adhered to.

I would only agree.

## ENV 2: There were 51 comments

The flooding is getting very dangerous.

Despite repeated requests still no drainage behind floodwall

Perhaps naive due to pressure on housing from uncontrolled immigration.

Flood barriers as annual weather worsens

Needs to be strictly enforced.

We need a new management policy for flood issues.

Japanese knotweed infestation along river bank needs dealing with and should not fall to householders as not their fault.

Ensure that the risk of flooding is reduced in already built up areas of the town, not just new developments.

Dry ponds!!

Protect the future of the stone bridge.

Failed on this one, when we have heavy rain falls in Edenbridge the town floods.

The preservation of Edenbridge's historic bridge must not contribute to flood risk.

No more building on flood plain.

Keep trees - green spaces.

Risk management policy is not clear. I don't know enough to agree, or not, with this.

Agreed. Also during snow that Edenbridge is kept accessible.

No building on flood plains.

Needs to say plan will oppose those that don't.

No mention is made of reneging of maintaining existing drainage. Old systems need renewing and regular maintenance of river ways and streams seems important.

Channels and earth banks are the best choice over paving which sank into the mud after 3 months at the rec.

Why can't a resolution be found for the flooding at the bridge due to it narrowing there, it keeps happening and will do so continually unless it is put into the forward planning - destroys communities and businesses. Get it sorted for long term, not a sand bag attitude for a 2030 vision.

Flooding is already a problem; more built up areas will exacerbate this.

Rainwater harvesting is an excellent idea and care should be taken regarding building on flood plains.

Any development must be sustainable given the present ability to cope with drainage.

Permeable paving would help a lot but car numbers mean that owners pave over their front gardens to keep their cars off the road.

Housing on stilts could maximise some building areas.

Development in the flood plain should not be permitted.

I agree.

No building on flood plains.

Agree.

**Response from Edenbridge Town Council:** overall agreement question not answered - Drainage and Local Flood Risk: There was a feeling that this policy should be further strengthened.

River Eden needs dredging regularly. Do not build on flood plains.

Very important.

Open spaces also have a crucial role in flood management/mitigation.

Good idea

Improve drainage for flood areas.

I'm a Riverman and would be against the rivers being dredged.

More should be done to monitor the existing drains and keep them clean.

Protection of greenbelt needs clarification.

Developers should not be allowed to build on flood plains.

Drainage at South of High Street remains very smelly - why?

The Mill Leat should be reinstated in some way to take some of the water away from the great stone bridge.

Homes in flood areas should be designed with materials to reduce risk of damage.

To support the rebuilding of the Stone Bridge to reduce flooding risk.

No further development on flood plains.

This can be done with minimal environmental impact but is important to be considered.

Remove overhead telegraph wires.

Would help if gullies were cleaned more often.

No further properties should be built on the flood plain.

Agree. Edenbridge should have a wetland area.

Road drainage system to be cleaned more regularly.

### ENV 3: There were 56 comments

No building on greenfield sites

Excuse to use up green belt

No development in green belt.

Should be allowed to have garden sheds in green belt land.

I would be against any development in the green belt. That is what the green belt is for.

No development allowed on green belt north of Marlpit Hill area - current farm land to remain untouched.

Don't want to give up green belt land.

Hoping NPPF paragraphs 89 and 90 are stringent and green belt development not undertaken.

I do not agree with development on the green belt at all

Housing is badly needed and I am in favour of releasing some green belt land.

Once developers get the green light to build they don't stop.

Appears to give developers open season on green belt. Why?

Spitals Cross should be tidied/improved.

Communications to the public to be fully detailed and not hidden behind LA jargon e.g. all references in No. 3 in plain language. Only people employed by LA can have all this information at their fingertips and understand the meaning of 'directives' and strategies.

Disagree - there should be no building on green belt land.

There should be no developments permitted in green belt areas.

Why build on green belt?

Do not develop the green belt.

Connection to a motorway and increase in large supermarket franchises to increase footfall.

No development on this land

I don't agree that green belt developments should be prioritised.

Quality of architecture - we need to be braver.

The reality of development within the greenbelt is a cause for concern. You need only take a look at the Bray Road development in Edenbridge to see that restrictions and rules introduced to ensure minimal visual impact on the area are not adhered to or enforced.

Any greenbelt development should only be considered when other areas are exhausted.

A great pity in some locations that ridiculous extensions have been allowed already on small plots.

Development in the greenbelt should not be permitted.

No faith in Sevenoaks Planning Department.

The green belt should be protected.

No excuse for building on greenbelt.

Do not agree. Green belt needs protecting.

**Response from Edenbridge Town Council:** overall agreement question not answered - Development in the Green Belt (Location restricted): Members question whether this policy adds anything to the existing National and SDC policies?

Do not develop on green belt - no exceptions.

Disagree.

Just don't trust developers or for that matter Sevenoaks District Council whose first loyalty is to Sevenoaks town.

We need to protect our greenbelt and refuse any suggestion of development therein.

No development in the greenbelt.

No more development on flood plain.

Greenbelt should be protected as a priority.

No development on greenbelt until all brown sites developed.

Appropriate building designs. Low buildings. Avoidance of flood plains.

No more green field housing estates. Use up all brownfield.

It is imperative that no such sites are allocated to traveller groups.

Any development in the green belt should be the last resort when there are no alternatives e.g. brownfield sites.

Greenbelt should be kept - not build on.

Against developments in Greenbelt.

Set aside land for future housing to be identified in adjacent greenbelt.

Completely against greenbelt development.

Disagree with development within greenbelt.

Do not develop on greenbelt.

Our green belts should be preserved at all costs.

No green belt development which reduces public greenery. Access for walks and enjoyment of countryside. No over-development.

There should be no development in the green belt.

This should only be on brownfield sites.

No erosion of the green belt.

No intrusion on greenbelt or erosion of greenbelt.

Provided local residents are informed prior to any building work.

### ENV 3A: There were 36 comments

Use brownfield sites only

This would be taken to mean almost anything. Does not protect green belt at all.

I'd like to see requirement for solar energy on new roof tops.

Leave the Bridge alone.

Use brownfield sites i.e. industrial estate/Fircrest/Hever Road

No development at all in green belt.

Spatial vision haha!

New Houses are always a blot on the landscape.

Yes - why don't the councils apply this rigorously? Any controversial application should be displayed and community comment invited. The planning board should be made more prominent and given more time for comments.

Industrial on Fircroft to be improved.

I do not think that building in the green belt should be restricted to 'very special circumstances'. This language is too restrictive for good quality development in the green belt and suggests that development in the green belt should been seen from the outset as negative.

No building on green belt land' no inappropriate extensions, especially in AONBs.

Why no reference to agriculture?

Disagree - there should be no permission given by Sevenoaks Council for building on green belt land in/around Edenbridge.

Absolutely not.

Why build on green belt?

Agreed - special plans must be put in place to protect local wildlife, and for wildlife to be rehomed where their habitat is compromised or destroyed.

Quality of architecture = we need to be braver and not just 'preserve character'.

Green belt land should stay unbuilt on.

I agree

Agree.

**Response from Edenbridge Town Council:** overall agreement question not answered. Developments within the urban confines of towns (Location permissive): Members question whether this policy adds anything to the existing National and SDC policies?

This could mean building on green belt.

No more greenbelt development - use brown sites.

Remove the portion of wording from 'except when very special circumstances can be established...' onwards.

I would like to go out in my garden without getting smoked out from bonfires from neighbours and put my washing out without getting stressed. Most of the extremely smoky ones are at weekends - apparently people are allowed to have bonfires anywhere and burn exactly what they like.

Redevelopment of redundant brownfield sites should be prioritised over green sites.

General appearance of High Street spoilt by Leather Market. Should be demolished or developed to be in keeping with the historical High street while maintaining a pleasant area to sit.

Keep to plan. SDC cannot be trusted to consider residents and their needs.

Fine with development within town.

Do not develop on greenbelt. Use taller buildings to incorporate at least 2 - 3 families and communal gardens in order to increase density in sensitively developed buildings.

Who decides whether 'very special circumstances are established'? It must be Edenbridge, not Sevenoaks DC who do not want any 'developments' in Sevenoaks.

As long as it is modest and not over-developed. No high rise buildings.

There seems to be different rules for gypsies.

The retail area of Edenbridge is too large. Shops should be closer to make shopping easier. Outlying shops at the north end of the High Street should be bought into the Market Square area and the shops at the north end converted to housing.

Provided policy is adhered to.



## **TOURISM**

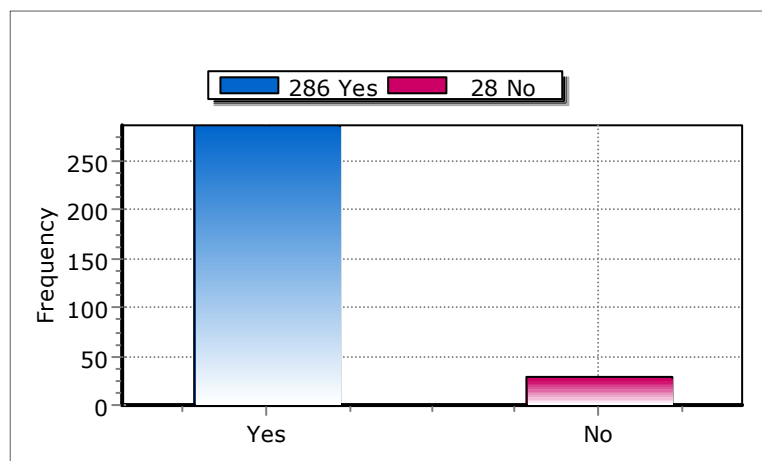
How can the town make the most of the historic and natural attractions in the surrounding Eden Valley?

### **Draft Policy TOU 1: Promote tourism development**

Development will be supported that encourages tourism businesses to work more closely together by offering integrated packages for tourists visiting and staying in the Town, and to improve tourist access and information across the Town.

In particular, to increase the amount of available overnight accommodation in the town centre.

### **ARE YOU IN OVERALL AGREEMENT WITH THIS POLICY?**



91% of respondents who answered the question, 86% of all respondents, were in overall agreement with this policy.

### **HAVING LOOKED AT THIS POLICY I WOULD LIKE TO ADD:**

#### **TOU 1: There were 103 comments**

No more overnight accommodation, to keep the town centre quiet at night, as people live there.

What tourist attraction? Do you mean Hever/Penshurst/Chiddingstone/Chartwell? I have constantly met tourists lost, looking for buses to these.

Rather pointless. The market will decide. No-one will provide overnight accommodation unless viable.

Transparent all stages.

Include better and more frequent public transport

Affordable and luxury ends of the accommodation scale to be considered.

Charging points for visitors using electric cars.

The vacant shop fronts are a bit of an eyesore.

Have more individual shops.

A tourist information centre open at weekends when most tourists visit should be a priority.

A hotel (small boutique) is needed. There are a lot of local wedding venues in the area but nowhere for say 50 guests to stay. Hever hotel is too expensive, although it is the nearest. It would help support the local churches in the Edenbridge area and encourage marriages to take place in Edenbridge. Job creation for local residents.

Until the Leather market is developed the town centre is an eyesore. The former Baptist Church by the river could be converted into an arts centre/cafe/adult education classes and would attract tourists; see Bovey Tracey.

Edenbridge is a quiet town with not much going on. I don't think tourists would want to come here anyway.

We are surrounded by B+B's and accommodation in town will increase the traffic problem.

Edenbridge doesn't need a 'Premier Inn'.

Too much focus on tourism rather than industry and services. Greater focus needed on Edenbridge jobs.

No increase in overnight accommodation i.e. no new developments.

Support attractions such as the museum. Walks leaflets very good.

Encourage Hever Castle to include Edenbridge residents in their local membership.

Regular transport links to outlying historic attractions.

The Leather Market is an eyesore and a disgrace in the historic part of the town. Something needs to be done and quickly.

Edenbridge is a small town; people come here to shop not to visit.

If no new building is required this would be acceptable.

Better advertisement of local walks. As well as signage along key routes.

Improvement should be done to empty buildings and some that look ugly and are not in keeping with our surroundings.

The increase of overnight accommodation is essential, especially since the loss of the Star pub.

Increase tourism by improving High Street.

How?

A small hotel on empty site by Figlass.

Improvement to quality and hygiene standards in establishments offering accommodation.

Perhaps a small hotel on the eyesore site which has been on the corner of St John's Way for over 10 years would help make the town more viable and also promote local employment.

Flannel! No need for a 'policy'.

The key thing to support this would be better train service to/from London and the coast (direct services). Is there a list of B&Bs within the Edenbridge area? Improved bus services to link to other towns.

We don't need to encourage any more traffic to the High Street and surrounding areas.

The Star could be refurbished as a small hotel.

Get rid of the grotty hoarding that is in place where Budgens used to be, it is an awful eyesore. Apart from that Edenbridge is a very attractive town for tourists.

Tourist facilities must include adequate parking, overnight accommodation on the outskirts of town.

Needs to be clear that if breaks other policies, won't be allowed.

Better public transport.

There are excellent local B&Bs if tourists wish to stay. I'm concerned just what overnight accommodation in the town centre will be? Travelodge? Temporary housing?

This is linked with improvements in the appearance and retail quality in the High Street. If there were better, more useful, independent shops more visitors would be likely to come for a day out. It would make Edenbridge different than other local towns. Definitely a need for some overnight accommodation - great quality developments would encourage weekend breaks.

Should not be limited to town centre.

Sympathetic accommodation - not a Premier Inn.

Eco-tourism may be effective, but, there isn't anywhere good for tourism. Tonbridge has a castle; we have nothing, not even a nice river.

Better places to stay; very run down at the moment.

Again, shops would have to accommodate interests of tourists, not just trinket shops.

To keep the free parking in town centre. Edenbridge should also make more of the historical Tudor connections in the area to attract tourists.

A hotel is needed as at present only B&B accommodation is available.

Do we need it? There is already accommodation available.

Yes but does not need to be in our pubs. Crown is not a good reflection of the town or a welcoming place.

Perhaps the integrated packages should incorporate other local areas, so that you each promote each other as part of package for better results across the board.

As previous comments - employment is the key here.

Better public transport is essential.

People staying in the town centre would not automatically get a good night's sleep so why not encourage more B&Bs.

What is happening with Stay Green 3 star B\*B in Philipines Close. That has been 'moth balled' by HFT?

Am concerned that the rural character of this town remains and development is focused on local peoples' needs for housing.

Currently tourism does not benefit residents in the plan area; in fact tourism is a negative with the additional traffic passing through the area.

How about short term lets.

Communications - north/south and east/west railway system; Gatwick Airport = 30 mins and Heathrow Airport = 60 mins approx. Both by road; road links to the A25; channel tunnel 85 mins. Other?

SDC should invest in hotel accommodation in Edenbridge as well as Sevenoaks town.

More frequent bus services.

Parking, parking, parking?

It is hard for this type of business to be viable with the current high rates and rents

With relevance to accommodation in the town centre - the High Street is blighted by illegal parking outside Boots, Tesco, Costcutter, Dominos Pizza etc. Cars at time, can't pass, let alone a bus or emergency vehicle. You should look into that, before trying to get people to visit/stay in the town.

**Response from Edenbridge Town Council:** overall agreement questions not answered - Promote Tourist Development: The most important factor is the encouragement of overnight accommodation. It suggests that this become the first statement on the policy. The rest of the policy appears to focus heavily on applications which include integrated packages. There are many other opportunities and it is suggested that this policy be widened.

A B&B group.

Tourist information office needs to be open at weekends.

With another pub closing down some thought should be made to convert the empty pubs into hotels/B&B places.

I fail to see that tourists are an asset to Edenbridge.

Something had better be done with the litter sites around the town e.g. railway embankments next to pedestrian walkways.

Better quality hotel/overnight accommodation.

Is there a demand for overnight accommodation?

Urgent need for good hotel in SDC area (not necessarily Edenbridge).

There should be a green open space where Leather Market is and the fish and chip shop and replaced by attractive buildings to include a cafe with open-air extension in summer i.e. an attractive meeting place.

What Edenbridge needs is a good hotel - not in Hever but in Edenbridge itself.

Need to develop and promote events and activities that bring people into the town.

Edenbridge is central to 3 major tourist sites - Hever/Penshurst/Chartwell. Edenbridge tourist info office closed at peak tourist visiting times.

The museum should be promoted as an interim stop off site for visitors (especially by coach) going to Hever Castle or Penshurst Place.

We need more cafes, restaurants to support tourism.

The property now housing Costa Coffee was rumoured to become a hotel. Edenbridge needs a high standard hotel to encourage tourism. There is nowhere to stay.

Should consider including a small municipal camp site.

Railway lands need to be kept clear of rubbish and weeds and small in town hotel/travel lodge desperately needed.

Accommodation increase essential.

Hotel

B&B and hotel needed in town.

Get High Street sorted with more attractive eateries and shops before introducing this policy.

Have some decent shops, you can't even buy a new pair of knickers in town.

Tourism in Edenbridge? What is there to see?

Why would tourists come here? We need to have events which bring people to the town and link them with real attractions such as Hever, Chiddingstone and Lingfield races.

A hotel would provide some necessary accommodation. Ideal site at top of St John's Way, Edenbridge.

A large undeveloped area of the area of St John's Way would make an ideal site for a much needed hotel.

Prefer small B&B rather than large chain hotel, but think it is important as long as no high rise hotel. Modest size.

What is the point?

There is a need to work on the latter problem.

You have not mentioned extra parking facilities.

How about reduced rates for pubs?

We are currently creating a 1 bed B&B offering - to be ready winter 2016.

Need to address the condition of the High Street. Stop all parking on the High Street (currently uncontrolled).  
Improve shopping diversity.

To clean up the High Street and not leave empty shops.

Anyone who thinks that Edenbridge with its mishmash of different buildings is a tourist resort is deluding themselves.

We have lost B&B at the Star. Bus services should be altered to cater for tourism.

Advertise more and have a small tourist bus available.

We need more accommodation. My brother who lives in LA has to stay in Westerham.

## **HEALTH, LEARNING & WELLBEING**

The community feels strongly about improving and protecting the quality of the town's health, learning and social facilities.

### **Draft Policy HLW1: Health Facilities**

The Edenbridge Neighbourhood Plan will support proposals for the development of a new, larger facility for health provision, including a GP Practice, dental services and other related health services, provided that it can be demonstrated that the site selected is suited to this purpose in terms of access, car parking, and that the design will not result in loss of amenity for local residents.

### **Draft Policy HLW2: Community and Leisure Facilities**

The ENP will support proposals which sustain or enhance the provision and viability of the town's community and leisure facilities. The ENP will seek to protect and secure improvements to local community and leisure facilities as part of any major development proposals.

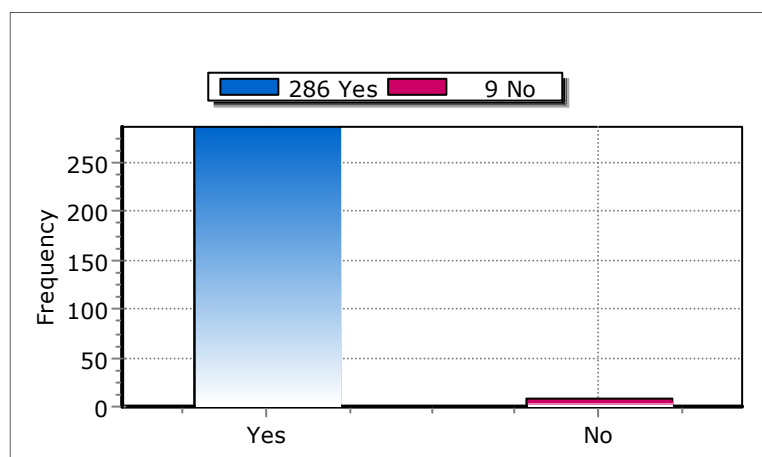
### **Draft Policy HLW3: Assets of Community Value**

Proposals that will enhance the viability and/or community value of any assets designated by Sevenoaks District Council as assets of community value under the Localism Act 2011 will be supported. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

### **Draft Policy HLW4: Learning Facilities**

The Edenbridge Neighbourhood Plan will support proposals for the provision of secondary education, adult education, and vocational education in Edenbridge. The proposal must demonstrate the site selected is suited to this purpose in terms of access, car parking, and the design will not result in a loss of amenity for local residents.

## ARE YOU IN OVERALL AGREEMENT WITH THESE POLICIES?



97% of respondents who answered the question, 86% of all respondents, were in overall agreement with these policies

## HAVING LOOKED AT THE POLICIES I WOULD LIKE TO ADD:

### HLW 1: There were 92 comments

The health facilities should be accessible from the town centre

GP practice is a must.

Totally in favour. The Councils have missed a trick. They should have made this a requirement of giving consent to 'Land North of railway line and west of St John's Way'.

Obviously - transparent actions at all times

New location will be difficult to find. Accommodation for elderly is mainly in town centre.

Rebuild dated old fashioned doctors' surgery.

Larger doctors' surgery needed

Desperately needed.

Better i.e. more provision for Blue Badge holders.

Totally agree.

This is very important. What we have now can't cope with the demand.

Dental services on the NHS are impossible to obtain in the town now.

Will never happen.

GP practice too small for population.



Provision of adequate facilities (GP surgery, community hospital) to allow 1st class health care is absolutely crucial to the town.

Increase of visiting consultants at Edenbridge hospital to cut down on patient travel to Pembury etc. Perhaps the ex Budgens/Tom Bell etc. area could be considered for the new medical centre.

As long as this is accessible to older residents.

I feel we need a better GP practice because at the moment it is very difficult to get an appointment.

This movement must be carried out sooner than later. Drs overstretched.

We do need a larger doctors' surgery ASAP.

Very much support this.

The retention of our local hospital should be a priority.

100% agree to a larger and hopefully better managed, GP surgery to match the growing population due to housing.

More doctors - there are no amenities for locals anyway.

This is exceptionally important.

Provided any site selected is central and not out of town for non-car drivers.

Eden centre is great but only sport/leisure facilities at leisure centre which are over overpriced. An example is a dance class is usually priced at £5. The leisure centre is over £8. No justification for this. Also gym use requires lots of pay out too. Should be pay as you go £5.

GP needs updating.

The GP surgery is creaking now and needs urgent expansion on a site close to town.

Agreed - current site for GP and Dentist are not adequate.

The doctors should have gone where the library is, such a large place that is invariably empty.

The GP's surgery is over-stretched and full - a new one is needed.

This is so needed.

Can't come soon enough.

Expanded GP services desperately needed. So difficult to get an appointment, especially for those who work full time.

Viable secondary education will not be achieved unless the town and catchment area at least doubles in size.

Site must be suitable and not built on green belt to accommodate.

Not needed, just better staff. These lot are all rejects who mis-diagnose.

Larger health surgery badly needed.

Absolutely essential

Dental services on the site should be for NHS and private practice should find their own.

It is a must, we cannot survive without this.

The GP surgery and dentists are stretched to the limit and therefore new surgeries are needed to cope with the increasing population. Will provision also be offered for Kent and Sussex Hospital to cope with additional patients from the Edenbridge area?

Consideration should be considered using the present hospital for the GP practice.

Preserve and develop the town's hospital services.

We must not lose the hospital. More clinics, visiting consultants would help to make good use of the building and save local people tedious, tiring, long journeys to other hospitals.

The extra building that has taken place should not have been allowed until a new health centre had been built. Is this Sevenoaks's fault?

Providing secondary education within the town should be a priority.

It must be mandatory to improve medical care (recently I had to take my wife to Medway Hospital where a nurse photographed a skin blemish for a consultant to diagnose). Today's technology allows a photograph to be taken in Edenbridge and sent to Medway in seconds.

Audiology at Edenbridge Hospital.

This should be a priority.

One health centre is not enough now, never mind with area expansion.

This should be located in the town centre - not like the new library.

Most essential - a secondary school.

Long overdue - no development should be considered/approved before this is looked at.

**Response from Edenbridge Town Council:** overall agreement questions not answered. - Health Facilities: What 'other related health facilities' might be affected by this very open policy?

Need this development before new houses. Current facilities inadequate.

With an increase in population, we need more doctors and dentists (NHS dentists)

A larger GP practice is desperately needed.

I hope any developments will build upon the present site for the doctors and would hope that the hospital could be used for local out patients use much more.

Having to wait 3 weeks to see a doctor is disgraceful.

This is essential to improve the service already provided by the present surgery.

Most important with all the new houses going up.

The hospital must be retained.

If not how can it cope with additional development.

New health facilities: could the Memorial Hospital and adjacent land be used for this purpose? All facilities could then be combined on one site.

Provided the new facility meets the needs of the local population.

This is vital.

What would happen to the hospital paid for by Edenbridge residents? We need more doctors.

GP provision must be kept within the town, with easy access.

What's the point?

We require a GP Practice with a majority of full time GPs and an improved out of hours service.

Definitely need more GPs - awful waiting times.

About time.

This is really important.

Need larger GP surgery with more doctors. Parking always an issue at surgery.

KCC should be ashamed - one third of secondary aged children in the town have to be educated by West Sussex.

Access must include green transport.

Essential.

Need new health centre, larger premises.

Include enough spaces for physiotherapy, social services, nutritionist, ultrasound, mental health/counselling.

Need more than one GP practice. Present surgery premises are disgusting. One surgery in hospital premises is needed.

Disabled access/disabled parking necessary.

Where will this be? Needs to be accessible but perhaps a little out of centre of town.

Of particular importance.

Keep existing community hospital.

Car parking adjacent or near to facilities is of major importance.

This is a priority as current provision way too small.

Keep Edenbridge clean.

This could be done by enhancing facilities at the hospital.

The sooner the better.

This is a priority - the GPs are over-run with the existing community.

## HLW 2: There were 32 comments

Make the entrance charges affordable please.

Update leisure centre to encourage people to use it.

An outdoor exercise park would be helpful.

Will never happen.

Public money is needed/private funding to vastly improve Edenbridge leisure centre.

Library and Eden Centre too far from the centre for elderly.

The leisure centre needs refurbishing. It's old, tattered and not dynamic.

Reinstate tennis courts. Skateboarding has lost its appeal.

Leisure centre needs improvement.

Leisure facilities i.e. the leisure centre is an important asset to the town and must be supported.

Agreed.

A very good idea.

Leisure facilities need an over-haul.

Need to keep the leisure centre open and well supported, it's a great local resource.

Not needed.

Consideration for a Park Run would be good.

Needs more investment by Sencio and not giving to all of their other centres.

The leisure centre could be more competitive in pricing to attract more users. I agree all leisure and community facilities are valuable assets.

Community tennis courts should be restored to Blossoms and skate park shifted to Stangrove.

Hopefully the leisure centre will continue to be financially viable.

Yes, how about an ice rink and ski centre?

To consider development of safe cycling routes/areas.

What about bowls club and tennis club - both gone.

Would like to see some specific mention of support for the arts (music, art, drama, writing).

Leather Market - in case we can't get commercial development, can we find some wording that would not rule out a change of use e.g. to residential? The main priority is to get rid of the eyesore.

No other town the size of Edenbridge lacks a bowls green and public tennis courts.

Need more police presence.

Leisure centre and all community buildings and activities to get more funding.

Marked cycle routes. Consider climbing walls, roller parks, tennis courts.

Where will this be? Needs to be accessible but perhaps a little out of centre of town.

Local sport is no longer popular, need to look at youngsters' interests.

Good idea.

### HLW 3: There were 25 comments

Incomprehensible.

Obviously - transparent actions at all times

The leisure centre could be utilised for teenagers, somewhere for them to go, encourage sports activities, healthy eating etc.

Will never happen.

Vague policy. What does it actually mean?

The future of the Eden Valley museum needs to be protected by the authority.

Appears to allow SDC to remove any such facility by simply saying too expensive.

Agreed. But only after consultation. Once a facility is gone - it's gone.

Greater clarity needed.

We are a town, not a community. If we were a village or a hamlet, maybe.

Very necessary.

Unclear what this means.

New ideas and investment can turn things around.

Protection of public houses as community assets must be maintained/encouraged.

Only if it's clearly done by an independent body.

Already lost assets e.g. bowls club and tennis club.

If Edenbridge is to have increased population - SDC must protect community and health and educational facilities in Edenbridge.

All possible attempts should be made to improve financial viability of an asset before it is lost or its community value is harmed.

Who's the boss here? What happened to David Cameron's Big Society? Government from the bottom upwards?

It is easy to prove lack of financial viability. Can the policy be adopted to read 'make every effort to enable the assets to become viable'?

Some assets are essential even if not financially viable.

Community services such as Sure Start centre should be top priority for more funding and support.

Very high handed indeed. It's what the people need that matters.

District councils are lawless.

#### HLW 4: There were 76 comments

Secondary school is a must

There was Eden Valley which ended in disaster. No-one could provide the provision needed.

Really! Secondary education? All secondary schools have been closed.

Obviously - transparent actions at all times

Secondary education requires town to multiply by 3 x - will it be considered if the town does not grow any bigger?

Need for local high school, nearest Kent high school is in Sevenoaks.

No chance of this ever coming to fruition. We had a perfectly good secondary school - what happened to that?

Daytime Adult Education in Edenbridge would be great.

Not to the detriment of finance for HLW1 and HLW2.

Secondary school needed.

Seek to remove active discrimination against local primary school children going to grammar schools so parents don't have to pay fares.

Very important.

Essential if the town is to increase in size and be sustainable.

Schools were taken away, how short sighted.

If numbers would support a viable secondary school it should be a priority project.

Badly needed in Edenbridge.

Lack of education facilities is a real disadvantage

Heartily agree. Why bus children to Sevenoaks and East Grinstead.

Secondary School in Edenbridge is absolutely crucial.

Agree.

Not required, catered for elsewhere.

Provide a free school/academy to minimise travel problems and improve quality of teaching/learning.

Better support for those that need it.

Will this stop policy of 'bussing' pupils to Tonbridge or elsewhere?

Where? After the old school site has been built on. Lack of foresight and piteous planning.

Agreed.

If the town is to grow - it will need a secondary school.

Why was the secondary school demolished if you are now proposing to build another and take up more land?

Part of the Eden Valley school site is still available for a secondary school.

A new secondary school must be first.

A new secondary school (high quality) is badly needed.

Secondary school is a must.

Secondary education provision in the town effectively removed parental choice. At least there are a range of options and opportunities available.

That's for the education system to decide, all the kids are pikeys anyway.

Need to incorporate the changing ethnic diversity within Edenbridge and needs to be provided for with foods provided in stores and teachers and make them inclusive in the town. Learning disabilities education? As a big part of Edenbridge community.

More adult education opportunities at the Eden Centre would be good.

Secondary school absolutely vital.

Again - absolutely essential with rising population in Edenbridge.

Completely agree.

We desperately need secondary education and a new secondary school should be built.

You had a school, got rid of it and covered the site with housing.

Unless you make it law that all 11 year olds have to go to school in Edenbridge you'll never do it.

There is a need for learning facilities for retired residents (evening classes).

Good luck with this one.

If houses are built this should be the first priority.

Where will this go? The land that used to house schools has been used for housing.

Why was Eden Valley School closed in 2002?

Former school sites have been sold off. Need more schools not less.

Edenbridge needs a secondary school.

If you are building more houses it makes sense to have a secondary school in the town.

Some loss of local amenity would be acceptable for secondary education

Provision of 11 - 16 secondary education should have high priority - sixth form not so.

Increase primary school provision.

We all know the view on secondary school re KCC and town size. Free school only .

Having had a secondary school now built on with new houses, the town needs a good secondary school.

Secondary school should never have been closed.

I agree - we need a secondary school in Edenbridge.

Secondary education schools could be used for adult education in evenings e.g. English language, the Arts.

Particular need for Adult Education classes.

Due to its location and population, Edenbridge should be able to sustain a secondary school for 11-16 year olds - but unless it is good, parents will send their children elsewhere.

We need secondary schools - more than one to give people a choice.

It was very short sighted when the existing secondary school was closed and later developed for housing etc. More housing means more children. There is a need for a good secondary school.

Should never have closed the school.

Green transport, car sharing.

A secondary and primary school is a must. Children should not have to be bussed to schools miles away.



We lost over 2 schools because only 40% of parents sent their children there. Grammar schools in Tonbridge and Tunbridge Wells.

Education for children and adults should be top of KCC list of improvements.

Bus stops at any new facilities.

Why was previous school demolished? Sevenoaks DC knew more houses would be built in Edenbridge so why close school? Stupidity.

Good quality, viable secondary education.

Secondary education provided in Edenbridge necessary even if only to 16 then move to 6th form college John Surtees site possible?

Edenbridge previously had a senior school which was closed down.

Much needed secondary school most important

Secondary school is a must

There was Eden Valley which ended in disaster. No-one could provide the provision needed.

Really! Secondary education? All secondary schools have been closed.

Obviously - transparent actions at all times

Secondary education requires town to multiply by 3 x - will it be considered if the town does not grow any bigger?

Need for local high school, nearest Kent high school is in Sevenoaks.

## **ECONOMY**

Key concerns expressed in consultations included improving the vitality of the heart of the town, the High Street, and redeveloping the Leathermarket.

### **Draft Policy ECON 1: sustaining and developing employment opportunities**

Development will be supported that will sustain and develop employment opportunities within service, retail, manufacturing and technology sectors. In particular:

- 1.1. The existing employment areas at Fircroft Way and Hever Road should be protected as a Key Employment Area, recognising it provides the only significant employment opportunities at present.
- 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.
- 1.3 We will encourage proposals to install a superfast broadband network infrastructure to serve the whole Neighbourhood Area, given the patchy nature of services currently provided. Where the network includes above ground installations needing planning consent, the Plan will require that their location and design reflect the importance of heritage assets and sensitive landscape, particularly within the Conservation Areas.

### **Draft Policy ECON 2: High Street vitality**

Developments will be supported that maintain and develop further the vitality of the High Street, including retail and other appropriate uses.

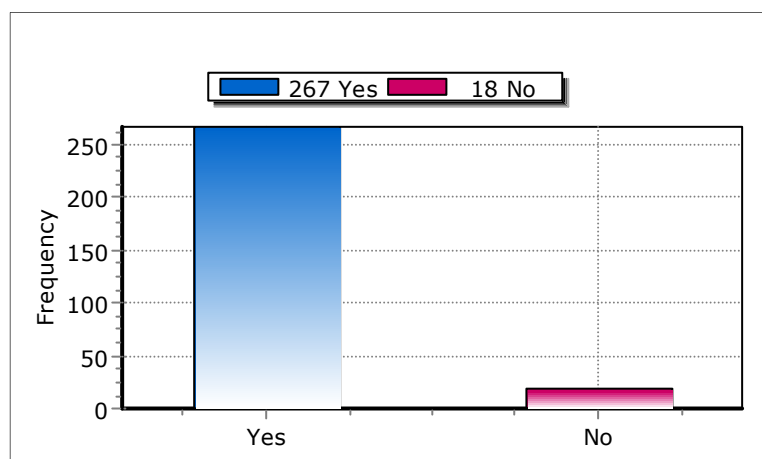
### **Draft Policy ECON 3: Leather Market**

Development will be supported that leads to measurable improvements in the commercial viability, attractiveness and overall contribution to the functioning of the Leather Market area. Developments that would be supported include retail, commercial, mixed development, hotel and a place of learning.

### **Draft Policy ECON 4: Change of use of commercial and business premises**

Proposals that could result in the loss of commercial and business premises currently providing a service to the local community such as post offices, pharmacies, banks and shops 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.

## ARE YOU IN OVERALL AGREEMENT WITH THESE POLICIES?



94% of respondents who answered the question, 80% of all respondents, were in overall agreement with these policies.

## HAVING LOOKED AT THE POLICIES I WOULD LIKE TO ADD:

### ECON 1: There were 47 comments

The High Street is dying - it's boring - too expensive - dull - boring to walk up and down. It offers so little - the Boots chemist is wonderful. Waitrose is so expensive - not sure if there is enough money, will or creativity to save High Street.

The market will decide. Attempts to 'buck' the market will end in failure and are naive.

Clean up - looks like a disaster area.

Immediate action to improve area which should have been Sainsbury site - terrible eyesore for town and surrounding area.

The leather market is an eyesore, needs redevelopment.

Do we need more learning places?

Can we please have a few more post boxes where you can stop the car, also one in Waitrose please.

Not in favour of 1.2

You may have to accept that only flats i.e. residential will be viable for the Leather market. This should be top priority.

Don't want to lose the post office, banks etc.

1.3 is very important.

Encourage bands back to High Street - Natwest, Barclays etc.

Enforce parking more strictly to improve appearance.

The rather tatty appearance of many units needs attention.

Encourage more employment

Agree.

No increase in existing site.

Increasing housing etc. increases people numbers. Edenbridge desperately needs a large supermarket. Facilities available are not sufficient and shopping is vital but we have to travel by car - not very green.

Encourage bigger brand retailers to improve Fircroft.

Agree! Any chance we could still entice Sainsbury.

Agree. Specifically 1.3 - that the solutions for a superfast Broadband cannot be impacted by vandals for the copper etc. i.e. must be vandal proof and very well protected. Very poor High Street; does not attract folk from outside the area.

Please do something about the appearance of the buildings e.g. Walkers

1.3 same as INF 4.

1.1 plus Enterprise Way

Too close for industry. Love the internet plans though.

No point, Edenbridge is a commuter town sadly.

We need more lower skilled jobs and it would be great to encourage more service based companies to have offices in Edenbridge.

Control of huge lorries which are not suitable for the town's roads, especially when close to housing areas.

Removing the eye sore of the empty shops in the Leather Market should be a priority.

Would like to see a clothes shop.

As I have no computer a local bank is essential.

Rubbish units have remained empty for years, what's the point of having empty buildings.

Broadband not 'be all and end all' of everything. Not all of us have a computer or want one.

1.3 amend to include mobile phone coverage.

Need for low-skilled or service industry jobs.

Encouragement of digital radio facilities also.

Keep local people employed in local businesses.

Consider today's employment needs. Get rid of warehousing.

The town needs a total overhaul to attract more businesses.

How about mobile telephone reception?

Improve appearance of industrial areas.

Protect smaller, worthwhile businesses.

Need to demolish large unoccupied units and provide mix of smaller units.

Not to have any more charity shops.

Dictatorial local authority rules should not deter business.

To minimise disruption.

#### ECON 2: There were 59 comments

Less hairdressers and estate agents.

Too many charity shops already.

I really do not think the High Street has vitality. It has continued to die on its feet.

Keep character

I want Sainsbury's development too

More parking areas and keep free.

Post Office and GP must stay - banks too.

I'd prefer to convert shops to housing than maintain empty or charity shops.

There are too many shops in the High Street that are closed, giving a bad image.

Needs better shops.

I have some concerns over mixed-use development sites. They could be difficult to control.

The High Street is dying with no shops to interest people.

Too little too late.

After many shops have closed we badly need shoe/clothes shops. Budgens is an eyesore and needs converting.

No more takeaways please.

Support for a large supermarket should not be agreed. Had the proposed Sainsbury store been build it would have had a devastating effect on the High Street.

Agree.

Enforce parking restrictions on High Street 0 to many people currently park on double yellow lines and block an already narrow street. Commit to retaining free parking in the towns. Introduce 20mph speed limit in High Street.

More enhancement to make the street attractive (include slow traffic)

Keep in character.

Greater effort should be made to contain multiplicity of similar retailers and to attract variety e.g. clothing, toys, sports items.

Sainsbury's.

This and policy 3 should be top priorities. If developments and improvements were made, small retailers would be more likely to open here. Should be aspiring to the Pantiles area of Tunbridge Wells.

Just expand it to move than one road. It makes people explore then. You failed by making it so.

Old shops into houses, town is very quiet now.

More shops badly needed, not food outlets and charity shops.

The High Street needs an overhaul to attract people to the town - we need a better variety of shops such as clothes shops that will encourage people to shop here.

This will take some doing - it's been going downhill for too long.

Maintaining local community services should be a priority.

Vitality does not equal takeaways.

No more takeaways - need clothes or budget shops.

Retail is good, but not too many charity shops, takeaways and restaurants.

More individual shops should be encouraged by lower business rates. Research should be done to find out what is viable.

We need more useful shops.

What vitality - closed shops.

No more fast food outlets please.

This needs community initiative to make it happen.

Beware of supermarket chain promises.

Very important to get some good new retail.

We need good quality shops - not more takeaways adding to the litter in High Street.

Encourage more retail. Too many food outlets.

With 20 years of decline and no action what's the prospect of any change?

Free car parking to be maintained.

Chain style Bistros that offer good value for money and Groupon vouchers.

High Street needs improving. More retail.

Desperately need clothes shop.

A real size supermarket would be an asset and facility to buy clothing.

Few shops that meet needs e.g. clothes, shoes.

Need more viable shops not closed ones.

Restrict conversion of shops to housing so that there is a reasonable density of shops.

Apart from Bradfords, the High Street is dead.

Variety of shops needed - particularly clothes. No more nail bars/hairdressers.

More shops

Stop on-street parking.

High Street retail will only succeed if shops are clustered around Market area.

Reduce council tax to High Street to encourage more businesses.

High Street - reduce charity shops, reduce rents for small businesses.

### ECON3: There were 64 comments

Again the market will decide. There seems very little demand for 'space' except for residential.

Keep character

This is urgent. Currently a total eyesore.

Keep commercial properties - when bigger companies come in to Edenbridge we will need them. Encourage 'big' companies into town.

Is a hotel viable?

Does this mean we would lose the car parking?

Sensitive development of this area in keeping with rest of High Street.

Knock down Leather Market building.

Could it house the new GP medical centre?

The Leather Market needs to be totally redeveloped, it's an eyesore.

This is urgent

Agree.

No hotel unless adequate parking (off street) included as a condition of planning.

Yes, yes, yes.

Encourage cottage industry retailers.

Leather market - another eyesore. Agree.

Why exclude the option for a landscaped open space from the list in the last sentence?

Agree

Number one.

Ensure that disasters such as the current Leather Market building are never repeated.

It's hopeless - leave it alone.

Looks terrible, become flats.

Absolute disgrace for the last 7 years, can something be done - please.

All of these ideas sound good to ensure the area is regenerated. It's been a mess for too long.

The council needs to be very clear and very tough on proof of non-viability. Not like the mess made around the Wheatsheaf Pub, a failure of process.

Cannot comment as do not know where Leather Market area is.

Yes - it's been empty for too long.

Please please sort out old Budgens shop and round corner High Street.

This needs to be addressed. It is a complete eyesore.

I'll believe it when I see it.

The sooner this is done the better. This area detracts from the attractiveness of the town.

Perhaps landlords could lower the rent they charge?

Again, address all the illegal parking in the High Street first.

Means losing the car park.

The Leather Market currently looks neglected so really requires improvement.

Totally disagree with this - to encourage/facilitate the production of leather goes against peoples' ethics and the need to reduce carbon emissions.



The sooner the better.

The parking should be maintained in this area (free of charge).

Persuade the owners to develop boarded up shops etc.

The existing Leather Market eyesore needs demolishing for new mixed use housing and commercial use.

Yes, a new place of learning and a (small) hotel.

This area has been an eyesore for years. Urgent action required.

Do you mean the car park would go?

Agree - urgent action needed.

Unless the owners of the Leather Market bring it back into use, the site should be compulsory purchased and used for industrial/retail. In order to reduce congestion in the High Street, private car parking should be banned during shopping hours. The relief road has achieved nothing except increase traffic through the town.

Where/what is the Leather Market?

Completely refurbish Leather Market to keep in line with more attractive architecture.

Eyesore. Needs sorting.

Travel lodge or Premier Inn needed. This should offer training opps for young people.

Leather Market is a past thing. Instead development should support organic produce market.

Needs doing without delay as this has been an eyesore for many years.

Please, please, please encourage redevelopment. The thing is the biggest eyesore in town.

Avoid hotel. Consider entertainment/sports facilities in addition to commercial.

Should be demolished.

Leather Market area opened to stall holders at weekends.

Redevelop in context

Pity to lose banks, not everyone can travel out of village.

This should be sorted by now.

Demolish and redevelop sensitively.

This should be a mini mall undercover for small business. Area locked at night.

Knock down 60s/70s old Budgen building, it is an eyesore.

Provided space is available.

Redevelop area - urgently - empty scruffy buildings are of no use.

#### ECON 4: There were 48 comments

Must have banks, pharmacy, post office at all costs.

Who will run the 'community' areas? Volunteers? Us volunteers are ageing and fully stretched.

Keep character

I think we need to reduce the number of charity shops, housing is a good option.

By giving preference for reverting to residential you will encourage 'slowing' shops etc. to shut, this would have a knock-on effect

Take great care what you do.

I would not like to see the loss of the post office, pharmacies, banks or shops.

Where possible, save our shops, bank, post office.

This is a dangerous idea. Residential values are much higher than business ones and to change over is not a good idea for the community.

Banks rapidly closing. Keep Paydens pharmacy going.

Can SDC actually influence private concerns from upping sticks? E.g. banks, supermarket etc. Low business rates and less cheap shops.

Edenbridge needs its basic shops to survive.

What Government/council will pay to improve roads etc. for large vehicles for any industry when it took 20 years to get A21 missing link built at Castle Hill, Pembury north, farm access.

Please try to encourage our remaining bank to stay - empty shops are not attractive.

Agree

We need the business services such as banks etc.

Providing we do not lose the High Street by converting to residential use.

Very few people work in Edenbridge now, turn old buildings into houses.

No building society. 3 banks closed and only one small post office as 2 post offices have closed.

Commercial premises should be retained as far as possible; we don't want a high street full of flats and no shops.

Agreed - the High Street is suffering from lack of banks, and it would be dreadful to lose the post office.

Keep as many buildings as shops - not more charity type businesses or food takeaway shops.

Existing shops that continually fail should be made into residential units.

We need banks - it's a disgrace that so many have closed.

The post office being accessible for mums with prams and elderly with wheelchairs.

Efforts should be made to retain the business already in the High Street. Two banks are currently empty and most of the Leather Market.

Is this not at odds with Econ 2? If more are converted to residential use it will demonstrate your failure.

Re. residential use - only if factored in with regards to local doctors/dentist etc.

I am concerned that the only post office and the only bank in Edenbridge remain as a community service and are not considered in this proposal.

What banks?

Have lost banks, what next, the post office and chemists?

Don't agree that closing business premises should revert to residential e.g. look at the farce next to Granny's Attic.

Tell the banks what to do?!!

This should be worded more strongly, to say that the loss of such services will be actively opposed.

Incentives should be considered to retain vital services e.g. banks and post office.

The back cover of this pamphlet proves my point - Sevenoaks will decide Edenbridge's future.

Bring back banks.

Two banks need to be back in use.

Town needs more banks etc.

Cut back on warehousing.

Banks gone - eateries in?

We need banks, post office, pharmacies and shops or this town will die.

Consider alternative commercial use rather than sole residential use. Consider community projects/third sector rather than sole residential use.

Great need to keep bank, PO, chemist. Yes, revert to residential if no viability demonstrated.

It would not be a good use of money closing these places.

Rubbish, just look at the Leather Market - retail business is business.

High Street - reduce charity shops, reduce rents for small businesses.

Do not agree.

## **INFRASTRUCTURE**

It is important that any further development in the town provides for improvement of a wide range of local infrastructure.

### **Draft Policy INF 1: Infrastructure contributions**

New development should provide or contribute to the provision of improved infrastructure and other measures that would improve the health and wellbeing of residents, subject to an assessment of site specific issues and viability where necessary.

### **Draft Policy INF 2: Public realm improvements**

Improvements to the public environment in an around the High Street will be encouraged and supported. New development is expected to enhance the environment such as by the inclusion of 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.

### **Draft Policy INF 3: Connectivity and pedestrian and cycle links**

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

### **Draft Policy INF 4: Broadband**

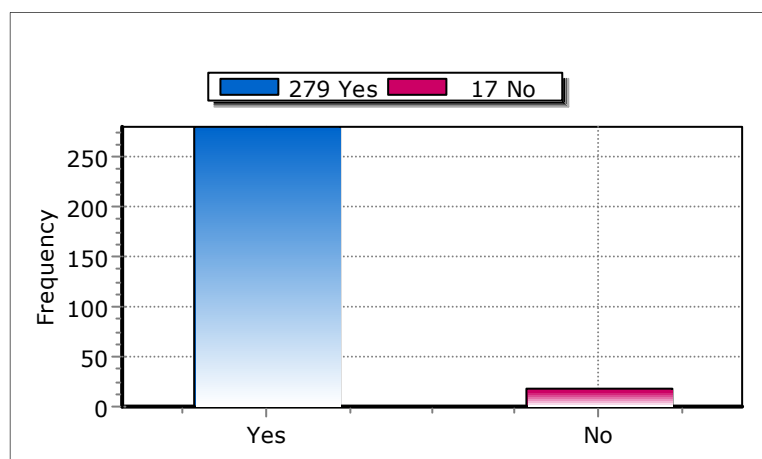
We support proposals to provide access to a super-fast broadband network to serve the town and nearby countryside. The location and design of any above ground network installations should be sympathetically chosen and designed to reflect the character of the local area.

### **Draft Policy INF 5: Blue and green infrastructure**

Policies will be adopted to protect and improve named green spaces and accessible parts of the River Eden for recreation and leisure purposes; to protect natural habitats and facilitate flood protection.

This policy will protect and seek improvements to named green spaces and accessible parts of the River Eden for both recreation and leisure purposes and also as habitat and flood management.

## ARE YOU IN OVERALL AGREEMENT WITH THESE POLICIES?



94% of respondents who answered the question, 84% of all respondents, were in overall agreement with these policies.

## HAVING LOOKED AT THE POLICIES I WOULD LIKE TO ADD:

### INF 1: There were 38 comments

Ambiguous

Of course.

Changes for the benefit of the community.

More mobile phone masts for better general reception.

Approach roads to main road should be the object of calming procedures including speed limits, slow signs etc. There has been a great increase in rat-run traffic along country lanes with traffic heading for free parking near our 2 railway stations.

An efficient CCTV system, monitored, due to lack of police presence.

Decent housing needed too.

Why do you blackmail developers?

Important that infrastructure is in place before development.

Do we need more retirement homes? Affordable care homes would be better.

No new developments needed.

Clearer and more accurate representation of bus routes at bus stops.

Improved weekend bus services to Crawley/Lakeside and Bluewater saving travel by car. Edenbridge needs a supermarket.

New development only if infrastructure improved.

I have worked here, lived here - put here by West Kent Housing, 4 years. Edenbridge is antiquated. British attitude has always been don't change unless necessary = access

Definitely agree - as advised previously - developers should contribute to the town.

Very wish washy - what is this wording trying to achieve.

Infrastructure should protect the charm of Edenbridge and surrounding countryside. If folks want better infrastructure they should move to a bigger town. Infrastructure should not be at the detriment of existing community or health and wellbeing of its inhabitants.

The roads need repairing in many areas so new developments must ensure the infrastructure can cope with additional population.

The council must not increase Opex liability/costs by Capex contributions to infrastructure.

Pot holes - get them filled.

Better disabled access at both stations - lift to other platforms.

What does this actually mean in practical terms?

Emphasis on provide rather than contribute to.

No more houses until the infrastructure greatly improved.

If building new homes etc. need to sort out train overcrowding.

More doctors needed.

Improve roads.

Should add - without detracting from other peoples' lives.

If infrastructure cannot support, plans should not go ahead.

Improved roads would be a start. Improved parking also.

Electric car charge points. Wheelchair/mobility scooter share scheme.

Improve appearance of industrial areas. More shops

Please maintain the village of Edenbridge. We do not want yet another ghost town. Keep community together.

What about electric car charging points?

Anxiety of the whole country is; Fix the potholes.

Rates are paid for this. Too many rules and you will get no takers.

High Street - reduce charity shops, reduce rents for small businesses.

INF 2: There were 31 comments

Who wants to have a retail outlet in Edenbridge. Retailers need to be encouraged in to make this viable.

Unless shops take more money this will not happen.

You need business in the High Street in the first place; banks moving out has killed it.

Ban cars from parking on double yellow lines - presently law is ignored.

High quality surface materials? That's a joke - resurface the road.

Nothing you do will encourage new shops to Edenbridge, we have one bank, too many charity shops and a huge choice of takeaways.

Agree.

Agreed.

If this means shutters we don't need them.

New development should include provision of new cycle ways as well as cycle parking. Add 'and cyclists, safe links and new paths for both pedestrians and cyclists...'

Agreed - perhaps some more greenery and floral displays would liven up the look.

And useless signs.

Make High Street no through for HGVs. Remove traffic lights on Relief Road - have roundabouts.

Well over-due.

This confirms the complete waste of public money (£330,000) spent some years ago.

Too much parking in High Street. Cycle provision will cut down parking and pedestrian movement.

The tunnel connection to the tow platforms at Edenbridge Town station has had a small visual improvement - why not as at Oxted with its crockery mosaic walls - absolutely stunning there.

Too many A boards cluttering pavements, hindering safe passage for pedestrians, buggies etc.

No parking in High Street apart from deliveries. Wider pavements.

Yes, but need more police to ensure law abiding citizens.

Need a bit of pride in the town.

Street lighting.

Car club parking.

Improve pedestrian walkways.

New pavements and road surface and parking.

Preserve street lighting.

Improve appearance of industrial areas. More shops

Are you going to pave the whole High Street?

Simply cleaning the streets would be a start.

Agree, but don't expect overburdened business leader to take on more red tape.

High Street - reduce charity shops, reduce rents for small businesses.

### INF 3: There were 34 comments

Cycles must not have priority on shared routes with pedestrians.

Ambiguous

What percentage of the town wish to visit the town centre by bike?

Improve access to both stations

Electric car charging point/points in the Market Car Park.

Provision of free car parking close to shops and other facilities.

Vital.

Agree.

Need better cycle routes - roads too narrow for bike and car.

Now too many cycle groups use our roads as race tracks and deposit rubbish.

Pedestrian crossings along the main through-road should be pelican controlled - too often ignored by motorists particularly outside leisure centre.

Good.

Agreed.

Train services also need to become more regular.

Very few cyclists in Edenbridge High Street.

Trains - we need a better service.

Should be family friendly, not just for keen cyclists.

If the space allows it, more cycle paths could encourage more people to cycle around town.

Hopefully cyclists will ride in single file and not spread over the whole of the carriageway.



The roads are bad enough for drivers, have any of you tried cycling? I have.

Pay attention to pedestrians not cyclists.

Better cycle - off and on road - pathways important

Sunday cycling in the environs of Edenbridge are to be encouraged but only if a speed limit is applied on Sundays.

Effective transport to major towns.

Make all bicycles have bells or similar warning sound.

Partial pedestrianisation of the High Street should be considered - it was in Horsham.

Car club parking/car share initiatives.

Pavements are currently dreadful.

Improve pavements in existing neighbourhoods. Taxi provision (for short journeys).

Better lighting on road to Edenbridge town station.

Ban parking in the High Street so that traffic can flow quicker.

Last thing we need in the High Street is unfettered cyclists.

Not required.

#### INF 4: There were 22 comments

I'm disabled and get shouted at for not getting out of the way on footpaths by cyclists.

Agree.

INF 5. Good

Agree

Agree.

Urgent

Broadband speed is appalling and needs improvement urgently.

Agreed. This is essential and must be vandal-proof.

But don't ruin the river and its beauty by putting in leisure facilities like cafes.

Agreed.

Thank goodness.

The ECON 1.3 and Infrastructure INF 4: duplicate each other.

It's the unnamed green spaces that should also have protection - any hope of encouraging people not to concrete over their front gardens.

Concerned about the possibility of dredging the river.

The misleading information provided by BT is a disgrace. Old copper wire must be replaced.

Improve parking for Lingfield Road rec so residents don't get blocked in and traffic flows freely on football and rugby days.

Why no mention of poor mobile telephone reception in all areas?

Opportunities to promote and encourage green energy technologies will be actively supported where appropriate e.g. producing our own energy locally - both as individuals and corporately.

No new bridge.

Don't care.

Will it cost the locals money?

Necessary for town.

**Response from Edenbridge Town Council :** Overall agreement questions not answered - Which Green Spaces might these be? There is no response box for INF 5.

#### INF 5: There were 17 comments

Not if this affects residents due to noise levels, unsociable behaviour

What is a blue infrastructure?

More dog bins/seats needed.

Keep and improve green areas.

Agreed.

Keen Edenbridge 'open' don't fence it off.

Fishing should not be allowed on the River Eden to discourage depletion of our wildlife.

How about a boating lake opposite Waitrose? Also a boardwalk with shops.

Opportunities for public information and education should also be sought.

Any changes to the use of green spaces or accessible parts of the river should take in account the views of residents of adjacent properties.

Perhaps a seasonal coffee bar/machine at the proposed leisure site.

Yes, with emphasis on the protection of the natural history of these areas.

River Eden area has potential.

Consider public fishing club. Consider kayak/rowboats.

Flood management? You have allowed building on the flood plain.

River Eden - recreation area and river banks to be managed and maintained better. No more shopping trollies in river please.

## **ABOUT YOU**

**PLEASE SHARE ANY ADDITIONAL COMMENTS:** There were 126 additional comments

More bins needed to help deal with litter problems especially near the train stations - people leave the stations and throw their rubbish into bushes. Take a look at both entrances to Edenbridge station (both platforms) and you will see the extent of the problem.

We need to be careful with affordable housing - Edenbridge is a rural town - we don't want it to become a London council estate.

Is there a will for this? Businesses that are new soon give up. Can Edenbridge compete with Oxted etc. - they thrive.

Resident since 1994

Intentions are good but what about performance!

I am afraid that so much of the policy wishes are naive and unrealistic. I speak as a retired chartered surveyor who spent many years in the property development business. A more financially viable approach is needed.

Benefit the community. Keep politics out of it. Keep Cameron out of it.

Currently the town infrastructure is stretched to support the increased building permitted in and around Edenbridge.

Good luck.

Reconsider Sainsbury's superstore development plan. I am 100% for it.

I agree with all said here (last page of document 'Valuable information' - starting 'Youth centre....'). Encourage larger well known shops into town and the rest will follow. You only need a couple to get things started.

Overall very positive but need more achievable environmental goals - solar roofs, electric car points. Public transport is too expensive and unreliable as a commuting alternative.

Make the High Street one-way system from Boots to the area of the old (PH) King and Queens.

All very laudable but as usual not much will actually happen.

Thank you for all you are already doing to make Edenbridge special.

When is our land going to be adopted by the council?

The vision is all very laudable and is pretty much the Edenbridge I remember when I moved here 40 years ago. I see nothing in this document that suggests or demonstrates exactly how the clock may be turned back.

The vision and policies are laudable but without some pro-active means to achieve key elements such as a 'Vibrant market town' with a 'thriving...High Street' it is all a little more than a wish list.

There is an urgent need to sort out parking in the Stangrove estate - green spaces there are ruined as cars are driven and parked all over them. (SDC simply say 'no money' to create parking from some of the open areas, but they are just a muddy mess). Also roads around town in a bad state of repair.

Improved transport links to nearby areas would reduce the need to use a car. More opportunities for bringing people together i.e. 'learning'. How about a market 'on the high street' to help local traders.

Town's services are straining, needs secondary school and supermarket to bring jobs and make people want to come to Edenbridge.

Until HGVs can safely access all industrial estates with the newer larger sizes that are coming along.

More good quality sit down restaurants needed, we simply do not use Edenbridge town centre any more.

Schooling for 11+ children is non-existent in this town. Facilities should be built before new houses i.e. more medical and dental and local shops if large developments are to be created.

Feel that Edenbridge is at least 6 years ahead on building project quota - when can residents have a break and let infrastructure catch up?

More fast food e.g. Subway, McDonalds. We were so glad when Dominos was opened. Maybe a clothes shop? No more council houses.

Edenbridge has changed so much since I came here in 1970 and not for the better. No expansion of necessary services e.g. transport (buses especially). Dr's surgeries. Decent supermarket.

The industrial estates need to be revitalised, probably with housing - however with no direct train from London after 6pm to the 'top' station and no secondary school it has other challenges to meet before proceeding.

Looking to move away from Edenbridge. Gone downhill fast.

Like most previous plans this is aspirational rather than practical. The plan should include how the policies are implemented and progress report to the public. It also makes no mention of how local governance can be improved.

A good deal of skilfull input has obviously been input by those involved. Thank you very much.

The retention of free car parkin gone and near High Street is vital for economic viability of shops.

Cinema would be useful.

Improve street lighting in Mill Hill.

I'm concerned that more housing will create problems for commuters - even with the platform extension. One train from London Bridge per hour during peak evening time is ridiculous. The 18.06 eight carriage train is already packed.

I feel we should have a larger supermarket; we can't all afford Waitrose prices, so therefore have to travel to Oxted to shop.

We need to try and get regular traffic warden visits to the High Street. Constant, selfish parking on double yellow lines is so dangerous but done with impunity because no wardens are ever out.

Have lived in Edenbridge for 51 years.

It all sounds very nice but I feel it is just pipe dreams, you propose to build affordable housing, well I don't believe there is such a thing as affordable housing, the average price of a house around Edenbridge is £300,000 + as for payments received from developers give them an inch and they will take a mile, so far new builds in Edenbridge are totally out of character with Edenbridge town. Edenbridge town regularly floods when we have heavy rainfalls, but so far I see nothing being done to protect the town, new builds on green belt land are always going to be a problem to the eye. Tourism - Edenbridge is a small town of very few shops as many have closed probably due to the internet shopping, we are down to one bank, we have too many charity shops but plenty of takeaways, people come to Edenbridge from outside of the town mostly to stop at Waitrose then go home, there are plenty of places of interest in Kent like Hever Castle, Ashdown Forest etc. etc. To sum up I think Edenbridge can do with a face-lift but building more houses will bring more people and then we need more schools, larger health facilities, the town becomes bigger and loses its character; I think the first priority should be to sort out that eyesore that was going to be Sainsbury's store on Station Road and Fircroft Way, also the piece of land in St John's Way that has been empty for God knows how many years.

More jobs required for the retired over 60s.

Sevenoaks Council does not necessarily know what is best for Edenbridge. Keeping the towns people in the loop is crucial.

Better schooling; more greenery and less unrequired building would be good. Not trying to cram housing in and making the community better for existing habitants should be the priority if council tax is to remain so high.

Concerned about shop closures in High Street. How is the council going to encourage business back to the High Street? Are 'rate free' policies available? Is a 'free;' hopper bus viable?

Get the appalling state of the road surface down the High Street sorted out. Demolish the eyesore of the commercial premises at bottom of High Street (near to T Bell fish and chips) and redevelop the site.

Edenbridge is a lovely town and does not need to become bigger. It is a shame Sainsbury pulled out as this would have helped the overall business in the town.

Edenbridge requires a large supermarket. Two small local and expensive shops are not sufficient with large families. If you keep increasing housing you increase residents then you need to provide sufficient facilities - not overprices shops and 2 overpriced petrol garages.

More provision for the youth of the town, encourage youth sports - basketball, cheerleading, cycling clubs.

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

Congratulations to team producing this leaflet - now the difficult bit - to put it all into action.

A face from Bob Ogleys, Sevenoaks chronicles ex editor and historian. To turn in to super town from Edenbridge to Crawley with new wide roads was scrapped as roads planned went via Chartwell Estate. Yes new estates and industrial ones were built with unsuitable roads and Victorian low railway bridges for access. This town lost Sainsbury's plan to move here due to above's unsuitable roads etc.

More police presence and strength to not be scared of certain parts of the community; no-one is above the law nor should be untouchable.

Edenbridge has a charm and we moved here because it was quieter and surrounded by beautiful countryside. We would like to preserve this. Greater infrastructure should not be at the price of our countryside, nature or wellbeing to the local residents.

Please do not overload Edenbridge with loads of estates, this is a lovely place, don't spoil it and ruin the environment.

Older people wanting to 'downsize' need smaller one level bungalow type properties - McCarthy and Stone flats and communal living are not always suitable. Too many bungalows are being demolished or over-extended, pushing up the price of those available.

On street parking is a scourge in many areas of Edenbridge. There is a need to look at any ways of alleviating this problem.

Polices must not 'support' development where it conflicts with other policies - this must be made clear.

\*Better roads. \*Better public transport. \*No more day nurseries, we so need a secondary school. \*No to expansion of Edenbridge. \*Build a new school.

Virtually all of these polices are already covered by existing policies.

You need to understand that some things can't be saved. To improve, remove the old crap no-one wants to see in a modern town. How is Oxted and Tunbridge much richer? Diverse multi-area industry.

I have worked in Edenbridge High Street for 32 years and is now the quietest ever, more houses for local people, very few people use the High Street despite what they tell you.

If more housing we need better train services, we need to address and provide for ethnic diversity and disability, age, mums with buggies, access to stations. We need to address flooding as a priority - daft to build a town which gets flooded regularly - don't put all effort into one end of town and ignore the flooded end.

To have a secondary school in Edenbridge would be nice. The roads need some serious attention also (pot holes, growing amount of traffic).

More help for recreational activities for 6 to 16 age groups.

Edenbridge is a lovely town, one I'm proud to live in I would hate for it to become a faceless urban sprawl.

Thank you for taking my comments on board. The bigger picture needs looking at e.g. yes, there is accommodation at The Crown, but it's an awful example and does not reflect well on the town so don't assume a need is met because there is some form of provision. Flooding is a major issue. I do not live by the river but have been affected. If homes were to be built at end of my road, I would have to move. The threat and experience twice in 5 years is too much.

The leisure centre needs some investment. It is run down.

The number of cyclists in the area has increased significantly in the last 5 years but commuter/local cycling is held back by lack of cycle paths and segregation/separation from vehicular traffic (danger).

Control of noise from public houses close to residential areas.

Reduce speeds along Lingfield Road near to Haxted and the bridge over the River Eden.

The appeal of the town to tourists would immediately be enhanced if all the old railings around junction of Four Elms Road and Main Road were removed as they are no longer necessary (put in for safety of Eden Valley school pupils). Also remove excess road signs. Improve look of roundabout at St John's Way and remove all redundant signage throughout town. Approaching town from north, it looks run down and ill-kept.

Too late for many!

This survey should have been done years ago.

I would like to see the roads in and out of Edenbridge maintained properly. Also look at speeding along the main road in Marlpit Hill.

Traffic through Lingfield Road is much too fast.

The sole focus must be the residents. Education, medical, employment, environment all support the residents.

I have friends with wheelchairs and mobility scooters. They find the pavements rather rough and difficult, especially when they are at an angle and top them into the road.

Over 40 years resident in Edenbridge.

The main road from Crockham Hill to the town centre would probably not last for all the additional traffic into Edenbridge.

No more takeaways, cafes, restaurants.

Efforts to reinvigorate the town commended - but unless you address all the day long illegal parking, you'll never get anywhere. No more development without necessary/appropriate infrastructure being addressed - the town is at bursting point, as it is.

Edenbridge has not been well developed but this is an opportunity to get it right by protecting what is good about the area.

**Response from Edenbridge Town Council:** The plan is clearly on the right track and the team have worked extremely hard to get to this point. A number of the policies will need a serious rethink to ensure that the aims of the vision are achieved. It may benefit the group to meet with the policy writers at SDC before further formalising their policies.

Edenbridge has to look attractive before people decide to stop i.e. simple when cutting grass why can't it be collected instead of cuttings being blown all over pavements and road? Hanging baskets. Advertising boards prohibited on road sides.

Whoever wrote this, do they live or work in Edenbridge? We don't recognise the Edenbridge described, having lived here for 45 years. Vanishing infrastructure, yet more houses.

I can't believe that in 2016 people are still considering promoting the leather industry. It is ethically wrong and goes against all efforts of reducing carbon emissions/climate change.

It would be good to see the formation of a community enterprise that would be pro-active in taking some of the ideas to come out of the Neighbourhood Plan Consultation to fruition.



**Comment only submitted by letter:** Your Plan has good ideas on promoting Edenbridge as a pleasant place to live and is worthy of widespread support. How does it fit in with the greater scheme of things with those empowered to carry it through - County and District Council Planning Authorities and infrastructure organisations? Maybe it's outside the scope of the Plan but an important aspect is the nearness to Gatwick airport and the effect this has on the disturbance and quality of life in the area, particularly with expansion plans being considered for additional runways.

I am quite distressed by the litter that surrounds the approach to the doctors' practice. Can there not be a 'friends of our surgeries' to undertake to keep it tidier? If not, why not? Litter also defaces the railway bank of Edenbridge Town line adjacent to the main road. Also the businesses on the main road between the two bridges should be kept tidier and weed free.

Urgent provision of disabled/access for elderly (not steps) for both platforms at each station. This will also benefit mothers with pushchairs etc.

Edenbridge has survived the 1960s rapid growth but then it had good shops, services and schools. I'm not so sure about its future. Good luck and take care.

My major objection is the building of 300 homes at the end of St John's Way causing disruption to the whole of the town and putting a strain on drains, water, the school and doctors' surgery.

I strongly feel that no further housing development should occur until significant improvements have been made to the existing infrastructure. In particular, the doctors' surgery must be expanded and more school places (especially secondary) need to be provided within the local area.

The aims are commendable - would like to know more about the 'how do we do it'.

This is a very worthy document. Would like to see more detail on schemes outlines.

All this jargon.

I moved to Edenbridge in Dec 2014 and have seen a decline in the High Street and shopping facilities. Please make it easy for new retailers to come to Edenbridge. I love it here.

I love this town. Was born here but lived in many places before my return. Please do not allow developers' money to influence any future building in the area.

I feel that the Plan prioritises the needs of younger people but would like to see the needs of the growing number of elderly residents given a higher profile. We should find ways to keep people in the town where they have lived by providing suitable housing and amenities.

I have a condition that I have to have a blood test every 4 months, paraproteanaemic demyelinating, neuropathy.

the vitality of the High Street would be enhanced by wider pavements and traffic reduced to one-way between Croft Lane and Church Street, with speed restrictions properly enforced.

We need better shops and a chain restaurant e.g. Pizza Express, Cafe Rouge, ideal for families and affordable. Better policing to provide a safer community for the young and elderly. Also, this is not very easy to read and understand by the layman and I would be surprised if you get replies.

We moved to Edenbridge 10 years ago. It is a town which well suits our needs with good health services, shopping etc. Road surfaces however are appalling and in many cases, dangerous. Needs resurfacing from Marlpit to Marsh Green.

Before building housing improve the infrastructure in the area, leisure facilities, schools and doctors.

Other supermarkets, banks, building societies, clothes shops etc. should be encouraged to become part of Edenbridge - we need them.

We must be careful not to let Edenbridge grow too much bigger. It has already grown considerably in the 37 years I have lived here.

The school is the top priority and I am not even a parent. Rents need to be lowered.

Add wheelchair access to train platforms.

Support better rail links to south coast via Uckfield line.

We could do with a decent bus service as well as some better shops.

Current vision is too inward looking and fails to acknowledge the reality that a large number of people work and travel to London. We are not a tourist attraction, but there is much we could do to attract visitors.

Housing developments should be prioritised for local communities. A policy of limiting outside buyers, plus a limit of large houses would help protect prices so that local people could afford the new housing built.

Market extended to encourage a greater variety of stalls - particularly for children. Sainsbury plan to be reassessed. Start a Farmers Market on Leather Market.

Out of the key aspects of Edenbridge is its situation. Greenery, quite, small town feel. However, I agree with developing the town to make it more diverse and appealing to visitors and new residents on the caveat that it does not become over populate 'council flat' environments, but offers more for young families without endangering the look and feel of the town.

Edenbridge is a shambles. No work, poor education, no shops. I have lived in Edenbridge 45 years and watched it deteriorate.

Well done - a lot of thought and time has been put into this document. Edenbridge is a brilliant, caring community - do try and keep.

Parking on Spital Cross is dangerous due to over-crowding in tarmac areas - emergency services would never get through at many times of evening.

Only allow significant residential development once local services can accommodate.

We bought in Edenbridge 2.5 years ago due to wonderful countryside and 4 stops to London Bridge.

The High Street is crap, no shops. All the council care about is housing - how much money they can make from this.

The overall impression is of a well thought out and balanced document.

I live only a mile out of town yet walking is very dangerous because there are no footpaths north of Spitals Cross and many other approach roads. I would walk but!

If you want the town to grow, ease up on the dictatorial edicts. It will turn people, businesses and retailers away.

Edenbridge needs to 'be cleaned up'. The High Street is on its last legs - not the attractive town it used to be, visitors centre badly needed with local information as visitors have no idea where to go or what to see. (Look at station approach).

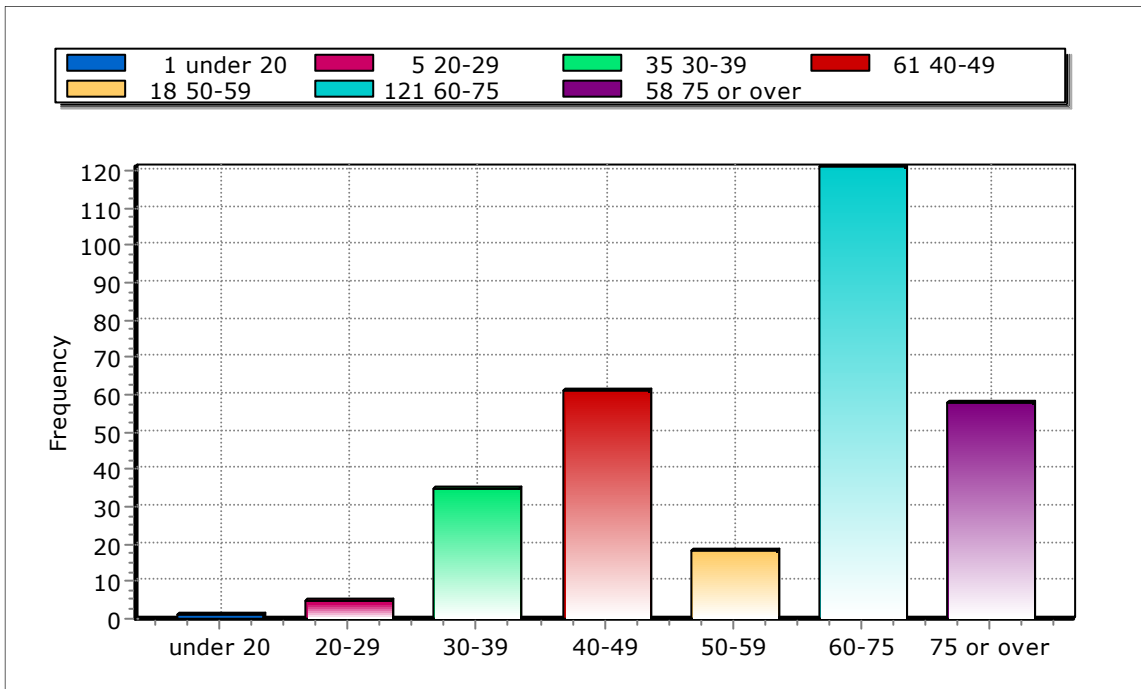
We appreciate the need for more housing but hope it doesn't ruin the rural feel of the Market Town that brought us here in the first place. There are many empty shops...this has always been the case since I was a child. There is a large enough population to support sensible shops, perhaps another supermarket?

I feel the provision of 3 bed private housing is important to ensuring Edenbridge families can remain in the town as they grow. There is currently not enough which is why families are out-priced.

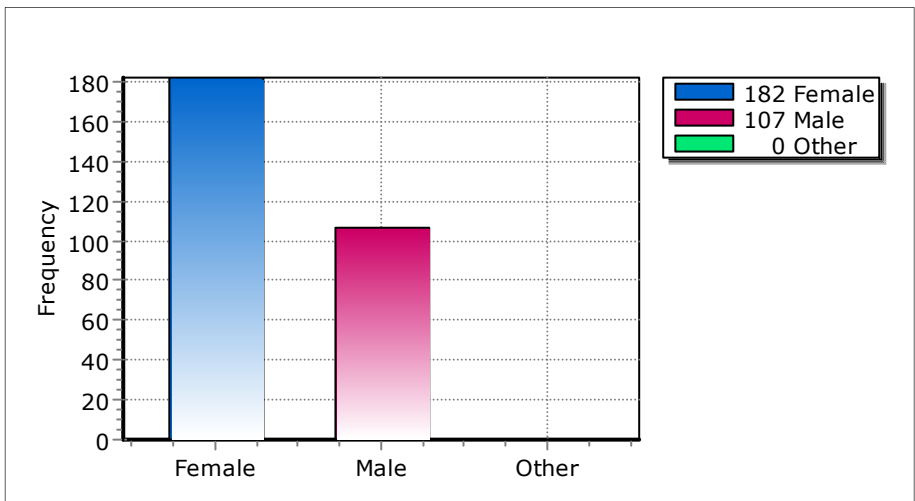
We need more lighting. I live on Spitals Cross and the lighting is terrible.

**DIVERSITY MONITORING**

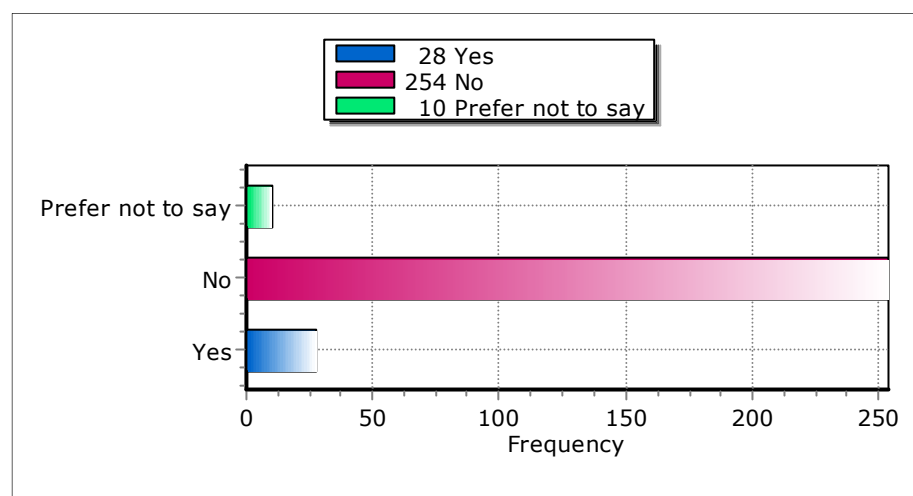
**Age of respondents**



**Gender of respondents**



**Do you consider yourself to be disabled?**



**Please state your ethnicity**

Ethnic Origin	Frequency
White British	226
Black British	1
English	6
Thai	1
Chinese	1
White English	11
British	1
Welsh	1
White Irish	1
Irish	1
Mixed	1