



Edenbridge Housing Needs Survey

August 2015

Contents	Page
1. Executive Summary	3
2. Introduction	4
3. Method	4
4. Results	5
5. Local Housing Costs	23
6. Assessment of Housing Need	27
6.1 Assessment of the need for affordable housing	27
6.2 Assessment of the need for open market housing	45
7. Summary of Findings	60
7.1 Summary of the need for affordable housing	60
7.2 Summary of the need for open market housing	61
7.3 Additional information	61
8. Appendix E1 – Question 13 comments	62
9. Appendix E2 – Question 14 comments	73
10. Appendix E3 - Letter to householder and housing needs survey	102

1. EXECUTIVE SUMMARY

The Rural Housing Enabler (RHE) from Action with Communities in Rural Kent was commissioned by the Edenbridge Neighbourhood Plan Steering Group to undertake a housing needs survey in the parish that would inform the Neighbourhood Plan process as part of an information gathering exercise.

A survey was posted to every household within Edenbridge in July 2015. 4018 surveys were distributed with 908 surveys being returned, representing a response rate of 23%.

Analysis of the returned survey forms identified that 84% of respondents are owner occupiers either with or without a mortgage; the remaining 16% are a mix of renters (private and social housing), shared owners and tied tenants. 66% of respondents have lived in the parish for 10 years or more.

Our analysis has also identified that:

- 25 households need affordable housing – a total of 9 single people, 3 couples and 13 families
- 28 households need open market housing – a total of 8 single people, 8 couples, 11 families and 1 household consisting of two brothers sharing.
- 100 additional respondents indicated that they or someone living with them were considering moving to alternative accommodation within Edenbridge parish, either open market or affordable housing within 5 years or in 5 or more years.
- 53% of respondents who answered the question said they would not be supportive of future housing development in Edenbridge parish.
- 64% of respondents who answered the question said they would support a development of affordable local needs housing if there was a proven need for people with a genuine local connection to Edenbridge parish.

2. INTRODUCTION TO THE EDENBRIDGE HOUSING NEEDS SURVEY

The Edenbridge Neighbourhood Plan Steering Group commissioned Action with Communities in Rural Kent to send out the survey to every home in the parish and to receive and assess the replies. The aim of the survey was to find out the future housing needs within the parish and the views of residents.

3. METHOD

The format of the survey and covering letter were agreed and a copy of the survey was posted to every household in Edenbridge in July 2015.

Respondents were advised to call in at the Eden Centre for the Housing Associations' surgeries or the Citizens' Advice Bureau if they needed help to complete the survey.

Surveys were returned in pre-paid envelopes to Action with Communities in Rural Kent. Copies of the survey were available to complete for anyone who had left the parish and wished to return and any household who needed extra forms for other family members; these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 27th July 2015. All surveys received at Action with Communities in Rural Kent by the 7th August are included in this report.

4018 surveys were distributed with 908 returned by 7th August representing a return rate of 23%.

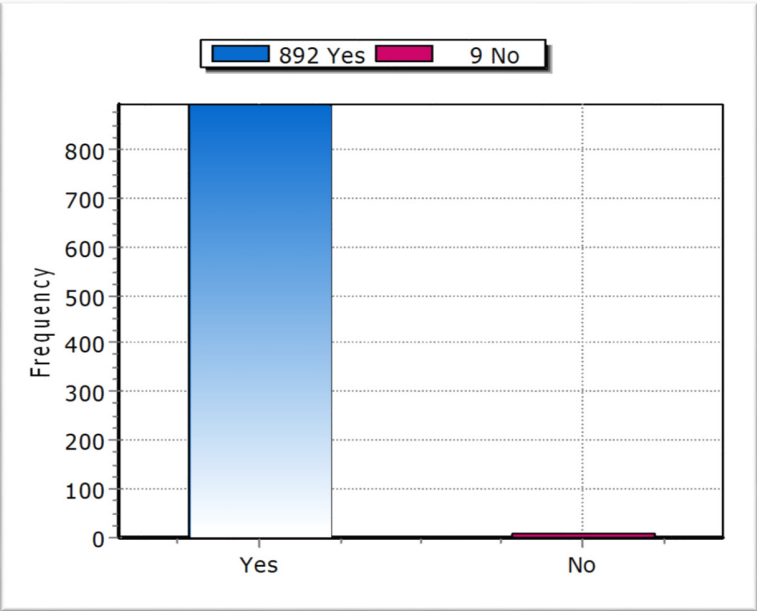
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

4. RESULTS

Section 1

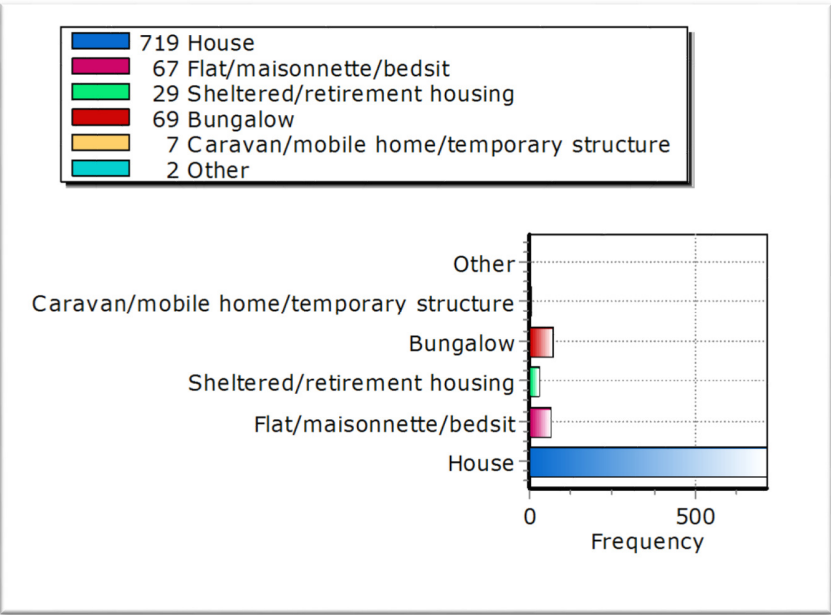
Listed below are the results of each question asked by the housing needs survey.

Question 1. Is this your main home?



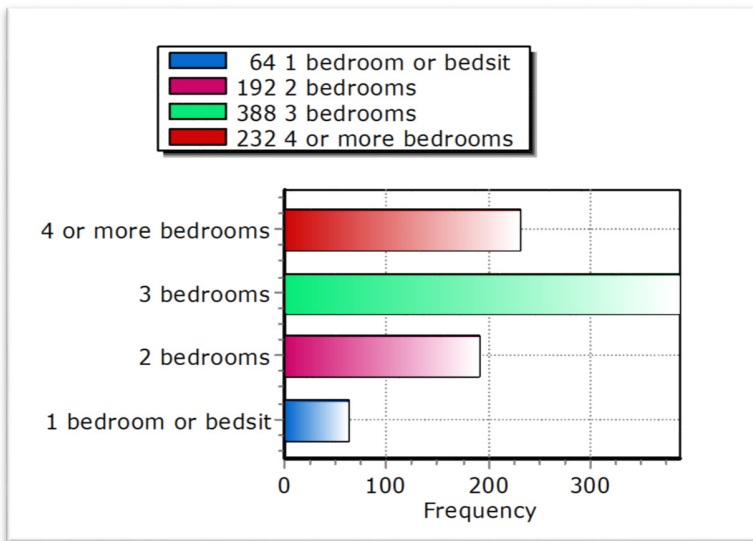
Respondents who answered no to this question were asked not to complete the rest of the form, but to return it.

Question 2. How would you describe your home?



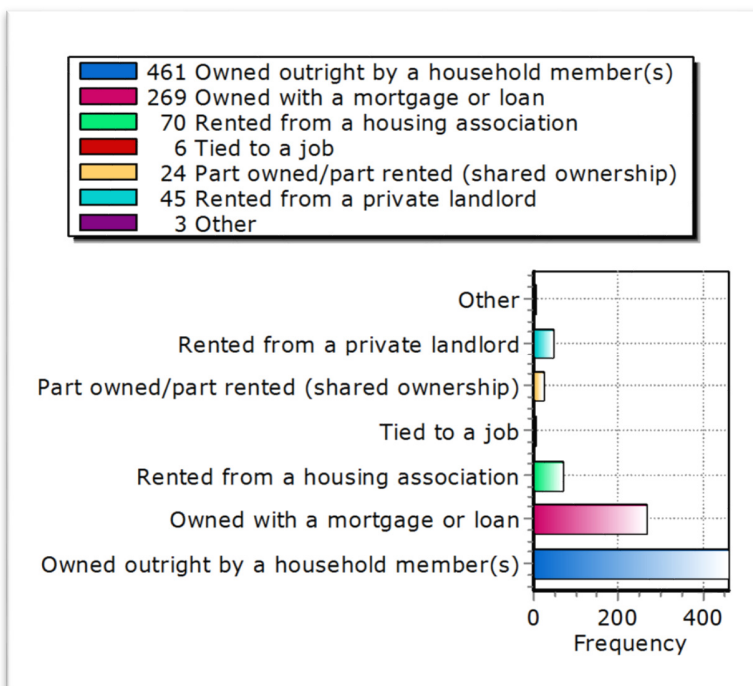
81% of respondents described their home as a house.

Question 3. How many bedrooms does your home have?



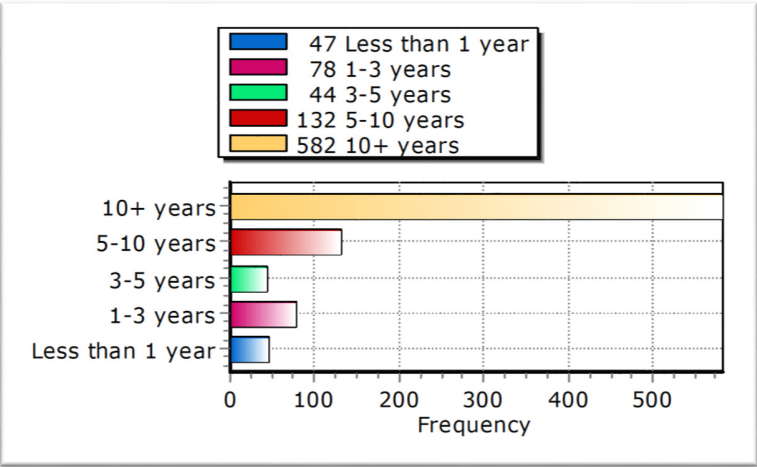
44% of homes had 3 bedrooms.

Question 4. Who owns your home?



The majority of homes (53%) were owned outright by a household member(s).

Question 5. How long have you lived in Edenbridge parish?

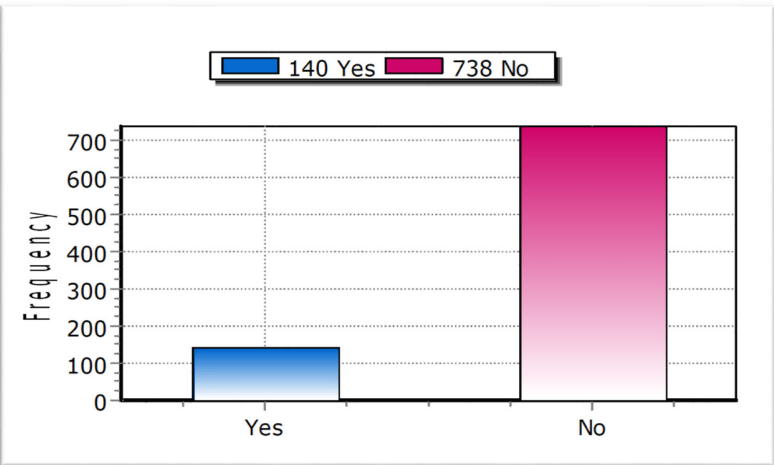


582 people (66%) have lived in the parish for 10 years or more.

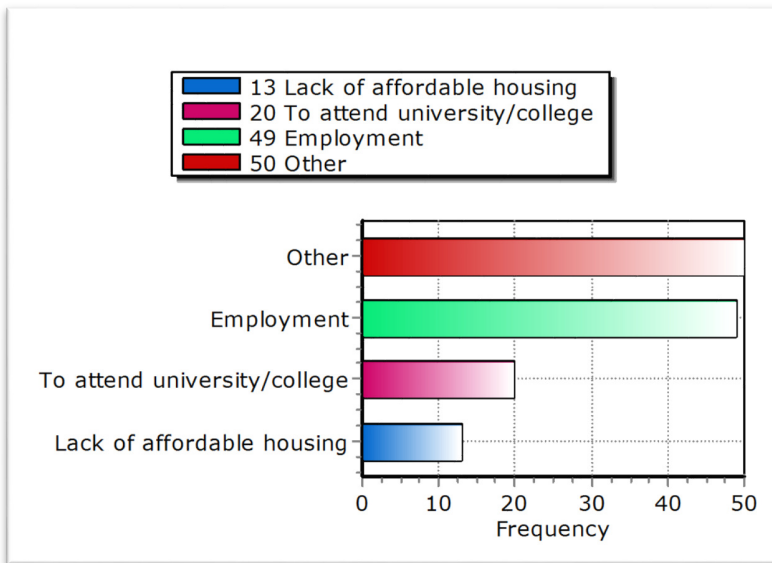
Question 6. Age and gender of residents.

	0-15	16-19	20-24	25-44	45-59	60-74	75-84	85+
MALE	125	37	29	162	183	224	94	26
FEMALE	145	24	28	196	204	248	106	40
TOTAL	270	61	57	358	387	472	200	66

Question 7. Have any members of your family moved away from Edenbridge in the last 5 year?



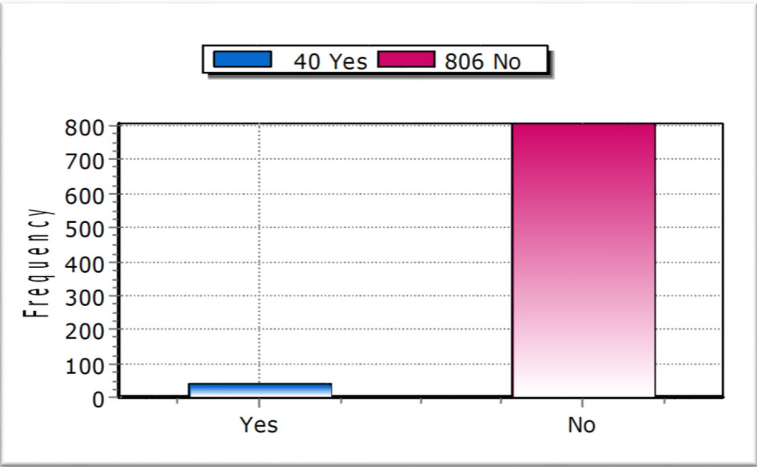
Question 8. If you answered Yes to Q7, please indicate the reason why they left:



Reasons for leaving given under 'other' include:

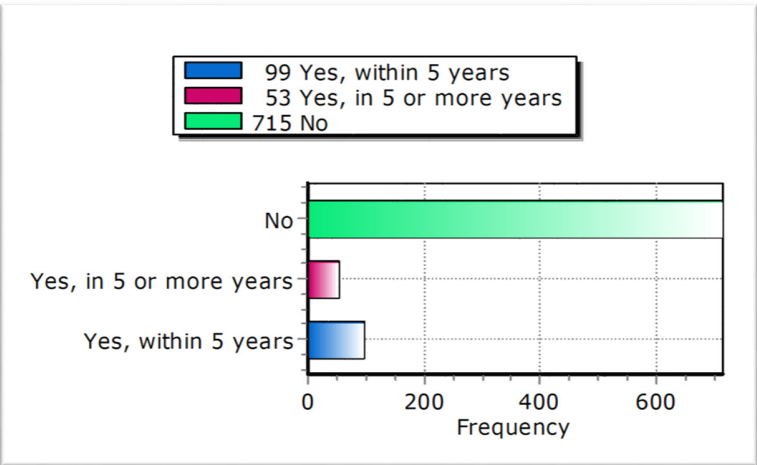
- Property has got too expensive in Edenbridge
- To move to a nursing home outside the area because there are none locally
- To live with partner
- Separation
- Marriage
- To be nearer a new job in a town that is better
- Bought house elsewhere
- Emigration
- Better schools for children, more choice of housing
- Closer links to London and later time of return journey
- Edenbridge getting too built up
- Poor rail service
- To move to a less expensive area
- Death

Question 9. Do you have any family members who currently live outside Edenbridge parish, who want to move to Edenbridge parish, but are unable to find a home locally?



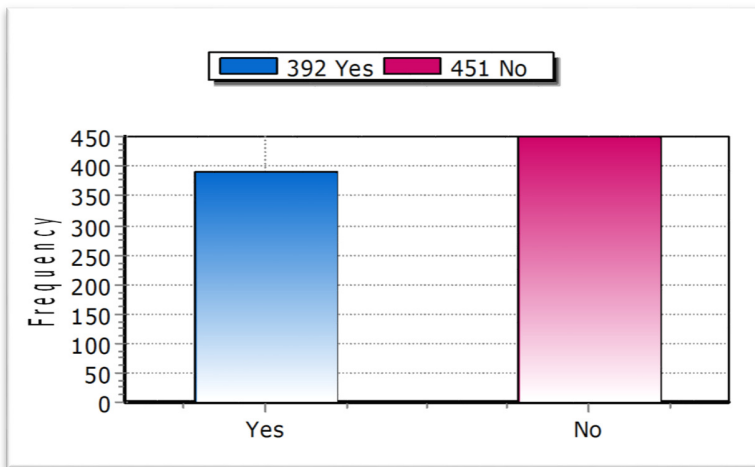
15 of the above respondents also answered Yes to Q10.

Question 10. Are you or anyone living with you considering moving to alternative accommodation within Edenbridge parish, either open market or affordable?



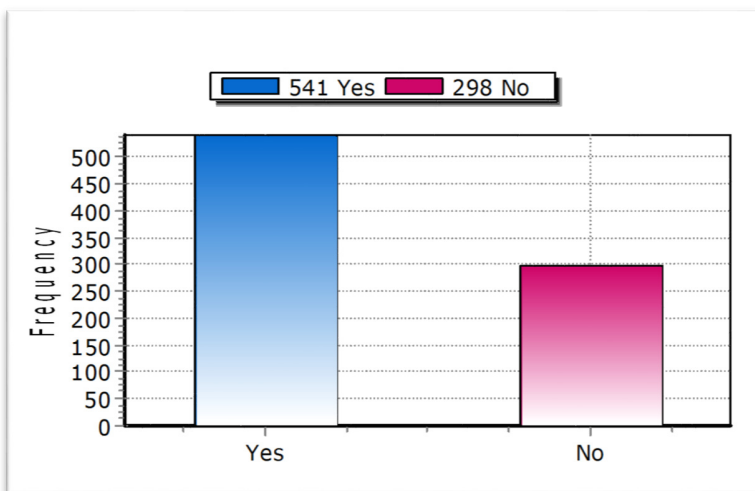
A total of 152 respondents said they are considering moving with Edenbridge within either the next 5 years or in 5 years or more. 41 respondents did not answer the question.

Question 11. Would you be supportive of future housing development in Edenbridge parish?



The majority of respondents who answered the question (53%) said they would not be supportive of future housing development.

Question 12. Would you support a development of affordable local needs housing if there was a proven need for people with a genuine local connection to Edenbridge?



The majority of respondents who answered the question (64%) said they would support a development of affordable local needs housing.

Question 13. Can you suggest a site where such a development could be built within Edenbridge parish?

There were 255 responses to this question; a full list of responses can be found in Appendix E1.

Question 14. Any comments (please note these will be recorded in the report to The Neighbourhood Plan Team).

There were 418 responses to this question; a full list of responses can be found in Appendix E2.

Section 2 – Open Market and Affordable Housing Needs

Only those respondents who deemed themselves in housing need were asked to complete Part 2.

Although a total of 156 respondents indicated that they or someone living with them wanted to move to alternative accommodation within Edenbridge (Q10) and/or have a family member who wants to move to Edenbridge (Q9), only 56 respondents went on to complete Part 2 of the survey.

As it is not possible to provide information on what type of housing the respondents who did not complete Part 2 might need in the future, the information below relates only to those who did complete Part 2. Information on the current housing situation of the remaining respondents is detailed at the end of this section.

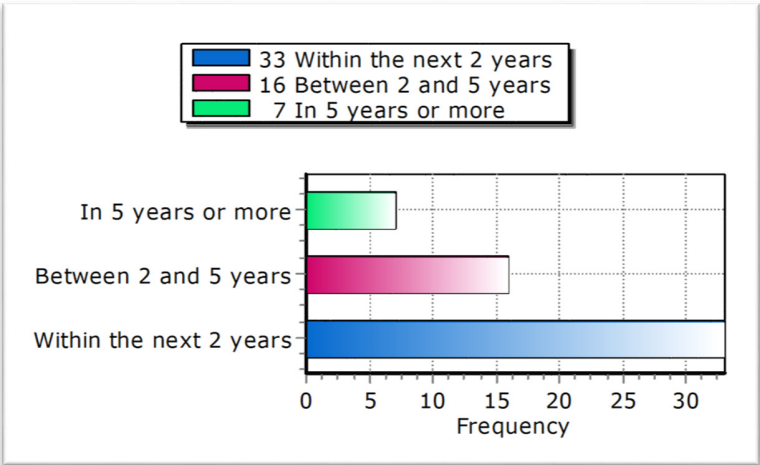
In respect of Q9 (Do you have any family members who currently live outside Edenbridge parish, who want to move to Edenbridge parish, but are unable to find a suitable home locally?) 40 respondents answered Yes. The following information provides more detail on their subsequent responses.

- 15 of the respondents also answered Yes to Q10 (Are you or anyone living with you considering moving to alternative accommodation within Edenbridge parish, either open market or affordable?). 12 of them completed Part 2.
- 23 respondents answered Yes to Q9 and No to Q10; 4 of those respondents went on to complete Part 2
- 2 respondents answered Yes to Q9 and did not answer Q10; they did not complete Part 2
- A total of 16 out of the 40 respondents who answered Yes to Q9 completed Part 2.

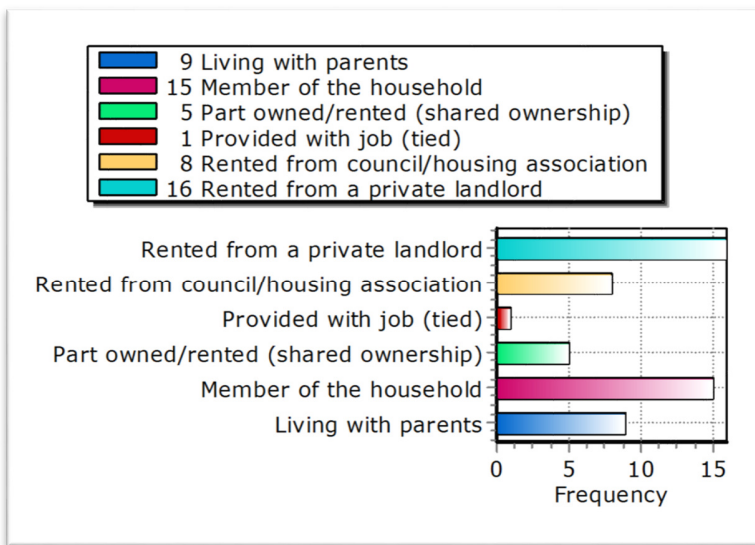
The results below include all responses to Part 2; 4 responses from those who indicated Yes to Q9 only and 52 responses from those who indicated Yes to Q10 (12 of whom also answered Yes to Q9). **A total of 56 responses to Part 2.**

Question 15. Personal details of respondents are not included in this report.

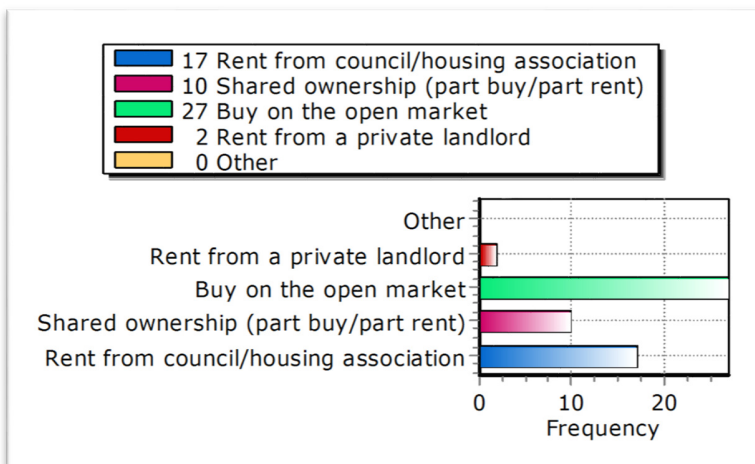
Question 16. When do those requiring accommodation need to move?



Question 17. Who owns your current property?



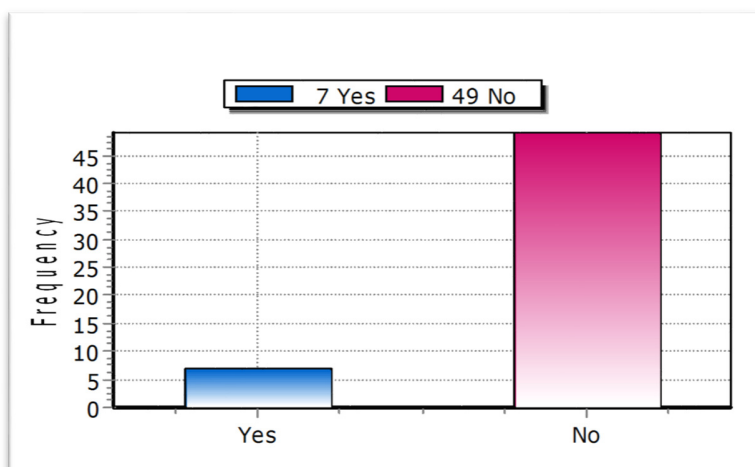
Question 18. If you could stay in/move back to Edenbridge parish which would you be seeking to do?



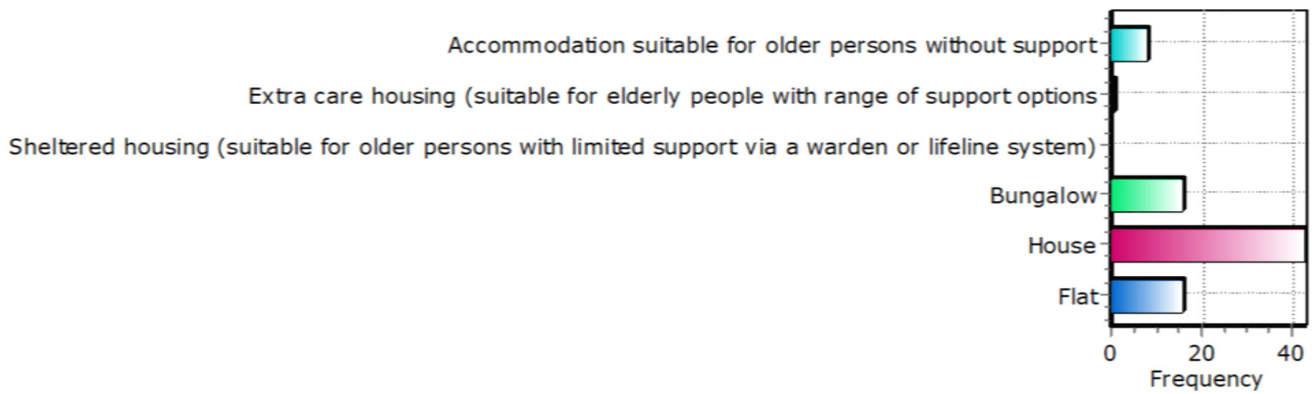
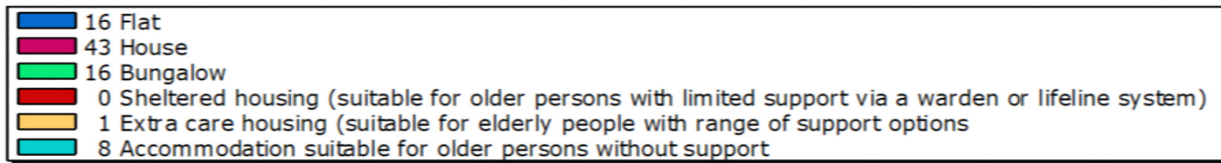
Question 19. What is your connection with Edenbridge parish? Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in Edenbridge parish and have done so continuously for the last 3 years	42
I have previously lived in Edenbridge and have immediate family who currently live there and have done so continuously for the last 10 years	8
I have lived in Edenbridge parish for a total of 5 out of the last 10 years	13
I am in full time employment in Edenbridge parish	16
I need to move to Edenbridge parish to take up full time employment	1
I provide an important service in Edenbridge parish that requires me to live locally	6
I need to move to Edenbridge parish to give or receive support to or from an immediate family member	5

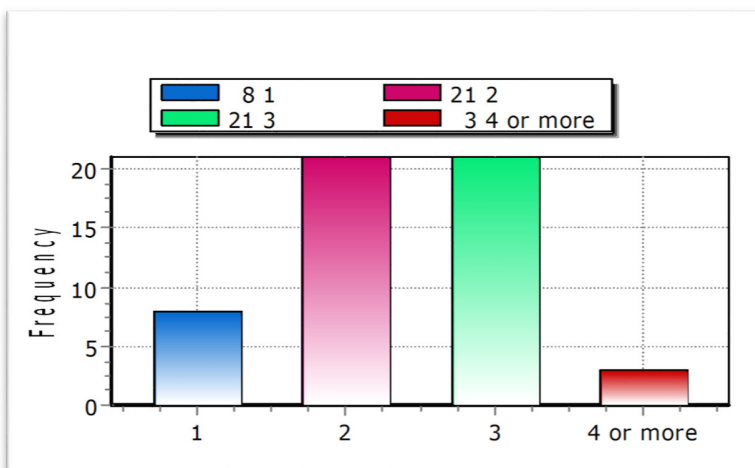
Question 20. Are you currently on a waiting list for affordable housing in Edenbridge parish i.e. the Sevenoaks District Housing Register?



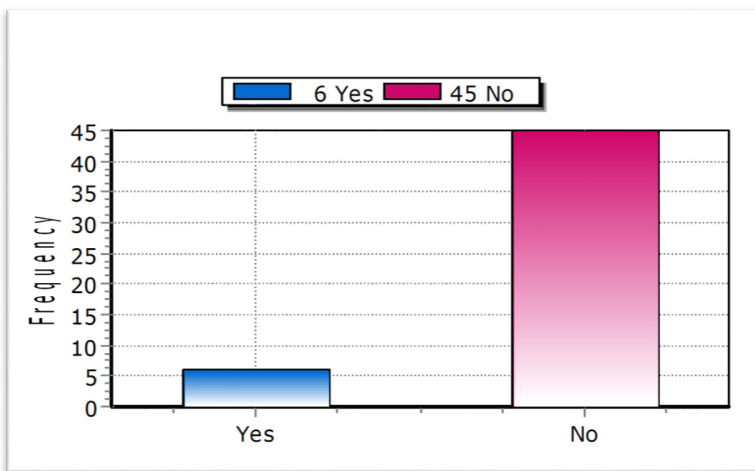
Question 21. What type of housing do you need?



Question 22. How many bedrooms do you require?



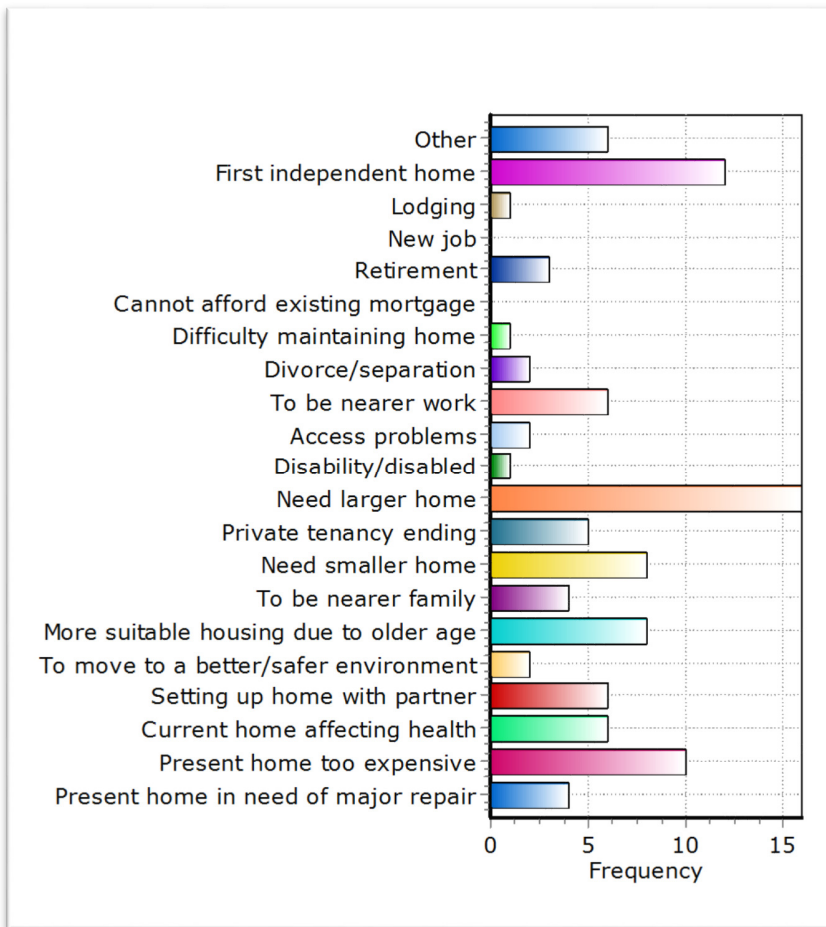
Question 23. Does anyone requiring alternative accommodation have specific housing needs, for example, layout and design adapted for access e.g. wheelchair access, ground floor etc.



Question 24. If you answered Yes to Q23 please give brief details: There were five responses to this question:

- Ideally ground floor due to knee disability/registered disabled.
- I'm getting older with various physical problems and so on.
- Ongoing health problems, heart (further open heart surgery), back and osteoporosis.
- Would be older so would probably have limited mobility etc. Will not need to move from present home unless age/health forces it.
- Ground floor.

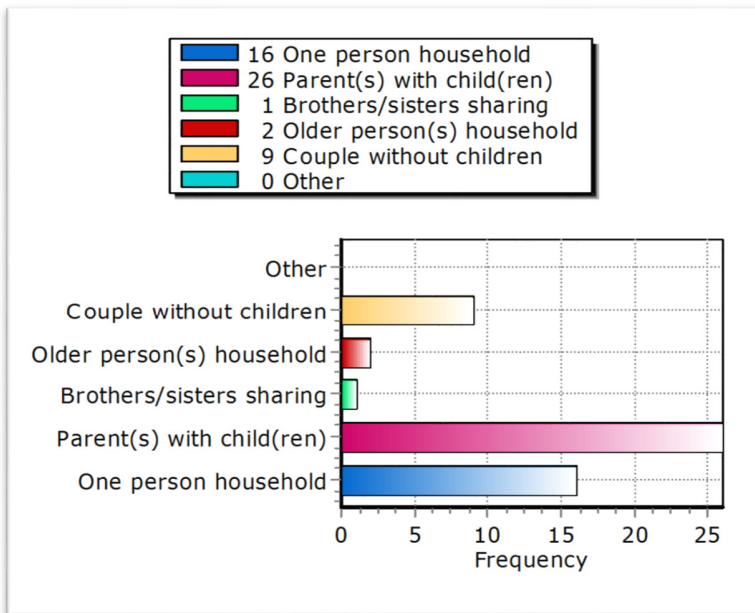
Question 25. Why are you seeking a new home?



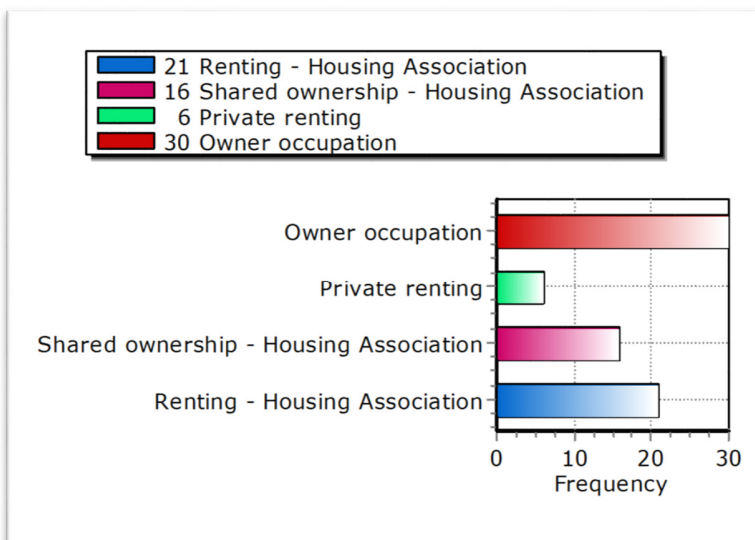
Question 26. Please indicate the age and gender of each person looking to move:

	0-15	16-19	20-24	25-44	45-59	60-74	75-84	85+
MALE	18	6	9	19	5	5	2	0
FEMALE	14	1	3	25	7	8	2	0
TOTAL	32	7	12	44	12	13	4	0

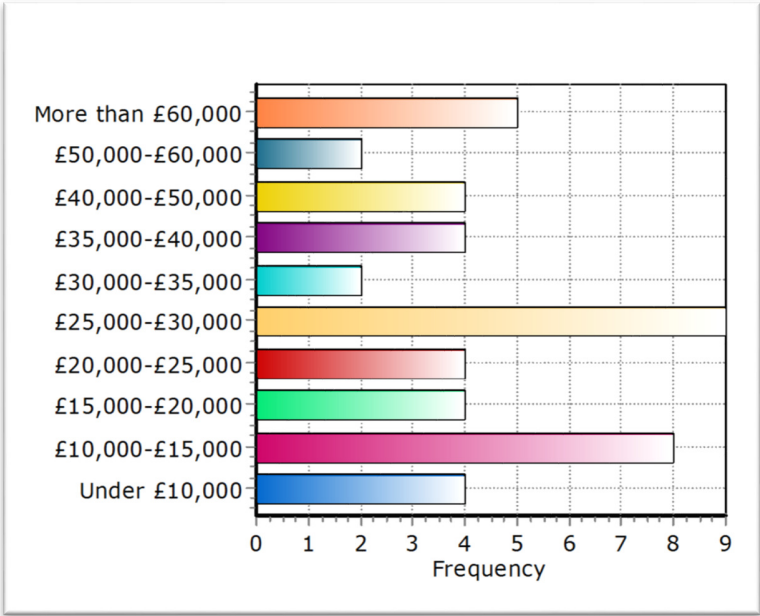
Question 27. What type of household will the NEW household be?



Question 28. Which tenure would best suit your housing need?



Question 29. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.



Question 30. How much money could you raise towards the purchase of a property? The following answers were given:

£0 x 3	£180,000 x 1
£800 x 2	£185,000 x 1
£7500 x 1	£200,000 x 1
£10,000 x 1	£235,000 x 1
£15,000 x 1	£250,000 x 2
£20,000 x 1	£300,000 x 2
£25,000 x 1	£350,000 x 1
£50,000 x 2	£400,000 x 1
£70,000 x 1	£500,000 x 1
£140,000 x 1	£800,000 x 1
£150,000 x 1	

Question 31. How much money would you be able to raise as a deposit towards buying your own home? The following answers were given:

£0 x 3	£25,000 x 1
£800 x 1	£30,000 x 1
£1000 x 1	£50,000 x 1
£5000 x 2	£60,000 x 1
£7500 x 1	£70,000 x 1
£8000 x 1	£75,000 x 2
£10,000 x 1	£80,000 x 1
£15,000 x 2	£200,000 x 1
£20,000 x 5	

55 respondents who did not complete Section 2 said they are considering moving to alternative accommodation, either open market or affordable, within Edenbridge parish within 5 years:

Current type of household:

16 x single people aged 35 – 80 (9 x aged 60+)

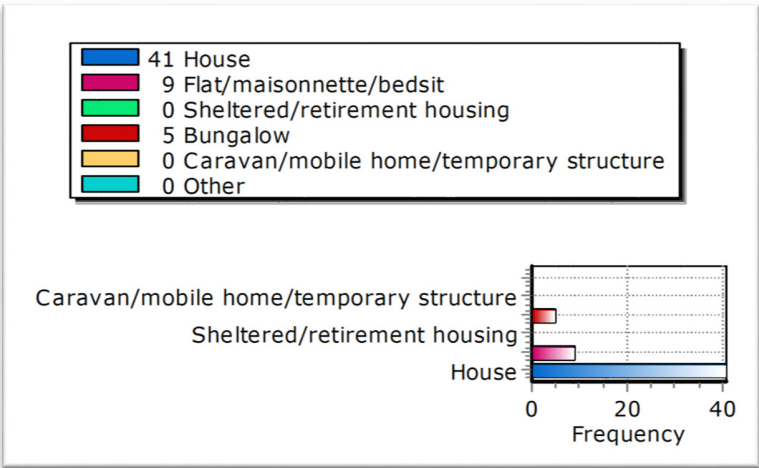
19 x couples/2 adults living together:

- 8 x 60 years and over
- 10 x 30 – 50 years old
- 1 x under 30

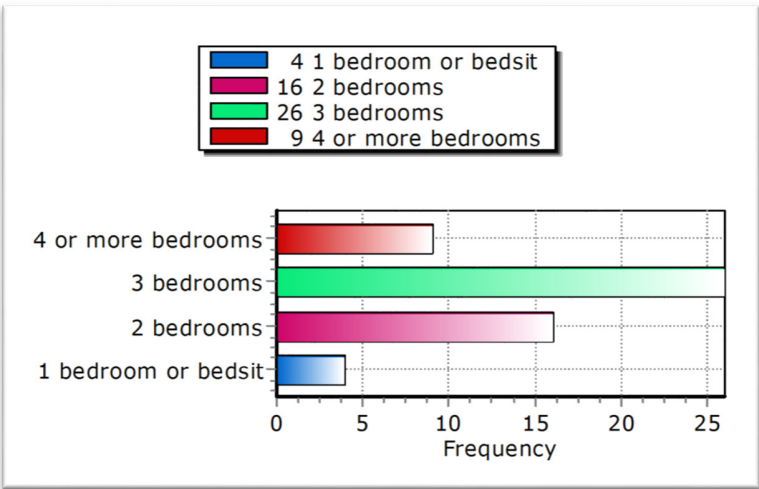
20 x families:

- 11 x families with children aged 15 years and younger.
- 3 x families with children aged 20 years and younger.
- 4 x families with children aged 29 years and younger
- 2 x families with adult members aged 50 and 39

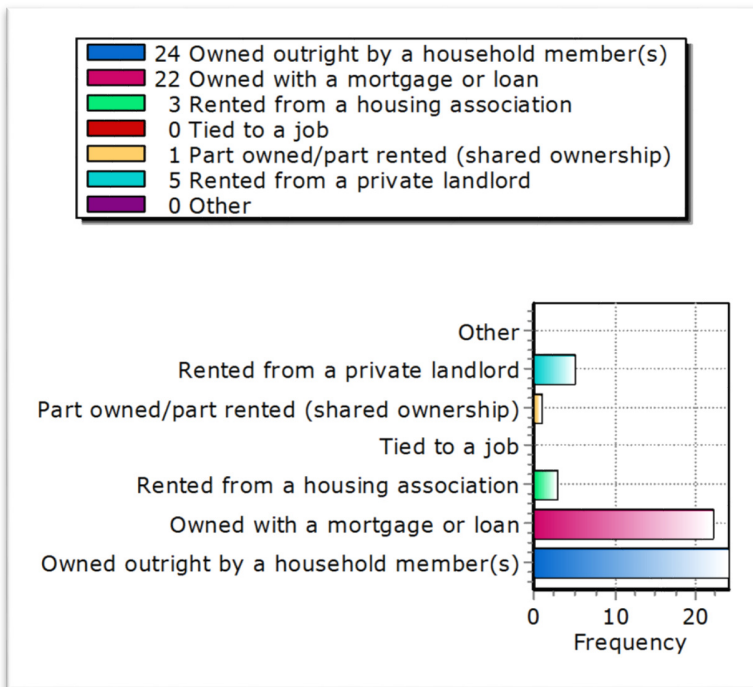
Current home:



Current number of bedrooms:



Owner of current home:



Age and gender of respondents:

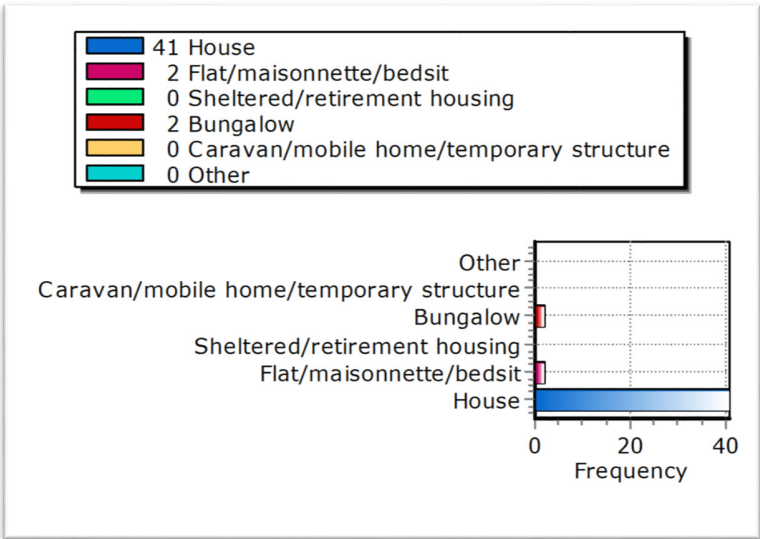
	0-15	16-19	20-24	25-44	45-59	60-74	75-84	85+
MALE	6	3	4	19	11	11	3	0
FEMALE	12	1	5	23	10	10	4	0
TOTAL	18	4	9	42	21	21	7	0

45 respondents who did not complete Section 2 said they are considering moving to alternative accommodation, either open market or affordable, within Edenbridge parish in 5 years or more:

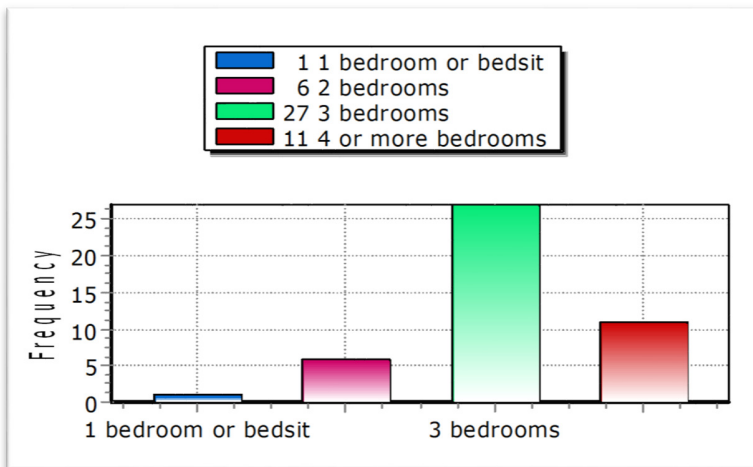
Current type of household:

- 5 x single people
- Aged 66 – 80.
- 23 x couples/2 adults living together.
- 15 x over 60 years old.
 - 4 x 30-59 years old.
 - 4 x less than 30 years old.
 -
- 17 x families
- 11 x families with children aged 15 years and younger.
 - 4 x families with children aged between 16 and 19.
 - 2 x families with children aged between 20 and 26.

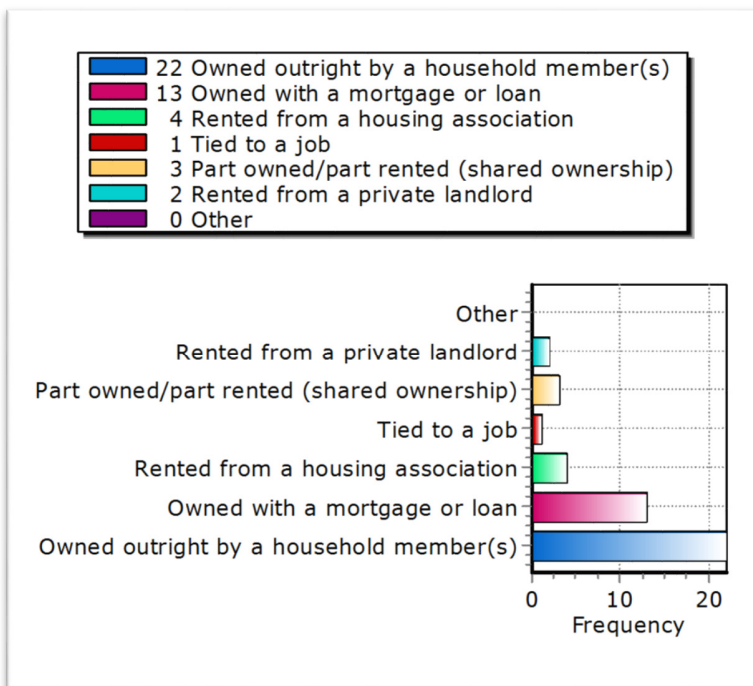
Current home:



Current number of bedrooms:



Owner of current home:



Age and gender of respondents:

	0-15	16-19	20-24	25-44	45-59	60-74	75-84	85+
MALE	11	1	1	16	7	10	7	0
FEMALE	8	4	2	17	7	16	2	0
TOTAL	19	5	3	33	14	26	9	0

5. LOCAL HOUSING COSTS

To fully assess local affordable housing need it is important to look at open market prices in the private sector of houses both to rent and buy.

Property for sale

Searches of www.rightmove.co.uk which markets property for a number of leading local estate agents, in August 2015, found the following cheapest properties for sale in Edenbridge:

Type of Property	Number of Bedrooms	Price £
Apartment	1	149 950
Terraced house	1	185 000
Apartment	2	179 950
Semi-detached house	2	260 000
Semi-detached house	2	295 000
End of terrace house	3	205 000
Terraced house	3	229 950
Terraced house	3	240 000
Terraced house	4	415 000
Detached house	4	440 000
Semi-detached house	4	495 000

Property to rent

A similar search for rental property in Edenbridge found the following:

Type of Property	Number of Bedrooms	Price £pcm.
Studio apartment	1 bed/living room	645
Apartment	1	750
Apartment	2	950
Barn conversion	3	1500
Detached bungalow	4	2225

Household income required to afford current market prices

Using local information, the table below shows gross income level needed to purchase a property in the area. The figures are calculated assuming a 15% deposit and using 3.5 x gross income. Monthly repayment is based on a 2 year fixed standard with HSBC at 3.94% (Aug 2015) 25 year mortgage term and is calculated using HSBC's mortgage calculator.

It should be noted that in the current economic climate lenders have made the borrowing criteria for potential mortgagees far stricter by requiring at least a 15% deposit, making securing a mortgage difficult for some first time buyers, especially those on lower incomes. Although there are now higher LTV mortgages available, they tend to attract a higher interest rate. The Help to Buy Mortgage Guarantee Scheme is now available where purchasers only need to provide a 5% deposit; however, they will need to make repayments on a 95% mortgage so the income levels indicated on the table below are still relevant and may actually need to be higher if using this scheme; monthly repayments may also be higher. Eligibility for this scheme is based on a case by case basis and assessed by the lender.

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
1 bed apartment	149 950	22 493	36 416	546
1 bed terraced house	185 000	27 750	44 929	674
2 bed apartment	179 950	26 993	43 702	655
2 bed semi-detached house	260 000	39 000	63 143	947
2 bed semi-detached house	295 000	44 250		1074
3 bed end of terrace house	205 000	30 750	49 787	746
3 bed terraced house	229 950	34 492	55 845	936
3 bed terraced house	240 000	36 000	58 286	874
4 bed terraced house	415 000	62 250	100 786	1511
4 bed detached house	440 000	66 000	106 857	1734
4 bed semi-detached house	495 000	99 000 20% dep required	113 143	1677

To gauge the income level required to afford to rent privately, Government guidance states that a household can be considered able to afford market house renting in cases where rent payable was up to 25% of their gross household income (*DCLG Strategic Housing Market Assessment Guide 2007*)

Type of Property	Price £ pcm	Approx. Gross Annual income £
Studio apartment	645	30 960
1 bed apartment	750	36 000
2 bed apartment	950	45 600
3 bed barn conversion	1500	72 000
4 bed detached bungalow	2225	106 800

Using HM Land Registry data on house sales (www.mouseprice.com) using postcode area TN8 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Bough Beech,

Brasted, Chevening and Sundridge, Chiddingstone, Chiddingstone Hoath, Cowden, Cowden and Hever, Crockham Hill, Den Cross, Dormansland and Felcourt, East Sussex, Edenbridge, Edenbridge North and East, Edenbridge South and West, Forest Row, Four Elms, Hever, Kent, Leigh and Chiddingstone Causeway, Limpsfield, Lingfield and Crowhurst, Mark Beech, Marsh Green, Penshurst, Fordcombe and Chiddingstone, Surrey, Toys Hill, Westerham and Crockham Hill, the average house prices in the last 3 months are –

1 bed properties	£194,900
2 bed properties	£284,700
3 bed properties	£344,500
4 bed properties	£680,400
5+ bed properties	£1,047,700

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £47,333 would be required. To afford the average cost of a 2 bed property a salary of £69,141 would be required.

Information provided by 'mouseprice' states that the average property in the TN8 area costs £414,100 with average earnings being £26,786. This means that the average property costs over 15 times more than the average salary. The source used by 'mouseprice' to assess price to earnings ratio is Calnea Analytics proprietary price data and earnings data – updated quarterly.

Affordable Rent

The Government has introduced changes relating to rents charged to new tenants of social housing from April 2011. Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents. The following table shows Local Housing Allowance (LHA) levels for the High Weald area; Sevenoaks District Council have an agreement with their Housing Association partners to calculate affordable rent at 80% of market rents or 100% LHA whichever is lower. Affordability of the affordable rent levels can be achieved through the input of Housing Benefit where eligible.

Size of Property	LHA levels £pcm/Affordable Rent
1 bed	587
2 bed	765
3 bed	967
4 bed	1460

The table below shows income needed to afford the affordable rent levels using 25% of gross income as the indicator of what is affordable.

Property	Price £ pcm	Gross annual Income £
1 bed	587	28 176
2 bed	765	36 720
3 bed	967	46 416
4 bed	1460	70 080

Shared ownership

To give an indication of respondents' ability to afford shared ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 25% and 40% share of a property with estimated value of £194,900 for a 1 bed property, £284,700 for a 2 bed property and £344,500 for a 3 bed property. Calculations are made using the Homes and Communities Agency's market assessment calculator and assume a 10% deposit of mortgage share. These values are taken from information on average prices found at www.mouseprice.co.uk

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service charge	Monthly total £	Gross Income required
194 900	25%	4873	230	335	90	655	26 111
194 900	40%	7796	479	268	90	837	27 090
284 700	25%	7118	437	489	90	1016	36 647
284 700	40%	11 388	700	391	90	1181	42 583
344 500	25%	8613	529	592	90	1211	43 663
344 500	40%	13 780	847	474	90	1411	50 846

6. ASSESSMENT OF HOUSING NEED

This section is divided into two categories; the need for affordable housing and the need for open market housing.

6.1 Assessment of the need for affordable housing – rented and shared ownership

This analysis is divided into categories of those who need affordable housing within the next 2 years, between 2 and 5 years and in 5 years or more.

At this stage some respondents might be excluded if they do not qualify for or do not provide sufficient information for an assessment of their eligibility for affordable housing to be made.

In total 28 respondents said they had a need for affordable housing in the following timescales:

- Within the next 2 years x 21
- Between 2 and 5 years x 5
- In 5 years or more x 2

Assessment of the 21 households seeking affordable housing within the next 2 years

3 respondents were excluded because they did not provide information on their income, therefore an assessment of eligibility for affordable housing could not be made.

The 18 households in need of affordable housing within the next 2 years are –

- 5 single people
- 2 couples
- 11 families

Single people – there were 5 single people

Age and Gender	Frequency
21 M	1
35 F	1
45 F	1
54 F	1
63 F	1

Reason for seeking new home:

Reason	Frequency
Present home too expensive	2
More suitable home due to older age	1
Difficulty maintaining home	1
Current home affecting health	1
Need smaller home	1
Divorce/separation	1
Private tenancy ending	3
Other	2
Cannot afford existing mortgage	1
Retirement	1
Present home in need of major repair	1

Current housing:

Current Housing	Frequency
Renting privately	3
Renting from council/HA	1
Owned with a mortgage or loan	1

The above owner occupier was included because she is 63 years old and cannot afford her existing mortgage and may be eligible for affordable housing.

Number of bedrooms required: Answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
1	3
2	2

Actual number of bedrooms respondents are eligible for is dependent upon Sevenoaks District Council's allocation policy. See summary on page 59.

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
Flat	2
Flat/house/bungalow	1
Flat/house/bungalow accommodation suitable for older persons	2

Tenure best suited:

Tenure	Frequency
Renting – housing association	1
Renting HA/private renting	2
Renting HA/shared ownership/private renting	1
Shared ownership	1

Household's joint gross annual income:

Income	Frequency
£10,000 - £15,000	2
£25,000 - £30,000	1
£15,000 - £20,000	1
£40,000 - £50,000	1

Amount available towards purchase of a property: The following responses were given -

1 x £800
 1 x £140,000
 2 x None
 1 x 0

Amount available towards a deposit: The following responses were given -

1 x £800
 1 x £30,000
 2 x None
 1 x 0

Particular or specialised housing requirements:

Specific housing needs	Frequency
Yes	0
No	5

Registered on the Sevenoaks District Housing Register:

Housing Register	Frequency
Yes	1
No	4

The respondents all indicated at least one of the local connection criteria; they all currently live in Edenbridge.

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£10,000 - £15,000	2	2 with HB	0	0	0
£15,000 - £20,000	1	1 with HB	0	0	0
£25,000-£30,000	1	1	0	1 x 1 bed	0
£40,000 - £50,000	1	1	1	0 (deposit not stated)	0

It is assumed that respondents who cannot afford the affordable rent levels will be eligible for Housing Benefit (HB).

Couples there were 2 couples

Age and Gender	Frequency
35 F	1
51 M	1
54 F	1
59 M	1

Reason for seeking new home:

Reason	Frequency
Current home affecting health	1
Disability/disabled	1
Need smaller home	1
Other (Can't manage stairs)	1

Current housing:

Current Housing	Frequency
Rented from council/HA	2

Number of bedrooms required: Answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
1	2

Actual number of bedrooms respondents are eligible for is dependent upon Sevenoaks District Council's allocation policy. See summary on page 59.

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
Bungalow	2

Tenure best suited:

Tenure	Frequency
Renting HA	2

Income:

Income	Frequency
Under £10,000	1
£10,000 - £15,000	1

Amount available towards purchase of a property:

2 x None

Amount available towards a deposit:

2 x None

Particular or specialised housing requirements: One respondent did not answer the question.

Specific housing needs	Frequency
Yes	1
No	0

The respondent who answered Yes above did not give any details of their needs.

Registered on the Sevenoaks District Housing Register:

Housing Register	Frequency
Yes	2
No	0

The respondents both indicated at least one of the local connection criteria; they currently live in Edenbridge parish.

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
Under £10,000	1	1 with HB	0	0	0
£10,000 - £15,000	1	1 with HB	0	0	0

It is assumed that respondents who cannot afford the affordable rent levels will be eligible for Housing Benefit (HB).

Families there were 11 families

Ages and Gender

	Adult Age	Adult Age	Child Age	Child Age	Child Age	Child Age	Child Age
Family 1	46 F		17 M	17 M			
Family 2	27 F		1 F				
Family 3	37 M	29 F	8 M	2 F			
Family 4	34 M	34 F	4 M	2 M	Baby due		
Family 5	52 F		16 M	14 F			
Family 6	40 F		1 F	2 M			
Family 7	26 M	24 F	3 F	6 mths M			
Family 8	29 F	29 M	1 F				
Family 9	44 M		11 F	16 M			
Family 10	48 F		24M	16M			
Family 11	40 F	38 M	1 F				

Reason for seeking new home:

Reason	Frequency
First independent home	3
Current home affecting health	2
Present home in need of major repair	2
Private tenancy ending	1
Difficulty maintaining home	1
Need larger home	5
Need smaller home	1
To be nearer work	2
To be nearer family	1
Lodging	1
Other	2

Current housing: 1 respondent did not answer this question

Current Housing	Frequency
Renting privately	4
Living with parents	3
Renting from Council/HA	3

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House	6
House/bungalow	2
Flat/house	1
Flat/house/bungalow	2

Tenure best suited:

Tenure	Frequency
Renting housing association	4
Shared ownership	2
Renting HA/shared ownership	2
Renting HA/shared ownership/private renting/owner occupation	2
Renting HA/owner occupation	1

Number of bedrooms required: Answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	4
3	7

Actual number of bedrooms respondents are eligible for is dependent upon Sevenoaks District Council's allocation policy. See summary on page 59.

Household's joint gross annual income:

Income	Frequency
Under £10,000	1
£10,000-£15,000	3
£15,000-£20,000	1
£20,000-£25,000	3
£25,000-£30,000	2
£35,000-£40,000	1

Amount available towards purchase of a property: The following answers were given:

2 x £0
 1 x None
 1 x £800
 1 x £20,000 - £80,000
 1 x £70,000
 1 x £100,000
 1 x £150,000
 1 x £180,000

Amount available towards a deposit: The following answers were given:

1 x £0
1 x None
1 x £1000
1 x £2000
1 x £5000
1 x £8000
1 x £10,000
1 x 10%
1 x £75,000
1 x £80,000

Particular or specialised housing requirements:

Specific housing needs	Frequency
Yes	1
No	10

Details of specific housing needs:

Ideally ground floor due to knee disability/registered disabled.

Registered on the Sevenoaks District Housing Register:

Housing Register	Frequency
Yes	3
No	8

The respondents all indicated at least one of the local connection criteria; 7 respondents currently live in Edenbridge parish. 4 respondents do not live in the parish; 3 are in full time employment there; one of those respondents previously lived there and have immediate family who currently live there. 1 respondent needs to move to the parish to give or receive support to or from an immediate family member.

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
Under £10,000	1	1 with HB	0	0	0
£10,000-£15,000	3	3 with HB	0	0	0
£15,000-£20,000	1	1 with HB	0	0	0
£20,000-£25,000	3	3 with HB	0	0	0
£25,000-£30,000	2	1 with HB	0	1 x 2 bed (large dep available)	0
£35,000-£40,000	1	1	0	0 (Insufficient deposit available)	0

It is assumed that respondents who cannot afford the affordable rent levels will be eligible for Housing Benefit (HB).

Assessment of the 5 households seeking housing between 2 and 5 years

The 5 households in need of affordable housing between 2 and 5 years are:

- 3 single people
- 1 couple (Older persons household)
- 1 family

Single people – there were 3 single people

Age and Gender	Frequency
17 F	1
22 M	1
60 M	1

Reason for seeking new home:

Reason	Frequency
First independent home	2
To be nearer family	1
To be nearer work	1
More suitable housing due to older age	1

Current housing:

Current Housing	Frequency
Renting privately	1
Living with relatives	2

Number of bedrooms required: Answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
1	3

Actual number of bedrooms respondents are eligible for is dependent upon Sevenoaks District Council's allocation policy. See summary on page 59.

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
Flat	1
Flat/house	2

Tenure best suited:

Tenure	Frequency
Renting – housing association	1
Shared ownership/open market	1
Renting HA/ /private renting	1

Household's joint gross annual income:

Income	Frequency
£10,000 - £15,000	1
£15,000 - £20,000	1
£25,000 - £30,000	1

Amount available towards purchase of a property: 1 respondent answered this question
£7,500

Amount available towards a deposit: 1 respondent answered this question
£7,500

Particular or specialised housing requirements:

Specific housing needs	Frequency
Yes	1
No	2

The respondent who indicated Yes to the above wants ground floor accommodation.

Registered on the Sevenoaks District Housing Register:

Housing Register	Frequency
Yes	0
No	3

The respondents all indicated at least one of the local connection criteria; all 3 respondents currently live in Edenbridge parish.

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£10,000 - £15,000	1	1 with HB			
£15,000 - £20,000	1	1 with HB			
£25,000 - £30,000	1	1	0	1 x 1 bed	0

Older persons household - there was 1 couple who described themselves as an older persons household

Age and Gender	Frequency
76 M	1
71 F	1

Reason for seeking new home:

Reason	Frequency
Present home too expensive	1
More suitable home due to older age	1
Access problems	1

Current housing:

Current Housing	Frequency
Renting privately	1

Number of bedrooms required: Answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	1

Actual number of bedrooms respondents are eligible for is dependent upon Sevenoaks District Council's allocation policy. See summary on page 59.

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
Accommodation suitable for older persons/extra care housing	1

Tenure best suited:

Tenure	Frequency
Renting HA	1

Income:

Income	Frequency
Under £10,000	1

Amount available towards purchase of a property:

Nil

Amount available towards a deposit:

Nil

Registered on the Sevenoaks District Housing Register:

Housing Register	Frequency
No	1

Particular or specialised housing requirements:

Specific housing needs	Frequency
No	1

The respondent indicated at least one of the local connection criteria; they currently live in Edenbridge parish.

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
Under £10,000	1	1 with HB	0	0	0

Families there was 1 family

Age and Gender

	Adult Age	Adult Age	Child Age	Child Age	Child Age	Child Age	Child Age
Family 1	40 M	42 F	5 M	3 F			

Reason for seeking new home:

Reason	Frequency
Need larger home	1

Current housing:

Current Housing	Frequency
Renting from council/HA	1

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House	1

Tenure best suited:

Tenure	Frequency
Renting housing association	1

Number of bedrooms required: Answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
3	1

Actual number of bedrooms respondents are eligible for is dependent upon Sevenoaks District Council's allocation policy. See summary on page 59.

Household's joint gross annual income:

Income	Frequency
£30,000-£35,000	1

Amount available towards purchase of a property:

Don't know.

Amount available towards a deposit:

£5000

Particular or specialised housing requirements:

Specific housing needs	Frequency
No	1

Registered on the Sevenoaks District Housing Register:

Housing Register	Frequency
No	1

The respondent indicated at least one of the local connection criteria; they currently live in Edenbridge parish.

The following table shows the respondent's ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£30,000 - £35,000	1	1 with HB	0	0	0

It is assumed that respondents who cannot afford the affordable rent levels will be eligible for Housing Benefit (HB).

Assessment of the 2 households seeking housing in 5 years or more

The 2 households in need of affordable housing in 5 years or more are:

- 1 single person
- 1 family

Single people – there was 1 single person

Age and Gender	Frequency
60	1

Reason for seeking new home:

Reason	Frequency
Current home affecting health	1
Disability/disabled	1
To move to a better/safer environment	1
Need larger home	1

Current housing:

Current Housing	Frequency
Rented from council/HA	1

Number of bedrooms required: Answers give relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	1

Actual number of bedrooms respondents are eligible for is dependent upon Sevenoaks District Council's allocation policy. See summary on page 59.

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House/bungalow	1

Tenure best suited:

Tenure	Frequency
Renting – housing association	1

Household's joint gross annual income:

Income	Frequency
£15,000 - £20,000	1

Amount available towards purchase of a property:

Not answered

Amount available towards a deposit:

Not answered

Particular or specialised housing requirements:

Specific housing needs	Frequency
Yes	1

Specific housing needs:

I am getting older with various physical problems and so on.

Registered on the Sevenoaks District Housing Register:

Housing Register	Frequency
No	1

The respondent indicated at least one of the local connection criteria; they currently live in Edenbridge parish.

The following table shows the respondent's ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£15,000 - £20,000	1	1 with HB	0	0	0

It is assumed that respondents who cannot afford the affordable rent levels will be eligible for Housing Benefit (HB).

Families there was 1 family

Age and Gender

	Adult Age	Adult Age	Child Age	Child Age	Child Age	Child Age
Family 1	50 M	42 F	16 M			

Reason for seeking new home:

Reason	Frequency
Private tenancy ending	1
Retirement	1

Current housing:

Current Housing	Frequency
Provided with a job (tied)	1

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House	1

Tenure best suited:

Tenure	Frequency
Renting housing association/shared ownership	1

Number of bedrooms required: Answers give relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
3	1

Actual number of bedrooms respondents are eligible for is dependent upon Sevenoaks District Council's allocation policy. See summary on page 59.

Household's joint gross annual income:

Income	Frequency
£40,000 - £50,000	1

Amount available towards purchase of a property:

Not sure

Amount available towards a deposit:

Not sure

Particular or specialised housing requirements:

Specific housing needs	Frequency
No	1

Registered on Sevenoaks District Housing Register:

Housing Register	Frequency
No	1

The respondent indicated at least one of the local connection criteria; they currently live in Edenbridge parish.

The following table shows the respondent's ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£40,000-£50,000	1	1	1	Unable to assess due to lack of info regarding deposit	0

It is assumed that respondents who cannot afford the affordable rent levels will be eligible for Housing Benefit (HB).

6.2 Assessment of the need for Open Market Housing

The analysis is divided into categories of those who require open market housing within the next 2 years, between 2 and 5 years and in 5 years or more.

In total, 28 respondents said they require open market housing in the parish and will need to move in the following time scales:

- Within the next 2 years x 12
- Between 2 and 5 years x 11
- In 5 years or more x 5

Assessment of the 12 households who require open market housing within the next 2 years:

- 2 single people
- 4 couples
- 6 families

Single people – there were 2 single people

Age and Gender	Frequency
25 M	1
78 F	1

Reason for seeking new home:

Reason	Frequency
First independent home	1
Present home too expensive	1

Current housing:

Current Housing	Frequency
Owner occupier	1
Living with relatives	1

Number of bedrooms required:

No of bedrooms	Frequency
2	2

Type of housing needed:

Type of housing	Frequency
Flat	1
House/bungalow	1

Tenure best suited:

Tenure	Frequency
Owner occupation	2

Household's joint gross annual income:

Income	Frequency
£25,000 - £30,000	2

Amount available towards purchase of a property: 1 respondent answered this question
£120,000

Amount available towards a deposit: 1 respondent answered this question
£20,000

Particular or specialised housing requirements:

Specific housing needs	Frequency
No	2

The respondents indicated at least one of the local connection criteria; 1 currently lives in the Edenbridge parish and 1 has previously lived there and have immediate family who currently live there.

Couples - there were 4 couples; one respondent did not indicate their partner's age

Age and Gender	Frequency
23 M	1
24 M	1
29 M	1
31 F	1
43 F	1
49 F	1
67 M	1

Reason for seeking new home:

Reason	Frequency
First independent home	3
Retirement	1
Need larger home	1
Access problems	1
Setting up home with partner	1

Current housing:

Current Housing	Frequency
Renting privately	1
Owner occupier	1
Living with parents	2

Number of bedrooms required:

No of bedrooms	Frequency
2	3
3	1

Type of housing needed:

Type of housing	Frequency
Flat/house/accommodation suitable for older persons	1
House	3

Tenure best suited:

Tenure	Frequency
Owner occupation	3
Private renting	1

Income: One respondent did not answer this question

Income	Frequency
£25,000-£30,000	2
£30,000-£35,000	1

Amount available towards purchase of a property: The following answers were given-
£200,000
Don't know

Amount available towards a deposit: The following answers were given-
£20,000 x 2

Particular or specialised housing requirements:

Specific housing needs	Frequency
No	4

The respondents indicated at least one of the local connection criteria; they all currently live in Edenbridge parish.

Families there were 6 families

Age and Gender

	Adult Age	Adult Age	Child Age	Child Age	Child Age	Child Age	Child Age
Family 1	35 F	35 M	4 M				
Family 2	29 F	35 M	2 F	1 F			
Family 3	36 M	34 F	8 M	4 M			
Family 4	35 M	35 F	1 M				
Family 5	67 M	65 F	24 M	21 F			
Family 6	42 F		14 M	11 M	9 F		

Reason for seeking new home:

Reason	Frequency
Need larger home	3
Divorce/separation	1
Present home too expensive	1
First independent home	1
To be nearer family	1
To be nearer work	2
To move to a better/safer environment	1

Current housing:

Current Housing	Frequency
Privately rented	3
Shared ownership	2
Owner occupier	1

Type of housing needed:

Type of housing	Frequency
House	5
House/bungalow	1

Tenure best suited:

Tenure	Frequency
Owner occupation	6

Number of bedrooms required:

No of bedrooms	Frequency
3	6

Household's joint gross annual income: One respondent did not answer this question

Income	Frequency
£30,000-£35,000	1
£40,000-£50,000	1
£50,000-£60,000	1
More than £60,000	2

Amount available towards purchase of a property:

£235,000

£350,000

£20,000

£50,000

Amount available towards a deposit:

2 x £20,000

£75,000

Equity

Particular or specialised housing requirements:

Specific housing needs	Frequency
No	6

The respondents indicated at least one of the local connection criteria; 5 currently live in Edenbridge parish and 1 wants to move there to take up full time employment.

Assessment of the 11 households who require open market housing between 2 and 5 years:

- 5 single people
- 2 couples
- 3 families
- 1 brothers/sisters sharing

Single people – there were 5 single people

Age and Gender	Frequency
30 M	1
41 M	1
47 M	1
66 F	1
72 F	1

Reason for seeking new home:

Reason	Frequency
Present home too expensive	1
More suitable housing due to older age	2
Other (Car parking and garage) (Aspiration)	2
Need smaller home	1
Retirement	1
To be nearer family	1
Divorce/separation	1

Current housing:

Current Housing	Frequency
Owner occupier	3
Renting privately	2

Number of bedrooms required:

No of bedrooms	Frequency
1	1
2	4

Type of housing needed:

Type of housing	Frequency
House	1
Flat/house	1
House/bungalow	1
Flat/house/bungalow/accommodation suitable for older people without support	1
Accommodation suitable for older people without support	1

Tenure best suited:

Tenure	Frequency
Owner occupation	5

Household's joint gross annual income: 2 respondents did not answer this question

Income	Frequency
£15,000-£20,000	1
More than £60,000	2

Amount available towards purchase of a property:

£250,000

£300,000

£500,000

Amount available towards a deposit:

£25,000

£200,000

£300,000

Particular or specialised housing requirements:

Specific housing needs	Frequency
No	5

The respondents indicated at least one of the local connection criteria; they all currently live in the Edenbridge parish.

Couples - there were 2 couples; one respondent did not indicate their partner's age

Age and Gender	Frequency
22 F	1
71 F	1
74 M	1

Reason for seeking new home:

Reason	Frequency
Other	1
Setting up home with partner	1

Current housing:

Current Housing	Frequency
Owner occupier	1
Living with parents	1

Number of bedrooms required:

No of bedrooms	Frequency
2	2

Type of housing needed:

Type of housing	Frequency
Accommodation suitable for older persons	1
House/flat	1

Tenure best suited:

Tenure	Frequency
Owner occupation	2

Income: The respondents did not answer this question

Amount available towards purchase of a property: The following answer was given- £185,000

Amount available towards a deposit: There were no responses to this question.

Particular or specialised housing requirements:

Specific housing needs	Frequency
No	2

The respondents indicated at least one of the local connection criteria; they currently live in Edenbridge parish.

Families there were 3 families

Age and Gender

	Adult Age	Adult Age	Child Age	Child Age	Child Age	Child Age	Child Age
Family 1	31 M	36 F	4 M	4 M			
Family 2	34 F	34 M	1 M				
Family 3	31 F		3 M	1 F			

Reason for seeking new home:

Reason	Frequency
Need larger home	3
Access problems	1
Present home too expensive	1

Current housing:

Current Housing	Frequency
Shared ownership	1
Owner occupier	2

Type of housing needed:

Type of housing	Frequency
House	3

Tenure best suited:

Tenure	Frequency
Owner occupation	3

Number of bedrooms required:

No of bedrooms	Frequency
3	2
4 or more	1

Household's joint gross annual income: One respondent did not answer this question

Income	Frequency
£35,000-£40,000	1
£50,000-£60,000	1
More than £60,000	1

Amount available towards purchase of a property:

£50,000
£250,000
£400,000

Amount available towards a deposit:

£20,000

£50,000

£60,000

Particular or specialised housing requirements:

Specific housing needs	Frequency
No	3

The respondents indicated at least one of the local connection criteria; they all currently live in Edenbridge parish.

Brothers/sisters sharing there was 1 household who were brothers wanting to share

Age and Gender	Frequency
21 M	1
19 M	1

Reason for seeking new home:

Reason	Frequency
First independent home	1

Current housing:

Current Housing	Frequency
Living with parents	1

Number of bedrooms required:

No of bedrooms	Frequency
2	1

Type of housing needed:

Type of housing	Frequency
House	1

Tenure best suited:

Tenure	Frequency
Owner occupation	1

Household's joint gross annual income: 2 respondents did not answer this question

Income	Frequency
£35,000-£40,000	1

Amount available towards purchase of a property:

£15,000

Amount available towards a deposit:

£15,000

Particular or specialised housing requirements:

Specific housing needs	Frequency
No	1

The respondent indicated at least one of the local connection criteria; they currently live in the Edenbridge parish.

Assessment of the 5 households who require open market housing in 5 or more years:

- 1 single person
- 1 couple
- 2 families
- 1 older person(s) household

Single people – there was 1 single person

Age and Gender	Frequency
56 F	1

Reason for seeking new home:

Reason	Frequency
Retirement	1
More suitable housing due to older age	1

Current housing:

Current Housing	Frequency
Owner occupier	1

Number of bedrooms required:

No of bedrooms	Frequency
2	1

Type of housing needed:

Type of housing	Frequency
Flat/bungalow/accommodation suitable for older people without support	1

Tenure best suited:

Tenure	Frequency
Owner occupation	1

Household's joint gross annual income: 2 respondents did not answer this question

Income	Frequency
Under £10,000	1

Amount available towards purchase of a property:

100% equity on present ownership

Amount available towards a deposit:

Zero

Particular or specialised housing requirements:

Specific housing needs	Frequency
Yes	1

Details of specific housing needs;

Ongoing health problems. Heart (further open heart surgery). Back and osteoporosis.

The respondent indicated at least one of the local connection criteria; they currently live in Edenbridge parish.

Couples - there was 1 couple

Age and Gender	Frequency
77 F	1
78 M	1

Reason for seeking new home:

Reason	Frequency
Difficulty maintaining home	1
More suitable housing due to older age	1

Current housing:

Current Housing	Frequency
Owner occupier	1

Number of bedrooms required:

No of bedrooms	Frequency
1	1

Type of housing needed:

Type of housing	Frequency
Extra care housing	1

Tenure best suited:

Tenure	Frequency
Owner occupation	1

Income: The respondent did not answer this question

Amount available towards purchase of a property: The respondent did not answer this question

Amount available towards a deposit: The respondent did not answer this question.

Particular or specialised housing requirements:

Specific housing needs	Frequency
Yes	1

Details of specific housing needs:

Would be older so would probably have limited mobility etc. Will not need to move from present home unless age/health forces it.

The respondent indicated at least one of the local connection criteria; they currently live in Edenbridge parish.

Families there were 2 families

Age and Gender

	Adult Age	Adult Age	Child Age	Child Age	Child Age	Child Age	Child Age
Family 1	29 F	29 M	8 mths M				
Family 2	23 M	22 F	2 F	1 baby due			

Reason for seeking new home:

Reason	Frequency
Need larger home	1
Setting up home with partner	1
First independent home	1

Current housing:

Current Housing	Frequency
Shared ownership	1
Privately rented	1

Type of housing needed:

Type of housing	Frequency
House	2

Tenure best suited:

Tenure	Frequency
Owner occupation	2

Number of bedrooms required:

No of bedrooms	Frequency
3	2

Household's joint gross annual income:

Income	Frequency
£25,000-£30,000	1
£35,000-£40,000	1

Amount available towards purchase of a property:

Unknown
£300,000

Amount available towards a deposit:

£15,000
£70,000

Particular or specialised housing requirements:

Specific housing needs	Frequency
No	2

The respondents indicated at least one of the local connection criteria; 1 currently lives in Edenbridge parish and the other needs to move to the parish to give or receive support to or from an immediate family member.

Older person(s) household there was 1 older persons household

Age and Gender	Frequency
65 M	1
66 F	1

Reason for seeking new home:

Reason	Frequency
More suitable housing due to older age	1

Current housing:

Current Housing	Frequency
Owner occupier	1

Number of bedrooms required:

No of bedrooms	Frequency
3	1

Type of housing needed:

Type of housing	Frequency
House/bungalow/accommodation suitable for older persons without support	1

Tenure best suited:

Tenure	Frequency
Owner occupation	1

Household's joint gross annual income:

Income	Frequency
£40,000-£50,000	1

Amount available towards purchase of a property:
£800,000

Amount available towards a deposit:
Not answered

Particular or specialised housing requirements:

Specific housing needs	Frequency
No	1

The respondent indicated at least one of the local connection criteria; they currently live in the Edenbridge parish.

7. SUMMARY OF FINDINGS

The summary is divided into two sections; summary of the need for affordable housing and summary of the need for open market housing.

7.1 Summary of the need for Affordable Housing

The Housing Needs Survey has found a need for 25 homes for local people who are in need of affordable housing; they are 9 single people, 3 couples and 13 families.

18 households need housing within the next 2 years, 5 between 2 and 5 years and 2 in 5 years or more.

4 of the households have members aged 60 and over; they said they need the following type of housing

- Flat/house/bungalow/accommodation suitable for older persons without support
- Ground floor flat
- Accommodation suitable for older person without support/extra care
- House/bungalow

The 25 respondents who are in need of affordable housing indicated strong local connections to Edenbridge Parish; 24 currently live in the parish and 1 lives outside.

In total there are 35 adults and 23 children who need affordable housing.

9 respondents are currently renting privately, 5 are living with parents, 8 rent from the council/housing association, 1 is a tied tenant and 1 is an owner occupier. 1 respondent did not state their current housing.

When asked how many bedrooms respondents need, the following answers were given: 8 x 1 beds, 8 x 2 beds, 9 x 3 beds. In terms of rented accommodation actual size of property will depend upon the council's allocation policy and Help to Buy eligibility, see below.

Taking into account the council's allocation policy, the impact of the Welfare Reform Act and Help to Buy eligibility, the mix of accommodation that respondents would be eligible for is as follows:

Rented accommodation:

- 9 x 1 bed
- 6 x 2 bed
- 6 x 3 bed

Shared Ownership:

- 2 x 1 bed
- 1 x 2 bed
- 1 x 3 bed

7.2 Summary of the need for Open Market Housing

The Housing Needs Survey has found a need for open market housing from 28 households; they are 8 single people, 8 couples, 11 families and two brothers sharing. 27 households want to buy on the open market and 1 wants to rent on the open market.

12 households need open market housing within the next 2 years, 11 between 2 and 5 years and 5 in 5 years or more.

12 of the households are owner occupiers, 7 are private rented tenants, 5 live with parents and 4 live in shared ownership accommodation.

8 of the households include members 60 years old and over; reasons for their need to move include retirement, difficulty maintaining their current home, needing more suitable housing due to older age and needing a smaller home. They require the following type of housing:

- 1 x house/bungalow
- 1 x house
- 1 x extra care
- 1 x flat/house/bungalow/accommodation for older persons without support
- 2 x accommodation for older persons without support
- 2 x house/bungalow/accommodation for older persons without support

All of the respondents have strong local connections to the parish of Edenbridge; 25 currently live there and 3 live outside the parish.

Respondents said they need the following number of bedrooms:

- 2 x 1 bed
- 13 x 2 beds
- 12 x 3 beds
- 1 x 4 beds or more

7.3 Additional Information

A further 100 respondents said they or someone living with them were considering moving to alternative accommodation within Edenbridge parish, either open market or affordable. The respondents were:

- 21 single people
- 42 couples
- 37 families

The respondents to the surveys currently live in homes owned by the following:

- 44 x owned outright by a household member
- 32 x owned with a mortgage or loan
- 7 x rented from a housing association
- 7 x rented from a private landlord
- 4 x shared ownership
- 1 x tied to a job

55 respondents indicated that they were considering moving within 5 years and 45 respondents in 5 or more years.

8. APPENDIX E1

Question 13. Can you suggest a site where such a development could be built within Edenbridge parish?

Fircroft Way industrial estate

Although we do not support more housing in Edenbridge, if any were built then the industrial unoccupied (long term) buildings where Sainsbury's applied and withdrew application best suits - a change from 'employment' status for this site would be needed.

Seven Acre Farm, Hever Road

The old Dairy Crest site/Unigate at Marlpit Hill.

The abandoned Sainsbury site behind Eden Centre.

What was going to be the new Sainsbury store/the old Bradfords Electrical store and surrounding units.

Any brownfield site.

Rear of St John's Way

Hever Road area.

Four Elms Road - where the school used to be.

Land to rear/west of St Johns Way.

No. Too built up already.

Next to New Eden development - overspill car park. Instead of new Sainsbury development.

Enough new housing in Edenbridge. We need improvements to the shopping. This should have been provided by Sainsbury s but now I understand not now so. Council dragging feet?

Avoid flood plain.

No can't think where but somewhere not affection too much of the surrounding green areas

Site next to top Railway Bridge (ex Sainsbury development). Dairy site in Marlpit Hill. Site next to top Roundabout (ex Tesco development)

Edenbridge is already over- developed.

Any site they are putting expensive houses on should be partly affordable local.

There are no places available in Edenbridge as it is already overcrowded.

Land already reserved for housing. Brownfield sites.

Corner Fircroft Way/Station Road (withdrawn Sainsbury site). Corner St John's Way/Station Road. Land Aignan Way opposite Waitrose.

Next to ex school

The site that was going to be our Sainsbury's.

Next to Esso garage.

East of Crouch House Road.

Get rid of the traveller camp and Wellingtonia Way and build and put decent people in there. Not spongers.

Next to Esso garage.

Industrial units earmarked for Sainsbury development.

Eden Valley Secondary as all the sports fields have not been used.

Fircroft Way.

Near Edenbridge Town station.

Land between Edenbridge Town station and Skinners Farm.

Fircroft Road (area proposed for Sainsbury store).

No - Edenbridge has done its bit (e.g. 2 overspill estates). New housing should go to Crockham Hill, Cowden, Hever, Penshurst etc.

Grass area down Church Street, by river.

The old dairy. Opposite Waitrose. Bovis Estate entrance. Hever Road.

The site of the putative Sainsbury development. And blow up the Budgens site and replace with some decent flats - 3 story traditional tile hung, Kentish design around a central courtyard with parking in Leathermarket and part of Waitrose CP.

Disused industrial area.

Only brownfield sites if there are any. I feel we have enough housing estates for our infrastructure to support.

Where Sainsbury was going to be built.

Can't think of one - apart from small acre behind Bradfords by Waitrose and by Bradfords near the top station.

I thought almost every blade of grass had already been covered with concrete.

Suggestion of future flooding leaves little scope.

Jeersons land. Industrial estate near Marlpit Hill if no employment land option.

North side of Four Elms Road, below the bridge.

Within land already allocated south of Marlpit Hill. With Edenbridge being 84% greenbelt few other options.

Hever Road

Industrial sites within town.

The site intended for Sainsbury's.

Near to the new Edenbridge community centre. The site that was sold (to either Tesco or Sainsbury) that isn't being developed on the industrial estate. Plot of land at entrance to Edenbridge leisure centre where malnourished horses/ponies are often tethered.

Where Sainsbury's were going to be built.

Greenbelt land would have to be released; otherwise housing will be crushed into small areas. Over development (crowding) causes neighbour problems, and parking cars becomes a 'big' problem.

I cannot suggest a site but if you do find one please do not build high rise flats in Edenbridge.

Any essential development perceived to meet needs of local people should only be permitted on brownfield sites.

The end of Tekram Way - opposite Waitrose. The site of the old Bradfords at the end of the town.

Where Sainsbury was going to be - brown field site.

Fircroft Way. Alongside development at library - Four Elms Road.

Only possibility is field next to cricket ground where have boot fairs.

Unused land rear of Breezehurst Farm.

There is some spare land to the side of Waitrose but it is only a small area.

On the Four Elms Road near library near existing estate.

If more houses are built then the disused parts of Spitals Cross industrial site would make sense.

No. Whatever you decide must include schooling facilities.

Looking at the ordnance survey scale 1:25000 I wonder whether it would be best to infill the area between the town station railway line and Skinners Farm and the sewage works. Another possibility between Spitals Cross, Breezehurst Farm and Hamsell Mead Farm. Both areas within the town development which would save encroaching on other unspoilt land.

Site where Sainsbury were going to locate to.

Land off Bray Road.

Rear of St John's Way.

Next to the Edenbridge flo-car park.

To the north of the town where station is and the Eden Centre.

Sevenoaks.

St John's Way near roundabout. Buildings opposite Stangrove Road also buildings next to Leather Market.

Near the proposed Sainsbury site.

The old dairy site. The land at the bottom of Stangrove Road which joins the Skeynes Estate.

North of St John's Way. Already allocated.

Outside Edenbridge, Four Elms area, by the Eden Centre.

Former 'Beechwood' (now demolished) Four Elms Road, TN8 6AB. Vacant site next to fi-glass factory St John's Way, Station Road.

Demolish Spitals Cross and start again.

Using empty industrial sites.

As long as it's not on greenbelt land.

The site where there are redundant industrial units - previously planned for Sainsbury's.

Sainsbury's proposed site.

On the corner of St John's Way where Tesco's had applied for planning permission.

Hever Road - either side or both. Marsh Green Road - either side or both. Four Elms Road - Swan Lane - Hilders Lane.

Land west of Enterprise Way. Land next to Edenbridge Town Station (old goods yard).

Former secondary school (Spitals Cross/Eden Valley).

Between the railway lines i.e. Crouch House Road and Main Road.

Fill in area south of Edenbridge (top) station to west of Station Road.

West of northern station bridge site.

Where Tesco were going to build. Where Sainsburys were going to build. Brownfield sites. Not greenbelt.

Waste ground by the Tekram Place which is an eyesore. The empty commercial units in town, the old overgrown bowling green just off the highway.

The old dairy site - Marlpit Hill with access via the main road.

Difficult - everyone's a NIMBY.

Infill between town and Marlpit Hill.

Between St John's Way and Crouch House Road.

1. Convert shops in the High Street back to residential use. 2. Demolish the unsightly/redundant Leather Market and build houses and apartments. 3. Build houses on the Sainsbury site in Fircroft Way replacing redundant factories.

There is no suitable site.

All brownfield sites built on.

There are derelict sites as opposite the row of terraced houses top of Marlpit Hill.

Next to Eden Centre development. Next to Edenbridge Community Hospital. Area initially proposed for supermarkets.

Fircroft Way where Sainsbury were going to build a superstore and have now pulled out.

Generally beyond the fringe of the town.

The rest of the Eden Valley site.

The dairy site, Marlpit Hill. The bowls green.

I think Edenbridge needs more doctors and another surgery. There are not enough facilities for all the people who live here. Also we need a secondary school because children can't build relationships with their peers. On industrial estate, Marlpit Hill.

Where Sainsbury's were planning to build, opposite Hiders Lane on main road.

No but not on a flood plain, and not to the detriment of the environment - perhaps the site Sainsbury's was due to build at.

The field next to the Eden Centre, Get Five Acre Field back from the travellers and use for housing those in need (Hever Road).

None that we are aware of.

Around the new Sainsbury's area.

The old school playing fields.

There does not appear to be land available. Many new houses have been squeezed into very small areas of land.

Field behind St John's Way. Opposite Waitrose. Old dairy site, Marlpit Hill. North side of Swan Lane. Spare land around Crouch House Road. Extend Lingfield Road westwards. Extend Mill Hill southwards on the east side.

Fill the gaps. Don't create estates, integrate. There's new space thanks to Sainsbury's pull out.

Current properties that have substantial land in Edenbridge parish could be purchased (compulsory) and redeveloped for a greater number of residents. There are many such properties in Edenbridge parish.

Brownfield sites only.

Where the half empty factories are, not on greenbelt.

Current industrial site.

Fircroft Road, Four Elms Road, St John's Way.

No - already too built up.

Not a single location. Should be an infill approach.

By the top bridge - the old Bradford Electronics site where Sainsbury's is no longer coming.

Opposite Waitrose. Four Elms Road (community centre) continuing east.

On the area where Sainsbury were planning to build but now are not.

Rear of Shires Walk/Enterprise Way.

Around Fircroft Way and Station Road

Not aware, but should be brownfield site.

Anywhere that is suitable for getting to other places e.g. to buy clothes (nowhere in Edenbridge to buy clothes or shoes). Land space located between the Edenbridge town station railway track and Skinners Lane.

Behind Enterprise Way. The Tom Bell Block.

Empty factory sites. North of town (ex Sainsbury proposed site).

The site where both Tesco and Sainsbury were going to build. These are now an eyesore and would benefit from development.

Where the Sainsburys was going. Between Westways and Breelands.

The area where Sainsbury were going to build (Fircroft Way).

Edenbridge is overdeveloped. It has gone from a small Kent market town to an urban sprawl. Neighbouring places - Lingfield, Westerham, Oxted have not.

The fields, Four Elms Road.

Swan Lane, northern side, field near Four Elms Road.

End of St John's Way or Sainsbury site.

Four Elms Road next to new development and library.

The site on the corner of St John's Way (Tesco owned).

Tekram Close. St John's Close - corner of.

Part of the beauty of Edenbridge parish is that it is nested within the Kent countryside so we would be strongly against using greenbelt land. There is however a desperate need to improve the area of the industrial site and the nearby housing of Spittals Cross. This whole area needs redesigning for improved housing.

No area as full.

Marlpit Hill.

My present address could be knocked down and the site used for a two or three storey development to match the McCarthy Stone development opposite

No, Edenbridge already has been subjected to multiple new housing developments. It's becoming more and more of a town and less like a market town.

Near the library.

Avoid flood plains.

No - unless you can change of use some of the empty/undeveloped 'industrial zone' areas e.g. corner plot, junction of St John's Way/Station Road.,

South of town as main part/north is busy.

Where 300 houses already proposed.

Hever Road.

Only where there is easy access.

Land where the proposed Tesco store was going to be. Smaller affordable for all ages.

Gabriels.

Crouch House Road, top end,

My home has approximately 1.5 acres which would be suitable for housing either high density low cost homes of low density higher cost homes. The land in question lies behind the Old Eden Public House and has access to Hever Road.

Former Sainsbury site. Safeguarded site to west of town.

If you continue to build I will be forced to leave my home.

There is no suitable land for development. Edenbridge is already over developed.

Next to the Crown Pub extending back to the old Budgens supermarket site. To replace an ugly 1960s development on the High Street. To avoid greenfield development within the town area north to Marlpit Hill and south to Den Cross.

Den Cross maybe - it's hard to say where as it's all beautiful not build on but needed probably.

Site where Sainsbury's abandoned their plans and any areas around Edenbridge top station.

Definitely not on the water meadows.

Between Crouch House Road and the industrial estate.

Fircroft Way now no Sainsbury prime location for housing.

On road to Marsh Green.

Hever Road

None, the social economic dynamics of Edenbridge is very bad and is allowing the town to decline. Infill space between houses/vacant space in industrial sites. Go for quality not quantity. Not greenbelt, countryside or developers just out to make huge profits.

A site where Sainsbury's was planning to be.

Possibly any brown/greenbelt, just on the outskirts of Edenbridge.

Behind St John's Way estate.

Four Elms Road.

Fircroft Way, to replace dilapidated industrial units.

The remainder of land from Eden Valley School. It is hard to think of open space that may not be farmland.

The loss of space is also sad.

There are a very few infill possibilities still. Industrial estates if no industry can be found to fill the gaps.

Old dairy in Marlpit Hill. Old bowling green.

Station Road Industrial Estate.

Opposite Waitrose on the waste land by Tekram Close.

Any brownfield area.

No but I can suggest where many empty shops should be filled.

Brown field development not greenfield and definitely not on flood plain. Industrial estate at Sptitals Cross re-designation.

Any brown site and not in the flood plain. Area behind Bradfords originally, part of old tanner? Owned by Bridge Trust.

By the roundabout at the end of St John's Way. On Sainsbury site.

On the land where Sainsbury was going to be built.

Obviously infill is best to keep our green areas open.

Road leading from Little Brown's Lane towards the golf course. However, we didn't know about the woodlands burial site so this might prove difficult to progress with.

There are several brownfield possibilities, both individual plots and larger areas, especially around the main industrial estate.

Brown fields only - we also have demolished buildings that have not been rebuilt for many years. Look after Edenbridge people and not from outside for housing.

The housing estate this is across from Champion Timber should be improved before new affordable housing is built. It is depressing, uninspiring and a visual eyesore on and otherwise fairly attractive town.

Only on existing areas such as industrial unit sales (brownfield).

Hever Road.

Near to the Edenbridge train station - between Edenbridge and Crockham Hill.

No, as I do not know the extent/boundaries of the parish.

Where Sainsbury were going to build a supermarket but are not now and want to sell the land on. Rejuvenate existing council/affordable housing estates. Utilise derelict/unoccupied buildings/land of the industrial estate. Extend where possible new build developments already existing.

Consideration of development sites must take better account of infrastructure and services and the impact a development might have. 769

Any of the industrial sites.

Any brown field Fircroft Way? Corner of Hunters Way, Paddock Close, Esso garage?

Hever Road - on or near to the Seven Acre site/area. Four Elms Road.

1. Tekram Close, fronting onto Mont St Agmom Way. 2. Roundabout site St John's Way. 3. Sainsbury site.

Corner of Fircroft Way.

Yes, there are two travellers' sites on Hever Road.

The fields between St John's Way and Crouch House Road.

Marlpit Hill dairy site.

The land Tesco and Sainsbury were going to build supermarkets on.

All current brownfield sites. Especially where planning is being held up. Housing or industrial development should be proposed to improve and remove several current eyesores.

Barren land on corner/roundabout on Commerce Way.

There are far too many housing developments already in Edenbridge.

Field adjacent to Eden Centre.

Sainsbury's site in Fircroft Way?

Just off roundabout by the petrol station at Vauxhall Garage.

South End.

The now vacant Sainsbury's site next to Edenbridge station. It has ample size, has ample road access, has facilities.

Enterprise Way.

Entrance area to Tekran Road opposite Waitrose entrance.

Swan Lane. Old dairy site at Marlpit Hill. Four Elms Road. Tekram site.

I believe Edenbridge is already over capacity.

Marpit Hill. Hever Road. North West Edenbridge where proposed supermarket/traveller sites suggested.

The redundant farm yard at Manor Farm, Marsh Green Road - Marsh Green.

Site intended for Sainsbury's store and now not needed.

West of River Eden - south of stone bridge.

No - too much development already.

Unused industrial site adjacent to Spittlefields estate.

Derelict factory site corner Fircroft Way (ex Bladfords). Land adjacent St John's Way, west side of Station Road.

Fircroft Way.

Land west of Enterprise Way.

Land to west of St John's Way - but not the size previously applied for (and refused). What about affordable housing on Leather market site?

Build on brown sites only. The land that Sainsbury has purchased. The land next to Figlass near St John's Way.

Around the golf course/Marlpit Hill.

Brown field sites where light industry is no longer operating.

St John's Way corner. Large wasted space on main road near garage and space around industrial area could be used.

Former Tekram site would benefit from some housing but in keeping with local houses and not too many.

The field past the Eden Centre.

Ex Sainsbury site.

Off Edenbridge Town station towards sewage works. Very close to High Street and stations.

The factories where Sainsburys was going to be. Between St John's Way and the garage.

Old derelict sites like the industrial buildings - Fircroft Way. Lots have been empty for years - get vandalised often and look awful.

I am new to Edenbridge but work for a planning consultancy so would be happy to help with finding a suitable site.

Filed next to recent development on Four Elms Road and Fircroft Way.

Site where Sainsburys was due to be built on Fircroft Way.

Fircroft Way (if no supermarket).

Small area on Tekram Close. Area off the roundabout - 300 houses planned were turned down. North of the town to keep development within the same area as large percentage of previous development and not encroaching south.

On top of the travellers site at the south of the parish.

Not enough room - it's a flood region.

Fircroft Way only.

Crouch House Road or Hever Road. Fields adjoining the River Eden. Where Sainsbury was due to be. Land behind bridge over River Eden.

Any derelict sites near town centre.

Any brownfield sites make sense.

Tekram site. Budgens (flats/town houses). Take care to make any houses/flats fit in with local building styles.

Any brown sites in Edenbridge.

9. APPENDIX E2

Question 14. Any comments (please not these will be recorded in the report to The Neighbourhood Plan Team)

We recognise the growing need for affordable housing but over-development will force current residents, who grew up here, or moved here for its charm, amenities and population versus space and play areas for kids, to move elsewhere.

A large percentage of houses should be retained for working families.

What we need is more good shops, a school, better doctors facilities, more jobs, not more people.

No land available for housing that is not on flood plain or green belt.

I am not against a future development per se but the local infrastructure has not been developed/improved to keep pace with new homes. Too frequent power cuts, poor main drainage, over-stretched gp practice are all causes for concern.

The development I live in is now fully occupied after 3.5 years all occupants own their flat. I do not think that they can be classed as affordable accommodation.

Edenbridge is a small rural town with an infrastructure that does not support a larger population (the railway network cannot cope with an increased passenger need, the doctors surgery currently struggling to cope with an ageing population, there are no suitable schools in the area to support the current population's needs. Work age residents live in Edenbridge and commute to larger towns nearby to work - making Edenbridge mainly a combination of commuters (including to London), retired people and small families.

Suggested 'Seven Acre Farm' because Irish travellers cause loads of problems in Edenbridge and people want them gone. Many people have moved because of these travellers.

We only support additional housing if a newer, larger doctors/dentist surgery is built too.

The only way I would be supportive of future housing development within the Edenbridge Parish is if the rest of the services in the area can catch up first, to cope with the houses that have been built over the last 10 years e.g. doctor's surgery. There's no point building more houses if the doctors can't cope with the number of residents we have now.

When planning permission was granted for the affordable homes around the Eden centre, why were local needs not taken into consideration then? I doubt if these are all lived in by those with local needs.

Only large 3 bedroom houses are built. There is a need in an ageing population for smaller bungalow type estates for 55 years plus.

Too many houses already - not enough doctors, shops etc. to cope now.

Any development must take note of relevant infrastructure i.e. doctors, schools transport etc.

We don't have the shops and amenities for extra housing. Do we really need more children with nothing to do?

Would need an upgrade to services etc. E.g. larger doctor's medical practice and drainage if more houses built.

Any additional housing needs to be supported by additional infrastructure including utilities, transport, education, policing etc.

Planning needs to include additional provision of health care, including GP. And new developments need adequate car parking space.

There is too much high density housing in Edenbridge. The economy of the town needs to be balanced. Compared to Oxted and Sevenoaks there is much less high end housing here.

No, the infrastructure cannot support further development.

I moved to Edenbridge for a quiet village feel. If any more houses are built, it will lose that feel and become more like a town.

Local services are struggling to cope already, especially medical, transport and support services.

The necessary support services must be provided e.g. doctors, schooling, transport, jobs.

Think Edenbridge schools/hospitals will struggle with any more housing developments also commuting on current railway is not good.

This may not be relevant but Edenbridge could most certainly need another doctor's surgery - sometimes you have to wait for 3 weeks to see your doctor, since Edenbridge has grown. Perhaps our new MP can help.

There has been a lot of housing development recently without regard to the existing community. We have no secondary school and infrastructure needs are not considered. Edenbridge needs a breathing space to absorb those who have already moved here.

As I have answered 'yes' to Q12 I think a good idea would be to build in smaller housing Developments/projects scattered around Edenbridge. If flats were to be built make sure they are purpose built for 12 maximum. Houses would be a better option. However, all this is a fluid situation - things change all the time. I'm not in favour at all with wholesale digging up of green fields for hundreds of homes to be built on. We need to preserve the character and ethos of the town.

Already you are going to build 236 houses in Enterprise Way, according to the local paper. So another medical centre will be wanted. Also a school for the over 11 years old is badly needed, as the amount of buses taking children to schools causes chaos in the mornings, along with parents taking their children to the stations to catch the trains.

It's over populated already.

We moved here in 1996 and cannot believe the amount of housing development since then - far more than in any part of Sevenoaks district. Enough is enough. Choose somewhere else.

There is more than enough affordable/social housing in Edenbridge.

I think we need more housing but we need to think about school and medical facilities.

There is one primary school, one doctor surgery, poor transport, lack of shops, loss of new Sainsbury. How can we afford new buildings of homes in Edenbridge?

Until the infrastructure of Edenbridge is improved housing development should be stopped. Who will pay for the infrastructure?

Need accommodation for over 55s who cannot afford McCarthy Stone prices (preferably bungalows) - not marooned like the caravans at St Brelands and affordable existing properties would need a mortgage. Edenbridge needs a secondary school. Land is still available on the old school site.

Next to Eden Centre on old school playing fields.

Any future developments will put added pressure on the roads, in and out of Edenbridge. Four Elms Road junction is always busy and traffic queues at peak times. Medical services will be under added pressure too.

Even though Edenbridge has grown a great deal over the past years. There is the issue of new school needed (secondary).

More homes need to be built to rent but before such building takes place, the town's infrastructure needs improving i.e. more doctors, schools, electrical power supply, upgraded, improved shopping facilities. Sainsbury is needed. Bus services to main hospitals.

Edenbridge needs affordable shops. People requiring affordable housing would not be able to afford shopping here. We need alternatives such as Aldi, Lidl, Poundland etc. Not just Waitrose or Tesco Express (which doesn't stock cheaper items).

Would have liked to have moved to smaller house but now after 43 years in Edenbridge and a widowed lady with just neighbours for support I have a niece who lives in Cambridge. Takes care of my needs and finances.

Seems to be plenty of property for sale in the region of £200k but nothing to suit below that. My budget to buy would only be around £140k as a single income household.

No traveller sites - support homes for younger people who are workers but cannot afford to get on property ladder, such as my niece and her fiancé.

Another waste of time questionnaire. Get rid of spongers that can't be bothered to work, in turn don't buy their own home and sponge off council. Wasters. Get ukip in power and stop the foreigners nicking the houses and you wouldn't have to build more houses on our small island (UK).

Road and infrastructure need to be looked at plus better rail services on Uckfield to London service (via 'town' station) before further house building starts. Sort brownfield sites and areas that are without use in town and other small plots that could be used for affordable local needs housing.

We've lived in Edenbridge for 21 years and love the town. If it grows any bigger the current services i.e. doctor's surgery, dentist etc. will be unable to cope. We also need a secondary school.

Affordable houses, as opposed to flats could be beneficial.

I would support more housing developments if we had the possibility of a secondary school and more medical facilities and if it would encourage Sainsbury to come.

If new housing developments, the need for better facilities would be needed first i.e. schools, doctors, shops. New housing would require a new school and extra doctors/dentists.

I would only support housing being built if the additional infrastructure was here e.g. secondary school, large Dr Surgery, more social activities for young people.

I do not think it is wise to build new homes in the St John's area unless there are major road changes at the junction to Station Road. It already is difficult with a pile up of traffic when folks are finishing work.

Additional housing must come with appropriate infrastructure investment. The railway lines, schools, doctors, dentists etc.

Please avoid building on the flood plain any further.

I hope Edenbridge avoids becoming part of an urban sprawl or a ribbon development. It is a great place to live.

There should be no further housing development in this area unless infrastructure improved. There are no facilities for secondary education or further education. Parking is poor in areas of older properties. Road conditions appalling. Excellent medical facilities should be supported and maintained but cannot cope with further expansion.

Important to maintain countryside/rural feel by not building on greenbelt/green field. Redevelopment of 1960's building at bottom of High Street (old Budgens) into shops/flats.

Services struggle to cope with Edenbridge population now and has increased in size over the years already. I have lived in Edenbridge for nearly 55 years and have seen Edenbridge lose 2 schools. All Edenbridge seem to do now is build more homes but cannot offer much else. All the facilities have gone so people have to work outside the area. What can Edenbridge offer new? Shop out of Edenbridge now because we don't have an affordable supermarket to shop in.

I answered 'no' to Q11 and 12 because I feel there would be a need for more doctors/dentists etc. If more families are housed there will surely need to be more schools too.

If successful utilities such as doctors, proper superstore and other high street stores need to be provided to cater for the influx of new families and for existing residents as Edenbridge lets it's community down regarding the above and makes it harder to keep travelling to Tunbridge Wells for shopping.

Insufficient infrastructure for more homes - doctor, dentist, schools, parking etc.

I consider Edenbridge already over-crowded and it can hardly sustain further houses etc.

If people moving to affordable housing can keep their properties clean and tidy (no junk, no old cars, rubbish etc.) they will be welcome on any development. But you can't mix them with reasonable householders.

Reluctant to have very large social housing sites which often attract increased crime and poorly maintained properties (by the occupants).

Edenbridge would be a safer place for old people if the pavements here were more level. Any access from the down platform on Edenbridge town station were improved.

Any bigger and then Edenbridge will lose its identity which is the reason most people live in it for.

We have enough houses in Edenbridge now.

The problem is not one of a lack of supply but rather excess demand due to 1. Families choosing to live on benefits, producing at an early stage, many children so they can be housed at public expense. 2. Uncontrolled immigration from the EU.

Mix of open market vs affordable housing already skewed towards affordable.

We should never have demolished our secondary school; we need a new one.

I think we have had our fair share of new housing developments in Edenbridge parish. Because of this we will be looking to move out of Edenbridge in the near future.

How about demolishing all old Budgens area (with apologies to Tom Bell) and building some smart flats.

We think Edenbridge is full up. No more building on the flood plain and no encroachment into greenbelt land.

No infrastructure to support new homes.

There is no secondary school, primary schools are overcrowded and you have to wait weeks for a doctor's appointment and there are few job opportunities that is why many new houses may not be sustainable.

Supportive of reasonably sized projects that consider the infrastructure of the town and whether it can be supported e.g. schools, supermarket, doctors.

The town of Edenbridge cannot provide enough work or jobs within the area so we end up with a very large amount on benefits. This creates many problems in its own right.

Edenbridge has already fulfilled its requirement and should remain a small country town or risk losing its unique character. Larger neighbouring towns would expand more successfully.

We must not build on any more greenbelt nor destroy anymore office or manufacturing sites, which provide our much needed employment and national production industry.

Edenbridge is over populated. Resources i.e. doctors/dentists are over stretched. No new homes until we have another doctors surgery and hospital has an xray department again.

Please keep the greenbelt area green. We have lost so much that was lovely to walk in. Could new developments be limited to 2 storeys please as the tall new builds i.e. Minstrels and Kingswood don't seem to fit in Edenbridge. Thank you.

I don't think the infrastructure of Edenbridge can cope with more housing e.g. doctors, transport (especially Southern rail) dentist etc. I think we have enough affordable housing and more investment should be made in renovating these areas. More also needs to be done to create a safer/crime free Edenbridge and making our roads safer. Nowhere near is enough done to maintain 30mph speed limit. Accidents waiting to happen and more housing will just make it worse.

Facilities and amenities in Edenbridge parish are already over-stretched so investment in local infrastructure would be needed first. With the closure of the police station, lack of staff at both railway stations and increasingly reduced staff at the hospital and the recent problems with localised flooding, Edenbridge is not a suitable parish for further housing development.

Withdrawal of supermarket major blow to any new development.

Any future housing would have to be supported by more amenities such as doctors, schools etc. and transport. I would only support more housing if it did not impact on rural landscape.

Greenbelt should be preserved if poss. Developments which lead to increased population should only take place in line with medical/infrastructure developments to support them.

A lot less flats and social housing. More provision of off street parking on existing and any new development. Beautiful town and surroundings, why spoil it with overcrowding it?

The community appears to be crammed with new houses, young adults are not catered for - the surgery and appointments are very busy having to cope with increased population. There is no police station. The leisure centre membership and classes are very expensive. There is no infrastructure to support the growing community in Edenbridge.

You have pulled down two new schools and yet you want to increase the population?

What, to me is attractive in Edenbridge is the variety of housing - in age, style and accommodation. I would not like Edenbridge to become another Crawley. Go for 'infilling' - Princess Anne is right.

Edenbridge is already overcrowded. The infrastructure cannot cope with more housing i.e. sewage, water supply, increased risk of flooding and repairs to roads, doctor's surgery cannot cope with increased numbers. Bus service is infrequent. Trains are overcrowded. Primary school is already fully. We do not have a secondary school, which was replaced by a community centre - badly designed - only half has air conditioning - not in the offices.

Infrastructure needs improving to support current residents i.e. secondary school, Anchor stores.

Edenbridge will never be more than a dormitory town until a decent secondary school is provided. If this is not done you are saying to the children 'you are not worth it' and in the future they will react accordingly.

Any extra housing must be in relation to schools, doctors and dentists, the local hospital and transport (both buses and trains). The policing of the town needs to be upgraded from PCSO to Constable level.
Need more shops

Further housing developments need to include provision of improved infrastructure requirements - schools, doctors, dentists etc.

Edenbridge is too big a town with no infrastructure. No secondary school, too many people from outside the area. Needs local people, jobs, secondary school and parking, things for teenagers to get involved in.

Schools, doctors, dentists, police and shops. No more housing should be considered if those needs cannot be met.

Local amenities need to keep pace with developments i.e. doctors surgeries.

The infrastructure would not support further housing (doctor, schools, roads etc.)

Houses could not be built without additional public services to support the residents. We would need more schools, additional transport links and parking etc.

The infrastructure and medical facilities are already under strain in Edenbridge. No greenbelt land should be surrendered to permit additional housing (the Sevenoaks district plan already cites that enough land has already been identified for housing without encroaching on greenbelt land for the current duration of the housing plan to 2026). Any attempt by central government or other external pressures should be seriously resisted.

Edenbridge is at saturation point already. One school, no senior school, no jobs, few industries and no place for further expansion. Poor services for people without transport, especially retired people.

Need school, GP, dentist, better leisure facilities, better buses.

No infrastructure for it e.g. doctors, roads, schools, shops. Also too high proportion of social/affordable housing in Edenbridge already, compared to other areas e.g. Sevenoaks.

1. The environmental impact. 2. Flooding other houses. 3. Everytime you build a house you create more flooding. 4. Drains are in disrepair. 5. River needs dredging. 6. They close the flood gates and the water

backs up. 7. I would not support further development. 8. We are in a bowl. 9. Policing. 10. I remember the '68 flooding.

If more houses (of varying prices) are to be built in Edenbridge there will most certainly require additional GP practices, dentist, schooling etc. The Sainsbury supermarket that was planned for earlier this year would be needed.

Edenbridge has already grown too fast and needs more employment, health facilities and transport links with the current population let alone more housing.

It would be totally wrong to pack Edenbridge with cheap housing. To improve the shopping facilities and the general amenities of the town, we need to attract young people with high income potential. Edenbridge needs to become a prime area for people investing in good quality private housing. The steering group can't possibly consider developing Edenbridge without considering a new secondary school.

The 'yes' to question 11 is dependent on there being a massive improvement in train, GP and dentist services. The overwhelming majority of residents do not work in Edenbridge, but train services are highly insufficient. We need to see improvement in these services first to meet existing demand before we support future housing development.

There has been too much building in Edenbridge over the last 47 years. We do not have enough doctors, dentist, police to cover the already expanding population of Edenbridge.

In order to build new houses, Edenbridge needs an infrastructure to support a growth in population. Currently we have no secondary school, the primary school is full, the surgery is working at capacity, the bus service is not sufficient and neither of the two rail stations has disabled access. Before building new houses, we need to accommodate the needs of the current residents.

No housing development other than proposed St John's development which should be adapted to fulfil Q12 above. Absolutely not development on green belt. All development should fit with local character. Larger doctors surgery (more capacity). Secondary education in Edenbridge. To reduce travel for school children and thus reduce their school daytime. Seen police force. Increase utilities e.g gas, electric, water, sewage. Return of all street lighting in dark hours. Improved public transport (later services). All the above needs to be done now not 2030.

We strongly oppose the proposal to build 300 houses to the west of 'The Beeches' estate as we don't think the local school and medical centre can cope with so many extra people. With the ever increasing traffic on local roads, the access to the proposed site would be inadequate but any widening of the access would increase safety concerns for existing residents.

Housing needs must be balanced with facilities. The town will require more school places, more doctors and dentists, more car parking, better bus services.

Infrastructure - public transport/doctors/schools etc. need to be developed/improved to accommodate. Real concerns about infrastructure to support any further development (doctors, schools, parking etc.)

There has been a lot of development in the last 12 years since we bought and moved here. I feel out doctor surgery is at bursting.

Edenbridge desperately needs an investment in its infrastructure before it can support any more housing. The doctors is too busy, you can't join the dentist as NHS. The trains are overcrowded, the schools are oversubscribed. We are in danger of losing all identity as a town and becoming a massive urban sprawl where everyone goes out of town for facilities.

There are not enough doctors, dentists, shops, buses as you cannot get a bus back to Edenbridge during the evening. As for trains, try getting a taxi at night if you live a bit out from the station and also in the winter on dark nights.

There is too much pressure on support services (i.e. surgery) that just building more houses is not the solution. Where is the running track? Cycling track? Etc.

We do not need further affordable housing in this area. We seem to have quite a lot at that end of the scale. Perhaps housing of a higher quality in moderation would attract a more affluent resident to spend money within the town.

I do not know the area to be able to comment on a development site, nor on the need of further housing. There seems to be a bottomless pit needed for housing - I would prefer there wasn't more.

Density levels exceed recommendations. Most brownfield sites utilised. Greenfield land should be preserved. Provide a new school (secondary), improve or enlarge doctor's surgery. None of these have been done although hundreds of new houses have been built in Edenbridge.

Infrastructure cannot cope already with numbers of homes i.e. doctors, dentist, train services, water treatment plant. All stretched to breaking point. Not to mention school places and no senior school in Edenbridge.

Would like the character of old Edenbridge to be maintained.

All housing should be for those who have worked solidly for them, I am totally against any provision for those that have created a need (e.g. through pregnancy or by just turning up in the parish).

I feel at the moment the amenities we have i.e. doctors, schools, dentists, shops are oversubscribed so to build more houses will put more strain on these. So unless more doctors, dentists, schools and shops will be built to support this then we don't need or want the new houses.

Before any more housing is put up there needs to be a secondary school built. Also, better doctor facilities as the surgery is unable to cope with residents of Edenbridge now. It would be good if we had another building like Queens Court to be able to rehouse more of the older generation and so give up their bigger properties for young families.

There must be a need for family members to move to Edenbridge parish but it is bound to put pressure on the already stretched services. It was the biggest mistake to close the secondary school.

Questions 11 and 12 are No. As previous examples of affordable properties built have not been affordable to young local residents. What is needed is social housing or affordable lets. Present party buy schemes local can only afford a quarter of property.

Before any more homes are built, I think you really need to address the school situation. The primary schools in Edenbridge and surrounding villages need to be expanded and a secondary built. The building proposed for new homes should not only be about housing people/families but also providing for everyone's needs, including those who already live in Edenbridge.

If any further housing is built there needs to be a secondary school. Also more GP/dentists etc. be available. Far too much development and infilling happening in the town without any thought into infrastructure or shops etc.

If we have more houses built where are the extra facilities being built i.e. dentists, doctors?

There should be no more housing without adequate development of services - especially medical, schooling at 11+ and better road structure. Longfield Road is already over used and dangerous. Do you know how many people now living here are commuting to London? The only true 'affordable' housing is council owned housing.

Develop more doctors, schools, roads etc. Infrastructure before more housing and stop pubs closing. Any future development would not be so much of a concern if the infrastructure was expanded to meet future demand; schools, doctors, dentists etc.

Edenbridge could not support yet another large housing development. We have no local secondary school, the GP surgery is stretched to breaking point and transport links are poor. We are overcrowded as it is. Edenbridge has been ruined by the way it's been developed. Parking - cars parked in Station Approach are now parking in Grange Close making it difficult for residents getting out of their drives. And why have double yellow lines in the High Street with cars parking where they like and on pavements?

We already have too many people - try and sort out current problems before just wanting even more people. It's ok for the powers that be as long as you get more poll tax. You do not care that nothing currently works in the area - sort it.

Edenbridge cannot support large scale building. It has one supermarket, very few useful shops and a doctors and dentist surgery exceeding maximum capacity. Too much social housing has been built, with resulting crime and vandalism. Young people cannot either afford to buy or even find anything to buy. It is no longer such a pleasant place to live and there is no future for a retired person.

We feel that any building in Edenbridge needs to be low density unlike the Spitals Cross Estate.

Too much housing already in Edenbridge (not enough affordable housing was built). Infrastructure cannot cope with the people we have already.

Before any more housing is built I would suggest a school is built.

If additional housing is built, I trust that a proportional increase in medical facilities will be provided together with adequate infrastructure. Edenbridge is also in need of a secondary school.

For the town's future it is not only housing that is required in Edenbridge and district - we need adequate schooling for the increase in children that will happen if there is more housing development in the area; together with medical, dental, employment and transport facilities. An increase in the major infrastructure to support this will also be important.

The existing level of housing in Edenbridge is not supported by adequate infrastructure. This must be improved if extra houses are built. We would need a bigger GP practice, extra dentists, a senior school, improved bus service, more trains per hour, a fully operational and manned police station.

At present the Edenbridge services cannot cope with the amount of people already living in the area. We would need more doctors (I had to wait 6 weeks for an appointment), more parking would need to be created. More housing would change the dynamics of this town.

With any additional housing the infrastructure needs to be expanded - example, doctors surgery/dentist/another supermarket. Create jobs for the additional people if moving into the area or indeed local people.

If more houses were built we would need more doctors, schools etc.

Too many existing new developments with minimum adequate support services.

Before any more housing is built the infrastructure has to change - doctors is a nightmare for appointments - no secondary school - police etc.

Infrastructure especially doctors/dentists and schools needs to be considered first. Not clear why this survey is being conducted as the Sevenoaks District Local Plan is effective through to 2026.

We desperately need a nursing home - especially as Abbeyfield (Stangrove Lodge) is closing August 14th 2015.

Not more houses - there are not enough doctors to cope with medical needs at the moment so we do not want more people coming to this area.

There should not be any more housing in Edenbridge - there are not enough doctors now and it is difficult to get an appointment. Also there is no school for older pupils and not enough shops to cope with more houses.

The reason I said no to development was the need for a school first.

Edenbridge has been spoilt by too many outsiders.

Planning permission has been sought for 300 houses at the back of us off St John's Way. This has been turned down but I have no doubt that a slightly smaller number will be accepted. The infrastructure is not in place to cope with that amount of people i.e. doctor's surgery etc.

School is needed to support local needs first.

I would only support more housing if a school was provided as already not enough spaces available.

Any residential growth must respect the lives and space of current residents. The creation of ghetto areas is detrimental on many levels, to current and future residents. Infrastructure needs should be the priority, followed by careful housing placement.

I'm all for new housing development in Edenbridge but lack of school is a problem as it must cost a fortune to bus them out.

A secondary school.

Edenbridge has been built up too much already and has changed the character and the warm feeling of a country town for the worst.

No more mobile homes in area; there are far too many already.

Do more for local economy - encourage more retailers to Edenbridge to make it easier for locals to shop local at affordable prices.

There appears to be a need for affordable housing projects almost everywhere including Edenbridge.

Along with housing we need a doctors, dentist, secondary school, general shops to run alongside supermarkets (empty ones to be filled). Budgens eyesore to be knocked down. Need attractions to bring people in to keep the town alive.

Before any large scale development takes place the infrastructure needs addressing. The local schools are overflowing; the doctors are already 0.5 of a unit down and in unsuitable accommodation. The bus routes are infrequent; the school buses for secondary school pupils are inadequate. The dental provision via NHS is non-existent for new patients.

I would suggest there should be no new housing development in Edenbridge until some added facilities are made available e.g. doctors surgeries, schools, more suitable shops etc.

The infrastructure needs improving in Edenbridge before any further housing should be built. We need more GPs, secondary schools and affordable supermarket. Keep smaller businesses in trade and keep it as a historical market town with a good community spirit. We have nearby towns, we need Edenbridge to be a safe place to live.

Also need a new GP surgery.

In addition to affordable housing there is a need for good quality small houses or apartments suitable for older people looking to downsize. This would free up the housing chain. It would also benefit the local economy to encourage the affluent elderly to remain in Edenbridge.

Before any new homes are built there will need to be a better train service to London and more doctors and dentists.

The local roads cannot support more traffic. There is not enough industry to support more people. Our doctor's surgery cannot support more patients.

Allow residential development of brownfield sites.

We have said no to any extra housing the infrastructure is not there i.e. doctors, schools, shops, transport.

Schools, doctors struggling now with population.

We are strongly against any further affordable housing being developed in Edenbridge. It is bringing the community down firstly and there are insufficient doctors, dentists, schools in the area to accommodate more people. The town is a small country town which should remain that way. Any odd house being developed is one thing but not a whole development of hundreds of properties.

The primary school is full to capacity. The doctor's surgery is struggling to cope. The drainage is inadequate causing low areas to flood with surface water. There is no secondary school.

No more houses, we don't have a secondary school, doctors surgery too small for the amount of people living here already. Why did they pull the old school down when it is needed?

The problem has always been the roads to and from here are inadequate for increased infrastructure. They were built for village areas not a town. Petty minded local councils put lorry bans on roads i.e. Hosey Common Road that do not comply with legal requirement for vehicle restrictions. So lorry hatful parishes will oppose Edenbridge growth. Industry = work = growth = freight movement = more expansion.

How on earth can we consider more homes when the schools are packed and we have no secondary school? Any developments further to current housing will require more schools and doctor surgery and dentist locally.

With one school, one doctors' practice, two dentists, this is hardly enough to support the existing community.

Services need improving e.g. more school provisions.

Green land, parks and fields - near to the centre of the town should not be built on. Particularly land near the river should stay green for (say) three quarters of a mile both ways from the bridge.

There needs to be more infrastructure before any further housing development i.e. doctors, better public transport. There is also a need for suitable housing for older people to downsize into (not the McCarthy Stone rip off property), more of the Church Street/Platt style of property.

If more housing is built, a Section 106 will be needed to provide provisions for access to health care and education, as well as improvement of local public transport services. The trains to London are far too overcrowded at peak times, and buses are infrequent to locations such as Tunbridge Wells.

There are not enough facilities to support a major housing growth. The doctors' surgery can't take any more new patients (and can't expand). There is not enough access to low cost supermarkets and no clothing or footwear stores in Edenbridge.

Where would the people go to the doctors? Send their children to school? I don't think the infrastructure can support a larger population.

Edenbridge is a nice sized town which would be spoiled by too many housing developments.

Town infrastructure etc. unable to support any further development.

If more houses are built we would need a secondary school and a larger primary school. There would also need to be another doctors surgery or more doctors. It is very difficult to get an appointment at present. Public transport would need to be improved.

The lack of infrastructure locally in support of a larger population for the town is the main drawback,

Edenbridge should grow organically with a balanced range of housing. Fill the gaps, reclaim used land around the high street, old shops even. Any strategy needs services supporting it though.

Any additional housing should only be provided if the supporting infrastructure and services, health facilities etc. are also provided.

Loss of commercial premises and usage should be the priority.

There are lots of small plots of land use these, not large estates. The main road through the town is a mess and has been for years. Get the owner of the vacant land to do something with it. The flooding is awful. Any future developments should be small in number to maintain current feel of the town i.e. no new developments over 20 units.

Need better roads before new homes are built - upgrade GP surgery. Think of impact on local resources. Trains issues, need to run more often.

There are a number of opportunities for new housing, filling in gaps and reutilising existing sites, especially brownfield. No large developments before improvements in infrastructure and support services.

Amenities pushed to limit - no schools provided for additional housing, long waiting list for doctors and dentists.

The housing should be for local people only, not people from outside (affordable housing).

Housing should not be segregated by size and cost. Community comes when people are mixed together. I live in Marsh Green which is very mixed.

Town facilities overstretched now. No secondary school, overcrowded doctor surgery. Too many poor quality affordable homes already. Why should residents live in poor quality, badly located homes built to be affordable?

Edenbridge does not have the infrastructure to support additional housing. Doctors are stretched, no secondary school - last one closed for housing. No A + E facilities.

If more houses are to be built then we need more school provision i.e. a secondary school. We also seem to have overstretched doctors and dentists.

We are unable to get an NHS dentist in Edenbridge. Public transport is already too overcrowded with infrequent service to and from London.

Our infrastructure is not sufficient for further developments and needs to be addressed i.e. new modern doctors surgery. School - secondary level (to keep people here).

Edenbridge hasn't got the infrastructure to support more people - schools, doctors, sewers etc.

New built should be seen as an opportunity to regenerate the under used light industrial areas of Edenbridge. It is imperative that extra services including schools and medical centre are included in the plan. Parking must also be considered, particularly around the train stations.

Edenbridge has already contributed to housing a range of people and has social housing already. Any further development should be small and contained.

There has been way too much houses/flats built here. I have lived here all my life, as did my dad and his also. It's too crowded now and so built up.

We feel that Edenbridge does not have the infrastructure to cope with a large amount of new housing in the area i.e. schools, doctors and dentist surgeries, transport and everyday shopping facilities. We also feel that Edenbridge has more than its fair share of social housing.

If we had more housing surely it would make sense to build an appropriate education establishment (a school) for over 11 years of age. We could also do with some decent shops so that we don't have to travel to other towns to buy things that are, at present, unavailable in Edenbridge town centre.

Since the end of the second world war poor planning decisions for the development of Edenbridge town have resulted in the loss of its original balanced and pleasing to the eye character. Greater attention by the planning authorities should be given to better sympathetic and aesthetic standards in order to achieve overall balance between various structural designs.

We do not have the infrastructure to cope with more people and doctors, dentists and schools and carriages on trains.

Mixed housing behind Enterprise Way - but social housing for Edenbridge residents only. Redevelop the Tom Bell/old Budgen supermarket block for apartments and quality retail. (No more gypsy spaces in the parish). I would support future housing development but only with appropriate infrastructure - schools, doctors, supermarket, road improvements.

As long as there were more school places/doctors etc. Recently took three weeks to get a non-urgent doctor's appointment. Unless the infrastructure (inc. sewage etc) can be improved/increased it would be safe or sensible to build more houses.

Feel Edenbridge is at bursting point with housing.

Edenbridge does not have the infrastructure to support any more housing of any description.

Mixed housing avoids dividing the community. Infrastructure needs consideration.

Edenbridge does not currently have the amenities to deal with more housing. Schools, NHS provision and shops need upgrading if more housing is to be considered.

I wasn't aware there was any 'plan'. Edenbridge is over developed in a piece-meal haphazard mess. Given the existing social housing - Spitals Cross, Stangrove, Skeynes and the tannery site, I hardly think we need any more.

We support the building of more housing, particularly affordable by alongside this there needs to be the infrastructure. A bigger doctor's surgery, a bigger primary school, a secondary school in Edenbridge, a big supermarket e.g. Sainsbury, Lidl, maybe a clothes shop. More and better infrastructure to support a growing population.

I am absolutely in favour of development within Edenbridge so long as the new houses will be primarily occupied by council tax payers and others who contribute in a positive financial manner. There are far too many properties occupied by those who do not fit into this category already without building more.

We do not have enough doctors, ambulance, fire brigade and schools for further development. The train and bus service for the area is poor and the shopping facilities are minimal.

If more housing is planned for Edenbridge there needs to be the support in place to accommodate more people - doctors surgery, local secondary school etc.

Before more housing is built considerations need to be made for school and GP facilities.

We have enough affordable housing; maybe another town can take a new development.

I would be supportive of more housing so long as there is the infrastructure to support it i.e. schools to support the extra families so that children do not have to be sent out of the town as this leads to trouble amongst them when they get to a certain age. After all they are the future of the town. There is also a need for shops to support the ageing community who many not have access to a vehicle to get them to shops out of town.

Before any more housing is considered for Edenbridge the facilities need to be looked at i.e. new premises for doctors and dentist as they are not adequate for the number of people using them. As there is no secondary school here now it will be difficult for parents choosing schools out of the area as they will be full. Edenbridge is getting too many estates built here and is getting spoilt.

Fully support new affordable housing, however other aspects need to be improved in support e.g. transport, doctors, dentists.

We don't need any more housing the facilities i.e. doctors, dentists are being stretched to their limits. We need shops and a more affordable supermarket i.e. Lidl or Aldi.

We moved here because it was quiet and not over populated. It is not so quiet now and has a population of 9000. That is enough.

I am not in favour of any green land being used for housing. Industrial estates could be converted for housing where factories close.

Schools, local facilities are already over-subscribed including doctors/dentists. This needs to be addressed before further housing is considered.

Re. Q11 and 12. Support for affordable housing only if sufficient services available e.g. doctors, dentists, school places, improved frequency of public transport etc.

There are insufficient doctors, dentists and other essential services to support those already living here. These must be addressed before more development.

More affordable housing should only be considered if other infrastructure is improved. The roads are already very busy and safety of residents also need to be taken into account. Plus rail services, parking facilities, local schooling etc. Currently the roads in and out of Edenbridge are very busy and adding more housing would cause traffic problems.

No secondary school, doctors practice and dentists overloaded. Horrendous parking issues where we live. We need to encourage more shops in the High Street so people can shop locally.

Edenbridge does not have the local amenities to support more housing development.

There are not the facilities in Edenbridge to cope with any more housing. The doctors surgery is full and overflowing and there is not a secondary school. All the children are bused out to various schools in different counties.

If we have more houses we need more shops, better High Street and more importantly a secondary school. Edenbridge does not want/cannot accommodate additional housing. The underlying infrastructure is not there e.g. doctors, schools.

Our opinion with regard to future housing is based on the current infrastructure. Worries concerning access to the GP, dentist and with no local secondary school within easy access makes Edenbridge a poor choice for housing development.

I don't think the town has a suitable infrastructure to support further housing - i.e. police station is closed, no secondary school, over stretched primary schools, a declining High Street.

Careful consideration needs to be given to the increased need for services with any addition of housing. In particular doctor, dentist and schooling - since there is no secondary education this also has impacts on transport services to and from the nearest school.

There is a need for more 'accessible' housing i.e. for those with mobility issues (not necessarily financial ones). Without a secondary school, there will always be a limited market for housing in Edenbridge.

Housing should be for Edenbridge people not people from Swanley and elsewhere. NO thought is ever given to the infrastructure of Edenbridge. Proper shops i.e. affordable supermarkets not high end like Waitrose. You cannot buy an item of clothing in Edenbridge except from a charity shop or anything as mundane as a reel of cotton.

Yes to 11 and 12 only on the basis totally adequate services to support i.e. schools, doctors, dentists etc. Edenbridge is an attractive area due to the space around it. Future housing development will change the character of the town.

Too many sites in the parish have been redeveloped with high cost housing which local people cannot afford. I believe there is a need for affordable or rented properties which could be available to local people rather than high cost properties which are of no use at all to most local people requiring accommodation.

Infrastructure cannot cope with any further development.

If more houses are to be built there really should be a secondary school here as Edenbridge children will be isolated from their mates if they have to go out of the area.

Instead of building more houses, money should be used to improve facilities in Edenbridge. Another doctor's surgery. Supermarket. School. You cannot keep increasing population without added facilities. Edenbridge has become too large. Medical and other services overwhelmed already. No secondary school.

I think that more houses would add more pressure to an already hard pressed town. For example the doctors surgery, more would have to be considered, banks closing, empty shops, the town is not looking so good these days.

If building new housing developments you need the infrastructure to support this. Shops, doctors, dentists, schools, petrol stations, police, improve leisure facilities.

Over the last 30 years more houses have been built with no infrastructure to cope with increased housing. No full time police, no secondary school, doctor's surgery unable to cope - impossible to get an appointment. We do not need more housing. Do not overload us with more people. There are insufficient amenities i.e., doctor, dentist, empty shops in the High Street without adding more houses/families.

Edenbridge is not able to sustain any further development.

There are not the resources for schools or doctors etc. currently at the moment for those living in Edenbridge. I am unable to get myself or my family into the local dentist. These all need to change first.

Depends what you mean by local need housing - do you mean people with a disability? If so, a reasonably sized development might be feasible. Edenbridge needs a solid infrastructure - only one infant school.

Nothing available for older children. Further housing would not make sense without this.

Edenbridge is severely lacking a senior school and a new doctor's surgery.
Would like more shops to accommodate people living here.

Housing for younger people in Kent should be a priority. How do you ensure development is for local need? Will developers be prepared to build homes at affordable prices? If average salary is £25k and average savings of 30 year old are £10k-£20k then no home should exceed $(25 \times 4) + 20 = £120k$. National policies need to change for this to happen in Edenbridge. Current policies seem to distort the market in favour of developers. Some way of supply/demand in favour of realistic prices is needed. As a homeowner I have no interest in the value of my house increasing as I need it to live in so don't sell it.

Do not build any more houses. The trains cannot cope. The town is looking scruffy - put our money there. I am aware that you may consider Four Elms Road as a site for more houses - the road is busy enough and cars go to fast because of the 40 mph limit.

The current infrastructure of Edenbridge will not support any more people. Doctors, dentist, schools etc. are already under strain from people trying to access services.
Edenbridge is full up and over developed already. There are no nursing homes or care homes. The infrastructure is inadequate the roads are narrow and unsuitable. The trains are crammed full in peak times. The medical centre is too small. There are no jobs.

These surveys are a waste of time - I remember a similar one regarding the relief road - I was told that a high majority (of those who responded) were against it. Funnily enough it was built. Save our money and just do what you want anyway - that's what will happen. No democracy.

Town needs better infrastructure (school, train service etc.) before it could sustain substantial development.

We need to have green spaces, especially where there has already been development adjacent to or close by fields or allotments.

Having benefited from a shared ownership property I am so very grateful to be able to live in Edenbridge. I wish there was more support for people like me who were either renting or living in tiny flats in town. I work hard long hours to afford what I can to pay the rent and mortgage. I think more support should be offered to hard working people. I live with a lot of families around who don't work at all yet because I work hard I cannot afford to start a family as I'm not entitled to the bigger, better homes these families have. I don't want a bigger home but many people can't even get a house.

I have lived in Edenbridge for 26 years and it has grown from a nice village to an overcrowded town, without increasing Dr surgery and dentists. The town is dead for decent shops, clothes, shoes etc. Very expensive supermarket Waitrose. Have to be wealthy to shop there, shall I go on!

Edenbridge has a large number of smaller style homes and a large number of supported housing properties. There is a limit to how many Edenbridge can support. If there is to be additional housing of any sort, services in the town need to be upgraded to cope - doctors surgery/high school/amenities.

We could do with some more decent shops.

The town council needs a good shake up.

Any development should be built with regard to the local area in terms of services. Transport, roads etc.

Capacity of these needs to be taken into account and increased in line.

Too many new developments already in the area with not enough infrastructure to support new residents i.e. schooling, GPs etc.

In order to accommodate further houses the facilities need to be improved. Doctors need to be bigger as does the local school.

I have lived in Edenbridge for 38 years and I have seen the expansion of the town during that time. We now have a large number of social housing units. I think that is enough, there has to be a cut-off point.

Should there be more housing development in Edenbridge, the infrastructure also needs to be expanded.

Edenbridge needs better hospital facilities (e.g. services available to Sevenoaks or Tonbridge). A senior school. A large supermarket.

Edenbridge lacks infrastructure due to too many private/council housing. The rail service is hourly, there are few shops (no clothing, books) and usually a 2 week wait for a doctor's appointment.

Too many druggie scumbags on benefits as it is. Don't need any more moving in.

We have a very poor rail service in Edenbridge. We are already standing when we leave Edenbridge. The medical centre seems to be only just adequate for the town. Small developments of more expensive housing would improve the town. Also if the government is going to sell Housing Association housing - why should we build more?

You need to have businesses move into the area - we have two railway stations and a site that was due for Sainsbury. You need to encourage large business into Edenbridge to boost the economy not affordable housing.

Unhappy with developers out to make profit at expense of countryside. Happy that housing development happens in infill sites but not greenbelt or open fields/countryside. Any new houses need character rather than the bland boxes that often get constructed. Look to develop the local area and don't just focus on one place like Edenbridge. Don't keep building blocks of flats; look to vary accommodation else you end up with an imbalanced community. Don't lose character.

There aren't enough facilities here i.e. doctors, dentist for those who live in Edenbridge already. If these issues were put right first, people would not oppose new housing. We have had a big influx of new people and its put strain on everything.

We do not have enough school spaces. I would personally prefer Edenbridge to stay in its current size, this means less traffic etc.

I am not happy with more people moving in from outside Edenbridge unless there are staff shortages in particular sectors. However, I am fully supportive of extra housing for existing residents, whether private or public as per requirement. Thank you.

I feel strongly that there should be no further housing development within the parish until significant improvements have been made to the local infrastructure; most importantly a decent secondary school and an expanded and improved doctors' surgery are needed.

The only concern is if Edenbridge keeps growing will our services and amenities be able to cope. Services such as schools, doctors and dentists would have to expand if further houses are built.

No housing development should take place until there is at least one more medical centre and ideally another supermarket.

No sufficient support services for the existing population as it is. It takes weeks to get an appointment with the doctor. Not enough school places. Trains to/from Edenbridge Town Station are infrequent and often packed.

Do extend into greenbelt. Do keep small green communal spaces local. Keep trees and seats.

Edenbridge doesn't need any more 'affordable' or social housing as we already have too much. If any new houses are built they should be higher quality to attract wealthier people. This will raise standards and improve the status of the town. For too long Edenbridge has been a dumping ground for the wealthier towns like Sevenoaks. This should be stopped.

We think Edenbridge is a nice size as it is.

We have far too many nuisance neighbours in Edenbridge with no police activity. Unsociable, uneducated, unemployed, anti-social behaviour which nothing is done about. We don't want more. We are in favour of genuine hard working people moving to low cost housing.

Any further housing should be supported by adequate local services e.g. surgery, dentists, buses and shops.

Q11 and 12. There is not the infrastructure to support further housing. A new GP surgery, schools, transport links would all need improvement/thought to even consider.

If housing needs are to be met, or aimed to be met, the infrastructure of the town also needs to grow - doctors, school, dentist etc. Having no secondary school is becoming harder on parents and surrounding schools.

I would support affordable local housing if we thought it went to genuine Edenbridge couples with families.

Any additional housing would require better infrastructure i.e. doctors, sewage, schools.

Edenbridge cannot support more housing until the infrastructure is improved. Access is only by B roads. Rail services are overloaded. The doctors and dentists are overburdened and there is no secondary school.

If more houses are built we need a secondary school and more doctors. There is a lack of bungalow for an ageing population (in fact, bungalows are being demolished).

Any new developments should be small as our doctors and school etc. are already at capacity. There also is no secondary school.

Why on earth did the latest development turned down by the railways on a brownfield site?

This town needs many more shops since there is little to be purchased here and the current bus services are a joke.

It would be good if much more care and planning was given to eco and environmental builds - after too much concrete, too small garden for children, too few trees planted. In other neighbouring areas the builds have solar panels etc. included for example. The Green in St John's Way is a good idea.

More housing would help the economic viability of the town centre. Edenbridge should be marketed more as a desirable place to live.

There are already too many housing estates in Edenbridge.

There has already been development in the town. However there are no secondary schools or safe areas for coaches to pull in to collect school children. Long term plans should be made to reduce the need for increased housing through the control of the population - through better immigration management.

Edenbridge needs to stay as a small countryside village. There are too many affordable local accommodation already. Too much will bring house prices down and devalue the area.

The area cannot expand any more as there is no secondary school, not enough main line shops (town centre is mainly and eating out place with cafes, pubs, clubs and take always being the main shops). There is not an A road. The main road through is always being dug up.

New homes should be small affordable and suitable for downsizing.

Further housing must be matched by a comparable development of the required infrastructure - over recent years/decades for example we have seen schools close, the local hospital downgraded, no improvement in GP facilities and a much reduced rail service (previously access to both Gatwick and Maidstone direct - the latter essential for access to the hospital). All this, despite a huge increase in residential population.

We would support new housing in Edenbridge if the infrastructure could support it. We need a larger doctors, secondary school, large supermarket and better rail connections.

The existing infrastructure would not support any further development and I fear Edenbridge parish would cease to exist.

I have supported future housing development but this should be done after improving local services. The closure of the secondary school in Edenbridge was a short-sighted decision if you are encouraging families with young children to move to the town.

The local doctors, dentists, schools cannot cope now without any more housing.

We do not have the amenities, infrastructure could not cope with an influx of people it would ruin Edenbridge, please think about that. Edenbridge has expanded already without housing estates in the pipeline, how are we going to cope? Doctors, trains, buses has this been thought of? Also parking with all the extra cars.

I believe all housing developments should be mixed income, without such an obvious difference between market housing and affordable housing. The housing off St John's Way is a better example than the development across from Champion Timber. However, the affordable housing is still segregated at one edge. Mixed income and mixed age communities support social cohesion, which should be an objective of the Neighbourhood Plan.

We need more shops and transport facilities for access to hospitals (Maidstone and Pembury).

Edenbridge has too very large council estates. It is imbalanced; it needs more private housing not social. There is currently a lack of supporting infrastructure to sustain new residents/families. Roads too busy and fast. Services - medical, school, fire and police.

We would support housing development in Edenbridge if all the infrastructure of Edenbridge is made to support the extra families that will move into the town. Currently there are already more people than the local medical surgery, dentists and schools can cope with.

Improvement to local services would need to be made before more development should be made in the town - for example expansion of the provision of GP services - is already very difficult to get an appointment. Train services also need to be improved - specifically on the Edenbridge Town line from Uckfield as there is already serious overcrowding on commuter time trains and there is no capacity currently for any more passengers without improvements.

There are not enough facilities in Edenbridge to cope with extra housing. I can't even get in with an NHS dentist and the trains to London are horrendous. They can't cope with the amount of passengers they have at the moment.

I cannot support housing development in isolation. A recent proposal for up to 300 houses was rejected because of, primarily, inadequate local GP capacity. Any future housing proposals must be part of a complete package that ensures local services of all kinds can cope.

The parish is not ready to provide for an increased population without investment in amenities and infrastructure; doctors, train services, schools (primary and secondary), large supermarket etc.

Edenbridge needs a substantial amount of updated infrastructure before any development can be considered. Trains, police, fire brigade, hospital, doctors, school and supermarket.

Affordable or council based housing should be offered to local people from Edenbridge Parish. E.g. second generations of local families. Of late, an enormous amount of people from outside the area are taking all the social housing e.g. from Croydon, Swanley and further afield.

Before any development can take place local services need to be updated i.e. schools, medical services, policing etc. The area is very poorly served at present.

1. Development to be limited to max 20 homes per site. 2. To include energy efficiency system, internally and externally, solar energy etc. 3. Allocated parking at least one space per home.

Do not build anymore houses in Edenbridge area unless you are intending to build schools and other facilities for younger people.

We need more places to work in Edenbridge. More small, large employers need to come to town. Redundancy is rife with more than four main employers going in the last 10 years. Eaton Williams being the last to go with 60 jobs going in September 2015. Too many houses already and not enough employment, doctors and dentists oversubscribed. Too many people in town, so have to work out of Edenbridge, because no work here.

There is far too much help for the people who choose not to work. We pay taxes and both work full time. We cannot get on the property ladder. We pay £1000 rent. Help us, not them. Who do you think pays for these people. Us!

There is no point in building family homes in Edenbridge as there are no schools, few shops, few decent jobs. Edenbridge is becoming stagnant. More shops and restaurants are needed to make it a place to come. The community centre is just a joke. It didn't help when the two banks closed if you were customers of them you will go elsewhere.

We need a secondary school for this area especially if we want more houses - could this be included as part of the plan? We also need a better Health Centre - the GP surgery is too small. If we have more people in Edenbridge we will need more doctors and we need better train service to London - not enough trains or seats on trains for existing population.

Bus travel to surrounding areas is poor and the ability for a small village to support additional housing/people is poor. We should perhaps look at adapting the current buildings to support any need for additional houses i.e. more flats.

Any future building needs to be supported by much improved services within Edenbridge. The doctors and dentist are full to bursting and most of the local schools are oversubscribed with waiting lists. The nearest secondary schools are at capacity and with larger school years at primary level this is a ticking time bomb. We currently have 3 council estates within Edenbridge whose needs and problems are barely being met. If you genuinely think you have the infrastructure to cope with an ever greater population within Edenbridge then by all means proceed. But please give a thought to us already struggling with oversubscribed services. Investment is sorely required in all sectors and sections of Edenbridge.

The transport links (road and rail) cannot support additional residents

Edenbridge does not need any more housing, the local doctors and other facilities are struggling to cope. If more houses are built we need better facilities.

Need to improve infrastructure and essential services before any new development takes place. Priority needs to be to locals and their families rather than moving new people in from far away or making locals more far away from friends and family.

I think Edenbridge is the right size as it is. I don't want it to grow any bigger.

Would only be supportive of more housing as long as it's not on the small plot of land behind our houses in Cedar Drive (we purchased our house so it doesn't back onto anything) as would reduce parking further. Would support more housing if services increased (schools, shopping, doctors etc.).

Edenbridge lacks the infrastructure for further residential development.

Any future development would/must include schools, medical, dental and above all police, in addition to existing facilities.

There are already too many 'affordable' houses and estates in the town. This undervalues the town, could lead to a higher crime rate and is more likely to persuade people not to move here. There's already a travellers site and awful estate at the top of town.

The planned 300+ homes on the land of St John's and by Edenbridge station is not suitable for housing - hence the initial rejection of planning application. The parish need to look at brown field sites such as Sainsbury's to clean up the area and give affordable homes.

Future housing development needs to be supported by better infrastructure - doctors need bigger premises. Secondary education needs to be catered for - not keep shipping our children out. Transport (buses) need to be improved - we need a decent supermarket, Sainsbury's should hang their heads in shame.

We would not support any development of green belt land. Local amenities and service, schools and train services in particular as well as doctor's provision need to be addressed along with any housing development in Edenbridge.

Extend Edenbridge by-pass to the hospital or park next to hospital. Since being opened, the traffic build up and noise along Mill Hill has become intolerable.

Any development should be small scale and an element should be reserved for local people of limited means who work in Edenbridge.

I support future housing development as long as there was also sufficient infrastructure in place. I think that some improvements could be made to the Spitals Cross estate. It's looking tired and the surrounds around.

The transport network and general local infrastructure already cannot cope with the current volume of residents. Any increase would put further burden on an already strained system and negatively impact the feel of the town.

Too many people have moved into Edenbridge from other boroughs when there are locals that require housing.

Local hospital - extremely good. Local doctors - inadequate (routine appointments can take up to 14 days). Local buses - barely adequate. Local trains - often over crowded from town station.

Not enough schools, doctors etc. etc.

My concern with the idea of 'affordable' housing is that it misunderstands the reason why 'ordinary' housing has become unaffordable. The problem was caused by artificially low interest rates and irresponsible lending practices. The solution is to allow these market conditions to normalise, not respond to the market distortion by building rubbish on the cheap. You risk building the 'ghettos' of the future and impairing the urban quality of Edenbridge parish.

My 2 adult children are currently living in Edenbridge in an expensive rented flat that is really beyond their means. It only has one bedroom, so my son uses the living room to sleep in. He is unemployed and has a disability. I have to be near him.

We need pretty 1 bed/2 bed/3 bed houses for young people - at reasonable prices - not stupid money grabbing builders/developers. Council please control these developers who want to sell at £500,000+. We have grown up in Edenbridge and loved it as a village. It has become too big without the infrastructure in place to support that growth. (Secondary school has closed, doctors, train line and dangerously over crowded trains). Lack of community spirit. It feels like there are a lot of people unemployed in the area and youths hanging out in the town in large groups that brings the town down/makes it uncomfortable. It's a sham this once beautiful quiet community village is spoilt by overcrowding.

If any such plans do occur surely a secondary school is a priority and more doctors. Re-open Edenbridge hospital. You cannot build more houses without providing a proper infrastructure is required. Plus bus service improvement and longer trains.

I am being very selfish but I came to Edenbridge 15 years ago from a village to what was still a country town. Over these 15 years Edenbridge has grown beyond recognition with new estates all around the town. The worry to me is that the services haven't increased. The doctors and dentists surgeries are still the same size. We have no secondary school. The primary school is bulging. The trains are full to capacity. Standing room only in peak times (Uckfield line). We still have a cottage hospital but it's a long journey over to the general hospitals at Maidstone and Pembury. But if the sprawl continues over the next 15 years Edenbridge will become just a suburb of London - pity.

People should be given more flexibility to extend their own homes rather than feeling they need to move away. Inexperienced Councillors shouldn't get to vote on local housing needs - it should be done by experts. There are many people in my age group that would like a 2 bed property with a small garden which is easy maintenance. Currently the choice of moving is to go into an apartment. Although that may suit some, many would still love to have some outside space. It would also be attractive to young couples.

If any significant homes were built would services like doctors and schools be increased?

Whilst housing is needed the infrastructure of Edenbridge is bursting. Nearly all land that was available has been built on. We need a bigger doctors, school, dentist etc. before new homes.

The suggested development looked really good, with the hope of improved utility services (mains drains/gas) reaching neighbouring areas, namely the far end of Crouch End Road.

Need more doctors/dentists if more housing provided.

The area around Cedar Drive is already packed with houses and no parking. It would be a shame to spoil Edenbridge by building more council houses and I hope this wouldn't lower the price of my house. Also, all the council houses would be given to immigrants who do not work which could increase crime in the area.

Need infrastructure to support further housing. Medical centre, schooling already overstretched. Bus services do need improvement particularly at weekends.

Whilst there is most certainly a requirement for more local housing, the infrastructure is not in place to cope with the additional demand that this housing would have on the town's resources. The train station needs a large level of upgrading and additional focus should be given as regards a new doctor and dentist for the immediate community. Further thought should also be given to opening a secondary school in the immediate area.

Edenbridge lacks the infrastructure to support additional residents.

We do not have the facilities to support more people in the area - medical/rental/parking/schooling. The town cannot support any more housing, schools, no supermarket, not regular enough bus service, pressure will be put on doctor's surgery.

If more houses are built we need more doctors, POs, banks (all closing), better rail and bus services.

More affordable homes for couple working (first time buyer scheme).

Don't expand. There is no schooling for the influx at Eden Centre, no secondary provision and diabolical bus service for young people to travel to college or work. It is not sustainable.

More local resources required before more housing built.

My daughter is looking to buy a house with her partner within the next 5 years, but at present can find nothing which is affordable. She and her partner have both lived in Edenbridge all their 22 years.

I do not support getting more housing within Edenbridge area because we already have an unsustainable amount - not enough shops or work and Edenbridge is becoming like one big housing estate, and we don't really want to lose more fields and green area. The answer is for people to live elsewhere and to stop moving more and more bodies to this area, with kids as well, as it's only a tiny town.

The town needs more infrastructure mainly train service and buses. Need to grow the surrounding villages evenly.

More bungalows for disabled people. We only have a few at the moment and more and more people need them now.

Schools and doctors cannot cope. Too many houses and travellers in Edenbridge already. Houses available given to too many outside of Edenbridge. Locals should have priority.

Affordable housing is, in my opinion, needed for couples. It seems housing is only available for families. There are no affordable places to privately rent in Edenbridge. £900 per month for rent. No properties to buy that are available at affordable prices.

More homes need more infrastructure. We need school - secondary. More doctors surgery and dentists. Larger supermarkets.

1. Infrastructure needs to grow with further housing development. 2. Need a secondary school. 3. How do exam results of children who travel a great distance to school compare against those local to the school? 4. KCC should be ashamed of the lack of a secondary school.

There needs to be more affordable accommodation for single people on low incomes.

My other daughter rents with her husband but dearly love to own their own house. She lives in the same road but cannot afford the mortgage required for a property locally being 2 bedrooms.

Keep overspill from other towns to a much lower percentage. Edenbridge seems to be dumping ground for undesirables. No secondary school is a big factor.

Currently there is inefficient infrastructure to support any further developments. Schools etc.

There is no secondary school and KCC are having to pay transport fees for Edenbridge pupils attending Kent schools, so is Surry. We need a new secondary school, rather than accommodation. It will save KCC shedloads in travel fees.

Edenbridge is already struggling in regards to school, doctors and dentists. More affordable housing would be great but the infrastructure needs work first.

Only brownfield sites like Fircroft Way should be considered.

Not enough housing is available to older people who still have their adult children living at home, but are unable to get a decent mortgage to purchase a suitable home.

I have been waiting for a larger property for over 19 months. I work full time as a single parent and quality of sleep and life is affected for both my daughter and I having to share a room/lack of space.

I'm all for new housing as long as another doctor's surgery is built too. There are far too many patients for the current doctor's surgery to cope with.

Shame about Sainsbury's development. I need to bring my girlfriend to Edenbridge.

With the closure of the Stangrove Lodge Care Home, it is imperative that the St John's site is used to build a new care homes. Presumably, the Stangrove Lodge site will be used to build more houses.

No more houses. No more facilities available. We are overcrowded as it is.

I am very happy to support more housing in Edenbridge as long as we back this up with more resources i.e. doctors, schooling, hospitals etc.



EDENBRIDGE 2030 Neighbourhood Plan Project

Dear Neighbours,

Edenbridge is taking the opportunity to shape the town's future over the next 15 years, by creating a Neighbourhood Plan for the community. This survey has been commissioned by the Neighbourhood Plan team to find out future housing needs within the parish of Edenbridge. This is to ensure that any new developments have the right mix of size of homes, affordability and amenities.

We have enlisted the help of ACRK (Action with Communities in Rural Kent) to send out the surveys to every local home, and receive and assess the replies. Your views really matter, so we would be very grateful if you would take a few minutes to fill in this short survey. It should not take long, and will help shape the future of Edenbridge. We look forward to hearing from you.

If you need help completing this survey, please call in at the Eden Centre in Four Elms Road, for the Housing Associations' surgeries or the Citizens' Advice Bureau.

Please return the survey in the Freepost envelope provided by 27th July 2015.

The Neighbourhood Plan Steering Group

July 2015



PLEASE HELP US BY TELLING US YOUR HOUSING NEEDS

This will assist the Neighbourhood Plan Team to find out the best mix of size, design and price of housing for Edenbridge

Part 1. You and Your Household - A household is one person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and a living room or sitting room or dining area.

1. Is this your main home? ☐ Yes ☐ No

If this is your second home, do not complete the rest of the form but please do return it.

2. How would you describe your home? Tick one box only

☐ House ☐ Flat/maisonette/bedsit ☐ Caravan/mobile home/temporary structure

☐ Bungalow ☐ Sheltered/retirement housing ☐ Other _____

3. How many bedrooms does your home have? Tick one box only

☐ 1 bedroom or bedsit ☐ 2 bedrooms ☐ 3 bedrooms ☐ 4 or more bedrooms

4. Who owns your home? Tick one box only

☐ Owned outright by a household member(s) ☐ Owned with a mortgage or loan ☐ Tied to a job

☐ Part owned/part rented (shared ownership) ☐ Rented from a housing association

☐ Rented from a private landlord ☐ Other _____

5. How long have you lived in Edenbridge parish?

☐ Less than 1 year ☐ 1-3 years ☐ 3-5 years ☐ 5-10 years ☐ 10+ years

6. Please complete the table below to show the age and gender of all those living in your home

AGE	GENDER
Person 1	Person 1
Person 2	Person 2
Person 3	Person 3
Person 4	Person 4
Person 5	Person 5
Person 6	Person 6

7. Have any members of your family moved away from Edenbridge parish in the last 5 years? ☐ Yes ☐ No

8. If you answered Yes to Q7, please indicate the reason why they left:

☐ Lack of affordable housing ☐ To attend university/college ☐ Employment

☐ Other _____

9. Do you have any family members who currently live outside Edenbridge parish, who want to move to Edenbridge parish, but are unable to find a suitable home locally? ☐ Yes ☐ No

10. Are you or anyone living with you considering moving to alternative accommodation within Edenbridge parish, either open market or affordable?

☐ Yes, within 5 years ☐ Yes, in 5 or more years ☐ No

Each new home needed will require a separate form to be completed (e.g. if 2 people living with you need to move to alternative accommodation but they would be seeking a home each we would ask they complete separate forms. If they wish to share a home, only one form is required). Please request an additional form from the Rural Housing Enabler, contact details at the end of this form.

11. Would you be supportive of future housing development in Edenbridge parish? ☐ Yes ☐ No

12. Would you support a development of affordable local needs housing if there was a proven need for people with a genuine local connection to Edenbridge parish? ☐ Yes ☐ No

13. Can you suggest a site where such a development could be built within Edenbridge parish?

14. Any comments (please note these will be recorded in the report to The Neighbourhood Plan Team)

If no-one in your household is in need of alternative accommodation (i.e. you answered 'No' to questions 7, 8 and 9) you do not need to complete Part 2 of this form. Please return the form in the Freepost envelope provided.

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY

PART 2 - OPEN MARKET AND AFFORDABLE HOUSING NEEDS

DO NOT COMPLETE THIS SECTION IF YOU HAVE NO HOUSING NEED IN THE PARISH.

Please return your form in the Freepost envelope provided

Please complete this section only if you indicated that you or a member of your household have a housing need. Please provide more detailed information but only on behalf of those who need to move. If more than one house is needed please request extra forms using the contact details at the end of this form.

15. Please provide the name and address of the head of the household in housing need. Your details will remain confidential to the Rural Housing Enabler at Action with Communities in Rural Kent. We may use this information to contact you again if we need to update the findings of the survey in the future.

Name: _____

Address: _____

Postcode: _____

Email Address: _____

16. When do those requiring accommodation need to move?

☐ Within the next 2 years

☐ Between 2 and 5 years

☐ In 5 years or more

17. Who owns your current home? Tick one box only

☐ Living with parents

☐ Member of the household

☐ Part owned/rented (shared ownership)

☐ Provided with job (tied)

☐ Rented from a private landlord

☐ Rented from council/housing association

18. If you could stay in/move back to Edenbridge parish which would you be seeking to do? Tick one box

☐ Rent from council/housing association

☐ Shared ownership (part buy/part rent)

☐ Rent from a private landlord

☐ Buy on the open market

☐ Other e.g. self-build, annexe to existing home to accommodate relatives, please specify _____

19. What is your connection with Edenbridge parish? Please tick all that apply

☐ I currently live in Edenbridge parish and have done so continuously for the last 3 years

☐ I have previously lived in Edenbridge parish and have immediate* family who currently live there and have done so continuously for the last 10 years

☐ I have lived in Edenbridge parish for a total of 5 out of the last 10 years

☐ I am in full time employment in Edenbridge parish**

☐ I need to move to Edenbridge parish to take up full time employment**

☐ I provide an important service in Edenbridge parish that requires me to live locally**

☐ I need to move to Edenbridge parish to give or receive support to or from an immediate* family member

*Immediate = mother, father, children or brother/sister. Extended family will only be considered if that relative has played an important role in the applicant's upbringing.

**The applicant's place of work/service must be located in Edenbridge parish

20. Are you currently on a waiting list for affordable housing in Edenbridge parish i.e the Sevenoaks District Housing Register ?

☐ Yes ☐ No

To be considered for affordable housing you must also register on Sevenoaks District Council's Housing Register. If you would like to register contact the Housing Options Team at West Kent Housing Association which acts on behalf of Sevenoaks District Council on 01732 749433 or go to www.kenthomechoice.org.uk

21. What type of housing do you need? Please tick any that apply.

☐ Flat ☐ House ☐ Bungalow ☐ Sheltered housing (suitable for older persons with limited support via a warden or lifeline system)
☐ Accommodation suitable for older persons without support ☐ Extra care housing (suitable for elderly people with range of support options)

22. How many bedrooms do you require? For affordable housing, bedroom allocation is decided by need and set by the local authority's allocation policy. This is available on their website www.sevenoaks.gov.uk

☐ 1 ☐ 2 ☐ 3 ☐ 4 or more

23. Does anyone requiring alternative accommodation have specific housing needs, for example, layout and design adapted for access e.g. wheelchair access, ground floor etc.

☐ Yes ☐ No

24. If you answered Yes to Q23 please give brief details

--

25. Why are you seeking a new home? Please tick all that apply

☐ Present home in need of major repair ☐ To be nearer family ☐ To be nearer work ☐ Retirement
☐ Present home too expensive ☐ Need smaller home ☐ Divorce/separation ☐ New job
☐ Current home affecting health ☐ Private tenancy ending ☐ First independent home ☐ Lodging
☐ Setting up home with partner ☐ Need larger home ☐ Difficulty maintaining home
☐ To move to a better/safer environment ☐ Disability/disabled ☐ Cannot afford existing mortgage
☐ More suitable housing due to older age ☐ Access problems ☐ Other _____

26. In the table below, please indicate the age, gender and relationship of each person looking to move (ie. those who would make up the NEW household).

If more than one house is needed please request extra forms using the contact details at the end of this form

Age	Gender	Relationship to Person 1 (e.g. son, daughter, partner, husband)
Person 1		
Person 2		
Person 3		
Person 4		
Person 5		
Person 6		

27. What type of household will the NEW household be? Tick one box only

- | | | |
|--|--|---|
| <input type="checkbox"/> One person household | <input type="checkbox"/> Parent(s) with child(ren) | <input type="checkbox"/> Brothers/sisters sharing |
| <input type="checkbox"/> Older person(s) household | <input type="checkbox"/> Couple without children | <input type="checkbox"/> Other _____ |

28. Which tenure would best suit your housing need?

- | | |
|--|---|
| <input type="checkbox"/> Renting - Housing Association | <input type="checkbox"/> Shared ownership - Housing Association |
| <input type="checkbox"/> Private renting | <input type="checkbox"/> Owner occupation |

29. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple). Do not include benefit or council tax benefit.

- | | |
|--|--|
| <input type="checkbox"/> Under £10,000 | <input type="checkbox"/> £30,000-£35,000 |
| <input type="checkbox"/> £10,000-£15,000 | <input type="checkbox"/> £35,000-£40,000 |
| <input type="checkbox"/> £15,000-£20,000 | <input type="checkbox"/> £40,000-£50,000 |
| <input type="checkbox"/> £20,000-£25,000 | <input type="checkbox"/> £50,000-£60,000 |
| <input type="checkbox"/> £25,000-£30,000 | <input type="checkbox"/> More than £60,000 |

30. How much money could you raise towards the purchase of a property; taking into account any access you have to capital (e.g. equity in your home or savings) as well as the amount you could borrow on a mortgage?

31. How much money would you be able to raise as a deposit towards buying your own home?

Contact details for extra forms or information are:

Tessa O'Sullivan
Rural Housing Enabler, Action with Communities in Rural Kent
01303 813790 tessa.osullivan@ruralkent.org.uk

Information on this form will be used to provide a summary of the level of housing need in Edenbridge. Personal information will remain confidential to Action with Communities in Rural Kent

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY. PLEASE NOW RETURN IT IN THE FREEPOST ENVELOPE PROVIDED BY 27th JULY 2015