

NEDRA

New Edenbridge District Residents' Association

Public Meeting: 17 July 2024

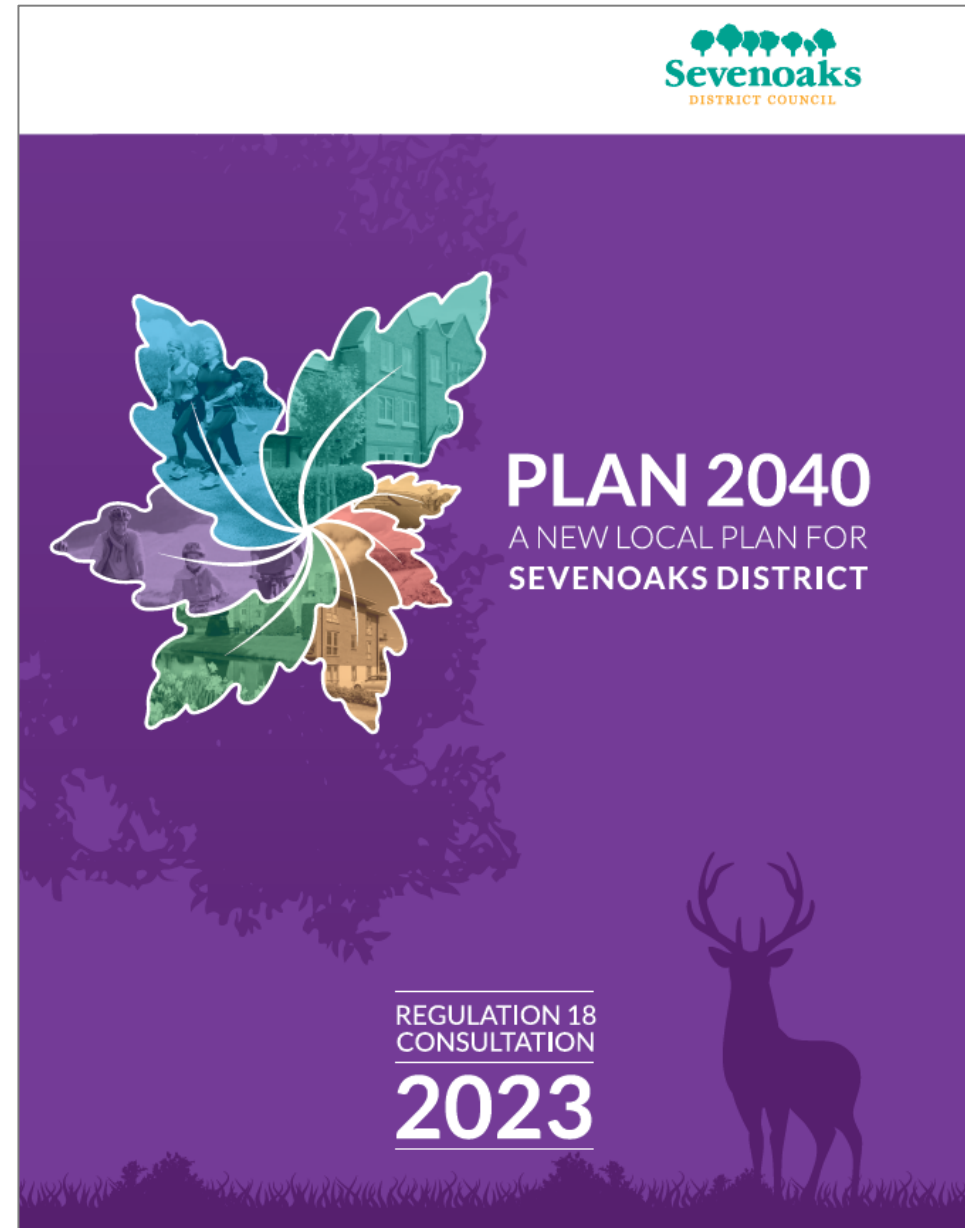
Together, we can.

- To all NEDRA Volunteers (leaflets, helping tonight)
- Edenbridge Town Council / Rotary Club / WI for D-Day Tea Events
- Miles Audio Visual





- Too much development for Edenbridge
- Was it a consultation or a done deal?
- Were they talking my language?
- Too much information too little time allowed
- Impossible to get the message out to everyone



- To listen to and communicate with residents about issues facing our town
- To challenge the disproportionate developments in the Local Plan for Edenbridge
- Fight for the infrastructure to support proposed large scale building plans
- Support initiatives to improve services for the community





NEW EDENBRIDGE DISTRICT RESIDENTS' ASSOCIATION

[About NEDRA](#) ▾ [Join Us!](#) [Help Us](#) [Contact Us](#) [Donate](#)

NEDRA Membership Q&A

Why do NEDRA want members?

The more members we have, the better we represent Edenbridge.

A large membership gives us a stronger voice and more influence on consultations, policies and decisions that affect Edenbridge.

www.nedra.org.uk



- Welcome & Introduction
- Updates from NEDRA (19.00)
 - Medical Centre
 - Policing
 - 2040 Plan
 - War Memorials
 - Southern Water
 - Four Elms Site
- Talk: Richard Knox Johnston (19.45)
- Q&A (20.30)
- Networking & Refreshments



Very Constructive Meetings!

NEDRA met with the **League of Friends** and the **Patient Participation Group (PPG)** to share feedback gathered from Edenbridge residents about the medical practice.

This included potential ideas and solutions (so not just moaning!).

This was presented by the **PPG** to the medical practice.

#	Issue(s)	Description	Questions	Potential Solutions
1	Long time spent on phone trying to get through.	People have reported waiting 30+ minutes waiting to get through. Some longer. Some report getting cut off. The perception is the telephone system to make an appointment does not work. Answer from EMP as response to the review said of answering the phone 'demand for this can at times be greater than the resource available'.	Why are the waiting times so long? Are there plans to increase resources? How can elderly people access help to make an appointment if they can't get through?	If able get more to use the online service. Maybe some videos on how to do this on the website? Getting help from the practice to book the appointment and get people off the phones trying (dedicated resource?). Hold some kind of in house training to show groups of people how to do it? Maybe volunteers can help?
2	When people have asked for help to book an appointment they have not got that help. They have been told to book online.	5 Being told at the doctor's appointment you can only talk about 'one thing' and having to explain over and over again to different doctors what your medical history is as they don't appear to read the notes.	Concerns this is not covering all bases for an accurate diagnosis as both things might be related. Also told that if you want to see a specific doctor you will have to wait longer for an appointment. 'Was appalled by the service I received today app was 40 minutes late to be told by the doctor to hurry up and explain my problems as he had 10 minutes so he didn't have time to sit and listen and to make another appointment.'	Why are doctors (locums?) not reading the notes? Is it a time issue? Is this not crucial? Is asking for just one issue interfering with proper diagnosis and costing more time and money in the long run? Suggestion made by EMP as response was to request own GP and to ask for a double appointment if there area several things to discuss. Could put this under FAQs on the website.
3	Hit and miss way people are treated at practice.	6 The original hours on the website said the practice closed at 6.30pm. This has now changed to 6.00pm.	People who work and who find it difficult to get time off from work may need later appointments.	Why and when did these hours change? How does this square with out of hours appointments mentioned on the website? Communication when things like this change. Show what the out of hours timings are on the website.
4	People don't have an accurate idea of what services the practice is having.	7 Online appointments are switched off.	10 Surgery closed for training and short notice social media posts saying the same thing. MIU is closed at the same time.	There is a published list of closures on the medical practice website. But it does not tell you what you can do if you need to see a doctor. Minor injuries is also then closed. Don't bother going to the multimillion pound doctors as no doctors or minor injuries from 1pm today. That building is such a waste of money as no services'. People have asked why the whole building needs to be closed when in other walks of life a rotation of staff happens for training. Not many other businesses will close down entirely. Why does this happen then for the medical practice? Who is running the MIU service? Was it the NHS Community Health Trust? Is it still? Some comments suggesting that if it was still doing so, the MIU would remain open. True?
		8 Long waits for appointments		There are quite a few simple 'quick wins' on the medical centre website, this is one of them. To simply add information on the page i.e. what is found on the PPG information 'When the surgery is closed, West Kent Primary Care trust is responsible etc.... Please dial 111....' - other minor injuries locations are... The same again on the social media posts. One came out on FB 9 May saying we are closed today. That was it. No information on what to do if you needed to see someone.
		9 If you are elderly or infirm and are not able to request a repeat prescription, the advice is to take repeat requests surgery and drop them into a box.		In the comments someone pointed out they have to do the training, it is compulsory. Maybe this kind of information can go on the site as well?
			11 Minor injuries unit is not like for like in terms of what Edenbridge had before. It is closed on the weekends when arguably most accidents might happen.	It is not what people thought would be provided by the new centre. Some have suggested it should be called 'VERY minor injuries unit' and said it is a large building with few services. 'We were told physio would be available'. 'MIU does not have medical glue for cuts or wounds and cannot provide stitches'. No x-ray or ultrasound.
			12 We hear a lot about stats but not the source of the stats.	The practice is now the best in Kent and ninth best in England for same day access'. Where did this and other stats like this come from? Nothing is ever linked or referred to. Show the links!



Our Combined Efforts Have Led to Some Positive Changes

- More **clarity on extended hours**, early morning or evening appointments so that people know about them.
- **Clarity on planned closures** (NHS policy which they must conform to) and to put a list of these dates and times on their website.
- **A laptop to show people how to use the AccuRx booking system** is being **sourced by the PPG**, avoiding 5-10 minutes in the queue if the receptionist does that work.
- Surgery opening hours have been changed from 8am – 6pm to **8am to 6.30pm**
- Permission granted for **notice boards for the League of Friends and the PPG** in the medical centre, so people are clear who to contact if they have any issues.
- **Feedback box and forms** at reception so people can privately feedback their opinions or concerns.

Launch of the New Practice Newsletter

- Newsletter every 3-months
- One You a completely free 12-week programme: weight, physical health, mental wellbeing
- **LOF** funded the new check-in machine at the medical centre which has saved a lot of time in the queue
- Thanks to the **PPG** for working with the Medical Practice as they transitioned and continue to improve services.

Edenbridge Medical Practice



Hello and welcome to the first edition of the Edenbridge Memorial Health Centre newsletter.

It has been designed to give updates and provide information to the Edenbridge community.

We are looking to do this every three months and will have articles from Sevenoaks Primary Care Network, The League of Friends, NEDRA (New Edenbridge District Residents Association), Kent Community Health Foundation Trust and our PPG (patient participation group).

Firstly, I would like to say a huge thank you to our patients for their kind words and support during our move, especially our PPG who worked very hard with us to ensure a relatively smooth transition within a difficult time constraint.

There have been many changes to the practice in the last year and we are very proud of our team. We have brought in many new roles, such as Advanced Nurse Practitioners, a Clinical Pharmacist and care Co-ordinators to name a few. These new roles combine to ensure that we can offer a better service to our Patients.

The new appointment system has considerably increased our appointment capacity. We were named 9th best out of 6,000 surgeries in England for same day access. Something we are extremely proud of. We process on average 4000 requests a month.

There will always be teething problems but we are working hard to rectify these.

Karen Copping

Practice Manager

Four Elms Road,
Edenbridge
TN8 6FY



Edenbridge Town Council - Full Council 1 July 2024

As reported by one of our members in attendance at the ETC Council Meeting 1 July:

A police officer updated the council on progress of policing. He said **they had taken their eye off the ball in Edenbridge**, and they hope to relocate the Police Fast Action Response Team from Swanley to Tonbridge, which should reduce the time for a police presence to reach Edenbridge.

Swanley to Edenbridge **29** minutes

Tonbridge to Edenbridge **25** minutes

We will be asking what
difference this will make

- The town now has two dedicated beat Officers (PC Kemp and PC Maunsell), **this is progress!**



K News ▶ Kent News ▶ Crime

Attempted murder investigation is launched in Kent after man is stabbed

Kent Police have launched an attempted murder investigation following a violent disturbance in Edenbridge, which has left two men in hospital. Kent Police officers were called to the Pine Grove and Coach House Road area, just after 12am on Thursday, May 2.

Edenbridge is not in the top 25 areas for antisocial behaviour and violent crime hotspots says our Police and Crime Commissioner for Kent, Matthew Scott, in a recent exchange on Facebook.

I asked what the strategy is should the 1534 new homes in the 2040 Local Plan go ahead in Edenbridge as **we don't really want to become a crime hotspot.**

We will be writing a letter to ask this question officially.

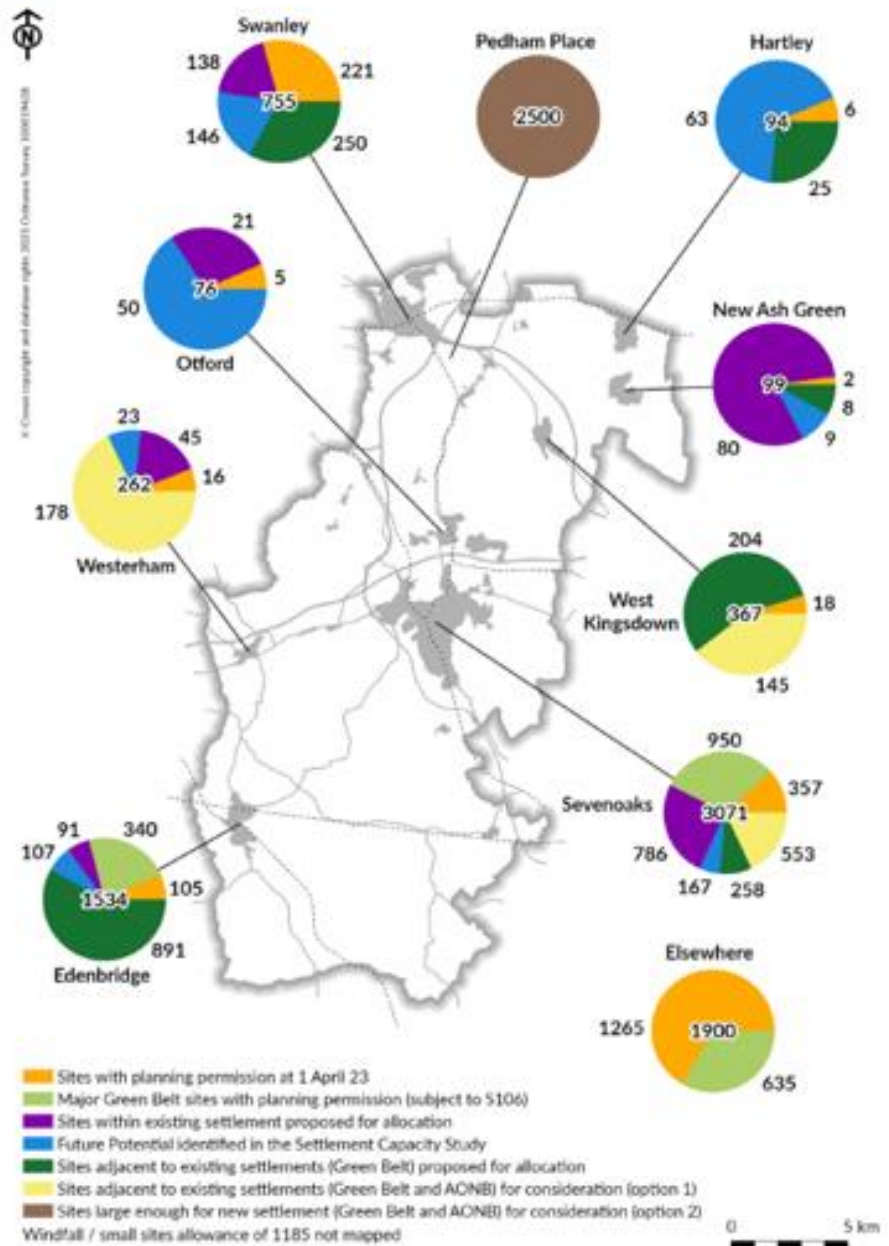
Before the snap general election was called, we met with Tom Tugendhat and spoke to him about some of the core issues NEDRA are looking at.



In relation to **policing in Edenbridge** he said he would be meeting with Chief Inspector Elizabeth Jones to discuss this question among other things.

He remembered original discussions when the police station was closed in Edenbridge and promises that there would be a permanent presence. He was going to follow up on these details.

Now the elections are over we will be following up with him!



Where are we in the process?

- Part 1 – 2022
- **Part 2 – Regulation 18 -2023/4**
- Stage 3 – Regulation 19 – 2024/5

Figure 1.6: Housing supply components, by settlement

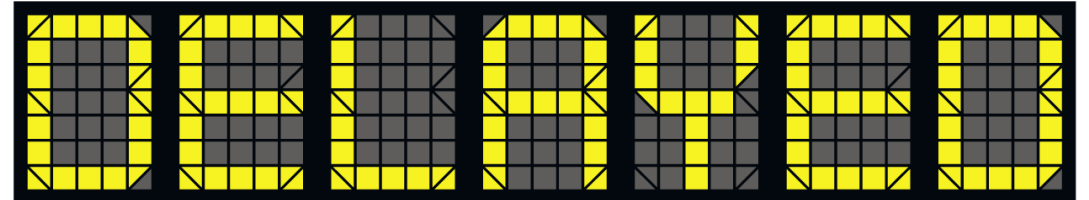
****The Big News****

Development and Conservation Advisory Committee – 11 July 2024

Regulation 19 Timeline is **Delayed**

New Timeline

- Regulation 19 (Draft Local Plan) / Consultation – Winter 2024/25
- Submission (before 30 June 2025)
- Examination – 2025/26
- Adoption (before 31 December 2026)



#Caveat – may change again as we have a new government.

- SDC still seeking to understand definition of ‘**grey belt**’.
- NPPF (National Planning Policy Framework) will change again

Development and Conservation Advisory Committee – 11 July 2024

More Work Needed

- Some consultant and agency reports **only due later in the year.**
- Ensuring **evidence** is robust: flooding, transport, AONB and visual impact assessments.
- **Engagement with infrastructure providers cannot progress until final list of sites available**

Next Steps

- **Final draft** of 2040 Local Plan going to Development and Conservation Advisory Committee in **December 2024.**
- Consultation **January / February 2025** (not over Christmas).

- NEDRA will keep you posted as soon as we hear more.
- **Take the time to review Regulation 18 now in readiness for Regulation 19.**

The current NPPF (National Planning Policy Framework 2023) recommendation in paragraph 204 for the treatment of historic assets is:

“In considering any applications to remove or alter a historic statue, plaque, memorial, or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.”

NHS Properties to advise outcome of tender for site

Until this step is completed it is impossible to speculate or consult on where the best location for these Memorials should be and no final decision can be made. ETC & NHS Properties have promised to consult with stakeholders at the appropriate time which is not now.

- NHS Properties allowed NEDRA to visit the site
- The memorials have 24/7 on site security and protection
- They are intact **BUT** they look very neglected



- NEDRA requested: if a small party of local volunteers could attend the site monthly to give some TLC.
- List at the back of the room, if you would like to be part of this please give us your contact details.
- Assurances from Edenbridge Town Council that best solution is being sought by all.
- The memorials WILL be accessible for the remembrance service.





River Eden: Sewer Storm Overflow Spills

Storm overflow spills in hours

	2022	2023
South of Hurst Green- River Eden	420	798
Lingfield – Ray Brook	649	2085
Edenbridge waste water works	474	1220
Godstone, Newchapel and East Grinstead waste water works	?	2119
Total hours of storm overflow spills		6222

Existing Planning – 340 homes



Existing Planning – 443 homes



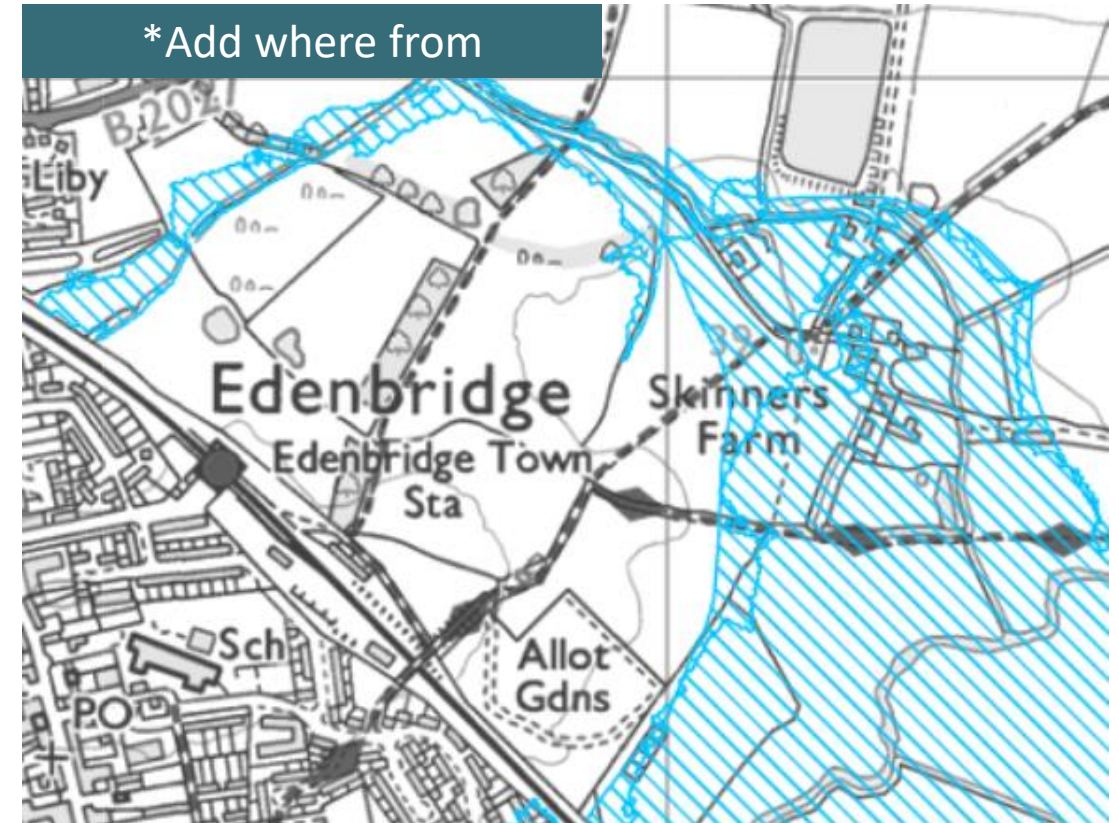
Why is this land showing?
More houses later?

Flood Zone 2 Proximity



Flood Zone 2

*Add where from





Previous S106 (Bray Rd. / Medical Centre)

- Red was KCC land.
- Blue is conservation site and receptor site.
- Yellow are trees with Tree Preservation Orders

SDC Planning Map [GIS interactive] showing Tree Preservation Orders



Concerns and Questions

2021

David Gough-Cooper
 Managing Director
 Cooper Estates Strategic Land Limited
 Claremont House
 65c Main Road
 Longfield
 Kent DA3 7QT



Children Young People &
 Education
 Worrail House
 West Malling
 Kent ME19 4AE

Direct Dial: 03000 414302
 E-mail: lan.watts@kent.gov.uk
 Ask For: Ian Watts
 Date: 12th February 2021

Dear Mr Gough-Cooper

Education Justification for the Proposed Development on Four Elms Road, Edenbridge

Kent County Council (KCC) Education has considered your proposal to develop land south of Four Elms Road, Edenbridge. We note your proposal to allocate sufficient land for a 4-6FE secondary school on the site.

Kent County Council welcomes this proposal to provide a school site for a number of reasons.

Demand for Places

There is currently and forecasted to continue to be, a significant demand for secondary school places in the Sevenoaks District. For the next intake in September 2021, we are expecting there to be no, or very few, surplus places. This is as a result of gradual increase in the primary school intakes across the whole District, to accommodate new local demand. From the current Kent Commissioning Plan:

Sevenoaks Analysis – Secondary
Year 7 surplus/deficit capacity if no further action is taken

Planning Group name	2019-20 capacity	2019-20 (A)	2020-21 (F)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2026-27 capacity
Sevenoaks and Borough Green Non-Selective	615	-21	-19	-49	-37	-35	-54	-27	-35	565
Dartford and Swanley Non-Selective	1,135	22	-28	-28	-101	-137	-86	-141	-150	1,140
West Kent Selective	1,200	-22	-61	-91	-129	-96	-64	-39	-68	1,145

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“KCC Education would highlight the issue of sustainability of the new school.”

“A 6FE school [*NEDRA note 900 pupils*] is far more likely to gain approval by the DfE. The issue is that KCC would need to query whether a 6FE school is going to attract sufficient students to make it financially viable.”



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“It would appear that **currently, there is insufficient demand** for a 6FE school, but it is **highly likely that this situation will change in the future; particularly following publication and implementation of the Sevenoaks Local Plan.**”

Concerns and Questions

2024-2028

Commissioning Plan for
Education Provision in Kent
2024 – 2028



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“No decisions can be made until the Local Plan is published, but it is possible that the solution lies in Edenbridge where there is a site that could be available for a new secondary school. The commissioning of a new school in Edenbridge depends on viability of a new school. **Currently, there is insufficient demand** in Edenbridge and its environs to support a new secondary school. **If sufficient new housing was outlined in the new Local Plan**, KCC will again consider whether a new school in Edenbridge is viable.”

So, what is the price of the new school?





New proposal from Provision for the Four Elms site. Entails a **reconfiguration** of our recent planning permission granted by Sevenoaks District Council

- Still time to comment on initial consultation until **19 June 2024**

edenbridge@pro-vision.co.uk

- Planning will then be submitted to SDC for full public consultation.

A survey led by Kent Wildlife Trust and Buglife which measured the count of squashed bugs on number plates showed a 78% decline in 'bug splats' on number plates across the UK since 2004

Conservationists warned the dramatic falls in flying insects were a 'red' flag' for the state of nature in the UK and could not be ignored"

The decisions made today will impact on generations to come. The question is can we save our Greenbelt. We have here tonight a leading advocate for the protection of the Greenbelt **Richard Knox Johnston, Chair of the London Greenbelt Council.**



Speckled Bush-cricket (*Leptophyes punctatissima*) © Ed Phillips

Meet Our Speaker: Richard Knox-Johnston

Richard was the Councillor for Darwin Ward in the London Borough of Bromley in the early 70s.

The Ward was 15 square miles of Green Belt and he spent much of his time, as the only ward councillor, fighting to protect the Green Belt.

He has been the Chair of CPRE Kent, the largest branch in England for 5 years and the Chair of the Southeast Region for 6 years.

He is now chair of The London Green Belt Council, an organisation representing over 100 organisations in the London Green Belt.

He has spoken at many meetings of member organisations, helping them to organise campaigns.

If we could please welcome Richard Knox Johnston!

We are the **New Edenbridge District Residents' Association**
Local People Working to Save our Rural Town



SPEAKER
RICHARD
KNOX-JOHNSTON

London Greenbelt
Council

STOP THE GREENBELT LAND GRAB!

*The greatest threat
to our greenbelt is
the belief that
someone else will
save it.*

WEDNESDAY 
17 JULY 2024

START AT 
7.00PM - 9.00PM

WI HALL 
Station Road

 info@nedra.org.uk
 facebook.com/nedranews

*Your opinion matters!
Have your say!*





New Edenbridge District Residents' Association

17th July 2024

**Richard Knox-Johnston
Chair**

The London Green Belt Council



Agenda

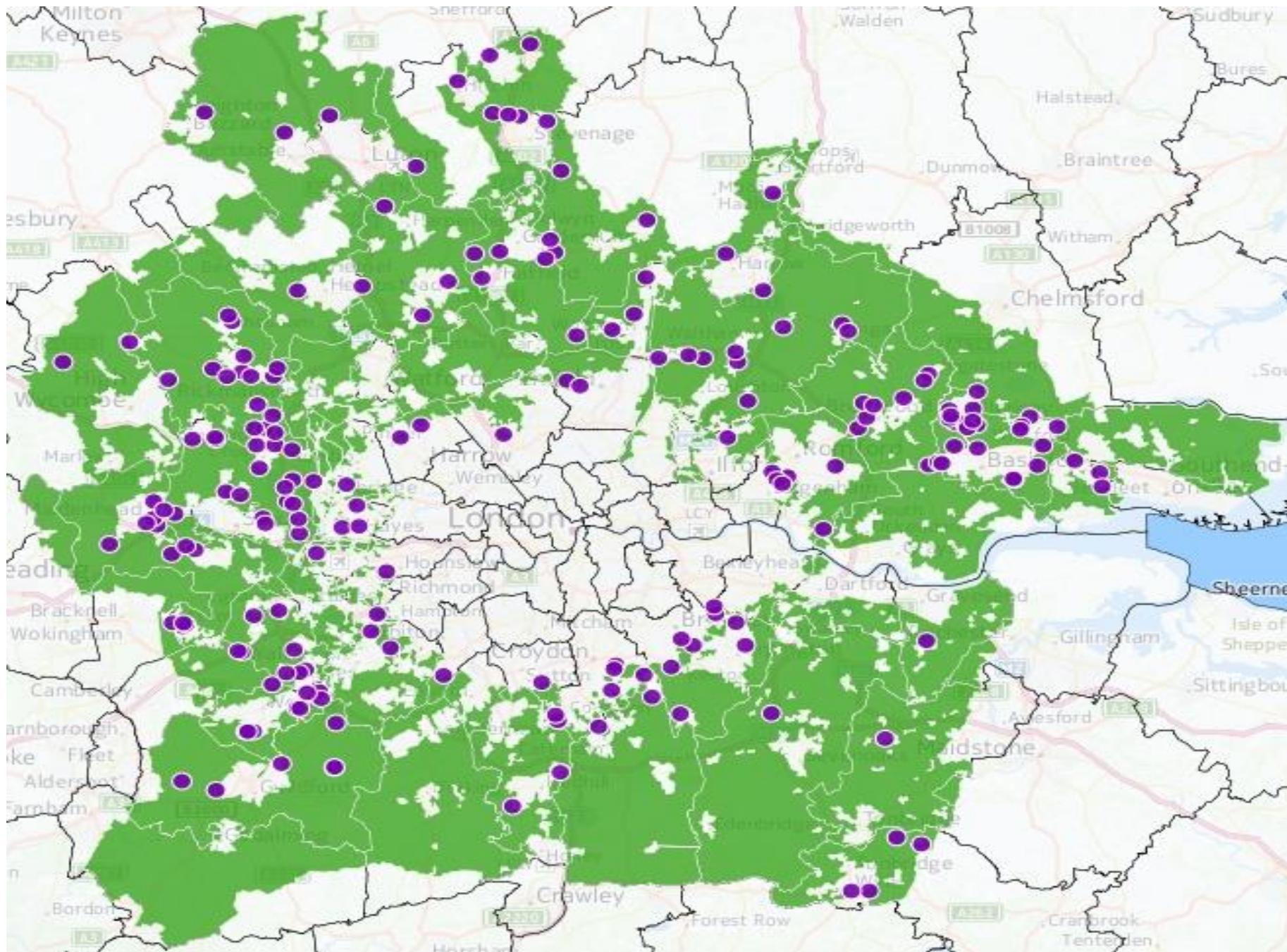
1. Introduction
2. The London Green Belt Council CIC
3. The Local Plan process
4. Influencing your Local Plan
5. New Government's signalled changes
6. Questions



The London Green Belt Council CIC

The London Green Belt Council

- **110 organisations in the London Metropolitan Green Belt**
- **Formed to protect the LMGB**
- **Produced “Safe Under Us”**
- **Published “The accelerating loss of London’s Green Belt - who is to blame?”**
- **Formed an All Party Parliamentary Group (APPG) with CPRE**
- **Published “A Positive Vision for London’s Green Belt”**
- **Website**
- **Seminars**





Local Plan Process



Local Plan Process

Reg 18 – Evidence gathering and early-stage consultation
- Site selection

Reg 19 – Pre submission publication stage
- Publish draft plan for consultation
- Opportunity for making changes
- If significant changes – further consultation

Reg 22 – Submission of draft LP & independent examination
- Final draft documents to government
- Independent Inspector(s) appointed
- Inquiry hears evidence from anyone who want to give it
- Evidence/sustainability/soundness

Reg 24 – Inspectors report & recommendation

Influencing your Local Plan

Influencing your Councillors' decision

Housing numbers

2 different ways to deviate from the Standard Method (SM)

- “Advisory starting point”
- Other national policies are applied to provide a different target
- Specific circumstances that challenge the basis on which the SM is calculated providing a different starting point e.g. underlying demographics (Coventry)
- Paras 35 and 61 appear to conflict but the NPPF has to be taken as a whole. This is already leading to differing views amongst lawyers. Some say para 35 insists SM as a minimum whereas para 11 allows a lower target!
- Housing numbers alone not a case for building in the GB

Influencing your Councillors' decision

Exceptional circumstances

- **Must justify loss of GB and evidence**
- **All other avenues – including densities**
- **Any other adverse impacts**
- **Harm could be greater than meeting housing numbers in full**
- **Only the Councillors can decide on exceptional circumstances and they cannot be challenged by the Inspector**

Guildford 2019 High Court case Sir Duncan Ousley



18. The judgment as to whether a plan is sound or not is plainly a planning judgment, unlawful only on the basis of general public law principles.

A plan is not to be judged unsound by an Inspector simply because there might be a better way of dealing with an issue, or because the Inspector would have preferred a different approach, after hearing representations.

Influencing your Councillors' decision

Para 145 positively supports GB

- Places the onus on Councils and Councillors to justify and evidence, exceptional circumstances for using GB
- This is supported by para 146 – LPAs must examine all other avenues to meet their needs
- GB cannot be used unless avenues have been exhausted and even then, it does not mean they have to release GB.
- They still have to consider whether “any other adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against this Framework as a whole” – “matter of judgement”

Influencing you Councillors' decision

Para 146

Before concluding that exceptional circumstances exist to justify changes to the GB, LPA must demonstrate that it has fully examined all other options including:

- Made as much use as possible of brownfield**
- Optimises density of development**
- Been informed by discussion with neighbouring LPAs**

Influencing you Councillors' decision

Green Belt Review

“It is clear that there is generally no requirement on LAs to review or alter GB boundaries, if it would be the only way to meet housing need

...and there never has been such a requirement”

- **Cost of review**
- **Not necessary**
- **Open up opportunities to use the evidence**

Influencing you Councillors' decision

Local councillors have the power to:

- **Make these important GB decisions**
- **Make housing numbers calculation**
- **Decide whether GB is to be required and why**
- **Whether a GB review is required or not**
- **Whether there are special circumstances**
- **Must go through all the proper processes to release GB**
- **Not to be dictated to by Inspectors**

Influencing you Councillors' decision



London
Green Belt
Council

“Matter of judgement”

What can you do?

- **Lobby Councillors**
 - **Lobby your MP**
 - **Form a strong well-organised organisation**
 - **Seek help and advice from those who have succeeded**
 - **Social networking**
 - **Media – press, radio and TV**
 - **Hold further well publicised public meetings**
 - **Fund raise**
 - **Prepare for a JD**
 - **Campaign**
-

Successes

- **Tudeley (Capel)**
- **L B of Redbridge - playing field**
- **Broke Hill - Knockholt**
- **Elmbridge – Esher race-course**
- **Gravesham – sacrificing GB in LP**
- **Three Rivers – reducing GB loss**
- **Bracknell - 4,000 houses in GB to finance Chinese Agri centre**
- **Warning – “The Tandridge effect”**

Local Plans in Progress

- Solihull
- Spelthorne
- Elmbridge

New Government suspected changes

New Government suspected changes

- **Urban v rural**
- **Reintroduction of housing number targets**
- **Remove the planning barriers for data centres**
- **Release grey belt (“Poor performing GB”?)**
- **Review GB boundaries**
- **Affordable housing**
- **On shore windfarms**
- **Solar farms**
- **Revised NPPF - consultation**

Economic value of the Green Belt

Government policy appears to suggest that countryside has no value until it is concreted over

- **Value of health & welfare**
 - **mental illness / air quality / relief from heat / access to nature / recreation**
- **Carbon sequestration**
- **Nature regeneration**
- **Flood prevention**
- **Food security**
- **Regeneration**

Questions

Edenbridge needs you now!

Join us!
Membership:
£5 per person per year or
£10 per household per year.



Follow: www.facebook.com/nedranews



Email: info@nedra.org.uk



Web: www.nedra.org.uk



NEDRA

Together, we can.