

NEDRA

New Edenbridge District Residents' Association

AGM: 15 April 2026

Together, we can.



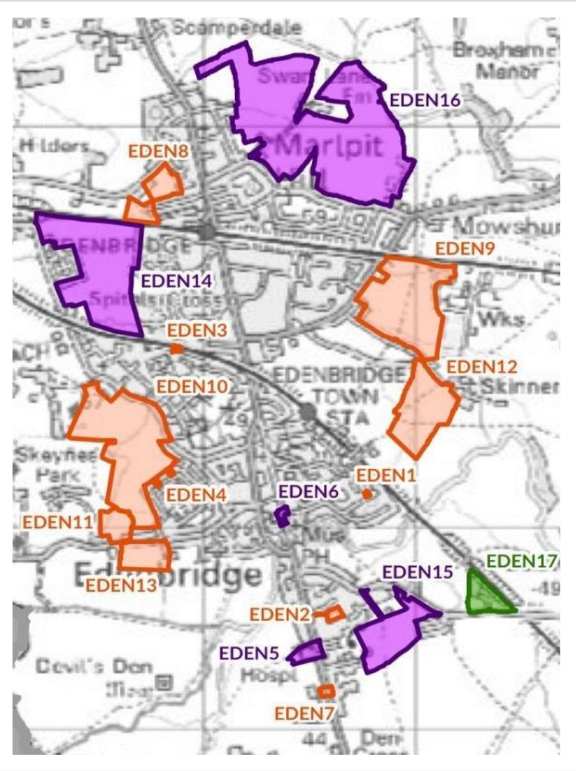
- 1. Welcome & Housekeeping (7.00-7.05)**
- 2. Chairman's Report (7.05-7.15)**
- 3. Treasurer's Report / AGM Business (7.15–7.25)**
- 4. Regulation 19 Local Plan (7.35-7.45)**
- 5. Water Quality Monitoring Report (7.45-7.55)**
- 6. SES Water Catchment Officer Presentation (7.55-8.15)**
- 7. Member Q&A (8.15-8.25)**
- 8. National Day of Action 18 April (8.25-8.30)**
- 9. Meeting Close**

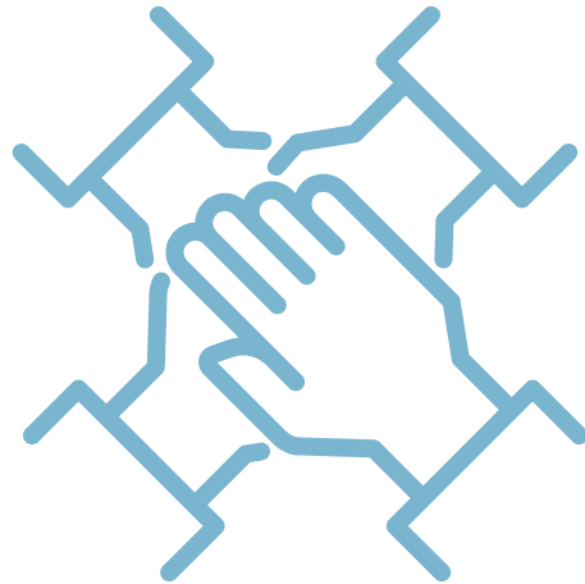


Chairman's Report

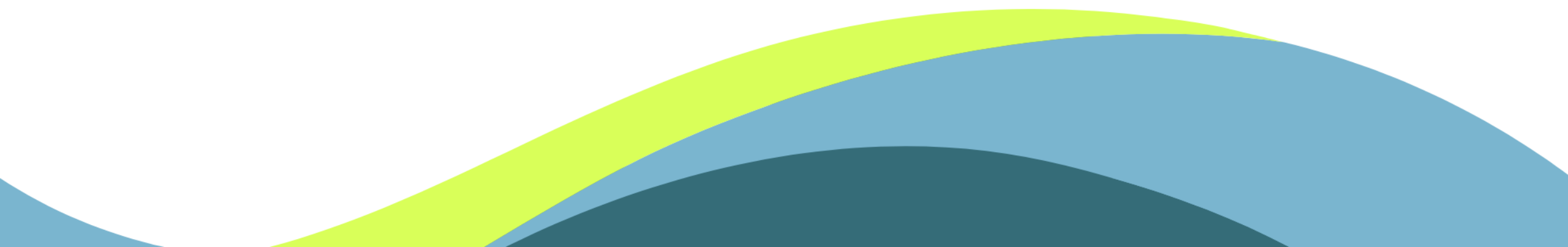
Sally-Ann Vine

NEDRA Activities Apr 2025 – Apr 2026





**Together
we can!**



Regulation 18 Update



**Democratic
Majority**

71%

**Public rejection is
being filtered
through planning
process language**

The 71% rejection vs. the “material considerations” filter

SDC Say

Sevenoaks Council accepts that 71% of respondents chose “None of the above” but says the raw number of objections will not drive the decision. Instead, it will weigh only “material considerations which relate to planning”.

The Counter Argument

That is a bureaucratic device for sidelining a clear democratic majority. If the Council asks a closed question and receives a decisive answer, it cannot then dismiss the result simply because residents did not phrase their objections in technical planning jargon.

A consultation result cannot be invited as evidence and then discarded as irrelevant once it becomes inconvenient.



False Consensus

2801 new
homes

Infrastructure
concern is being
reframed as
support for growth
rather than a
warning against it

The illusion of an infrastructure “consensus”

SDC Say

Sevenoaks Council leaders argue that because residents demanded schools, roads, healthcare and other infrastructure, there is now a “consensus” that housing growth should proceed, provided infrastructure commitments are attached.

The Counter Argument

That is a bureaucratic device for sidelining a clear democratic majority. If the Council asks a closed question and receives a decisive answer, it cannot then dismiss the result simply because residents did not phrase their objections in technical planning jargon.

Concern about infrastructure is evidence of limits, not evidence of support.



Fear Based Urgency

Christmas 2026

The threat of appeals and intervention is being used to force pace ahead of proper evidence

The “gun to the head” tactic: fear of appeals and intervention

SDC Say

Sevenoaks Council says it must rush the plan through by Christmas 2026 or risk government intervention and the spectre of speculative development being forced through on appeal.

Our Counter Argument

Avoiding intervention is not a legitimate excuse for submitting a flawed plan. As Councillor Ball argued, that is like acting with “a gun being held to my head”. The plan must be completed properly, fully evidenced and robustly tested before submission, even if that means resisting an artificial deadline.

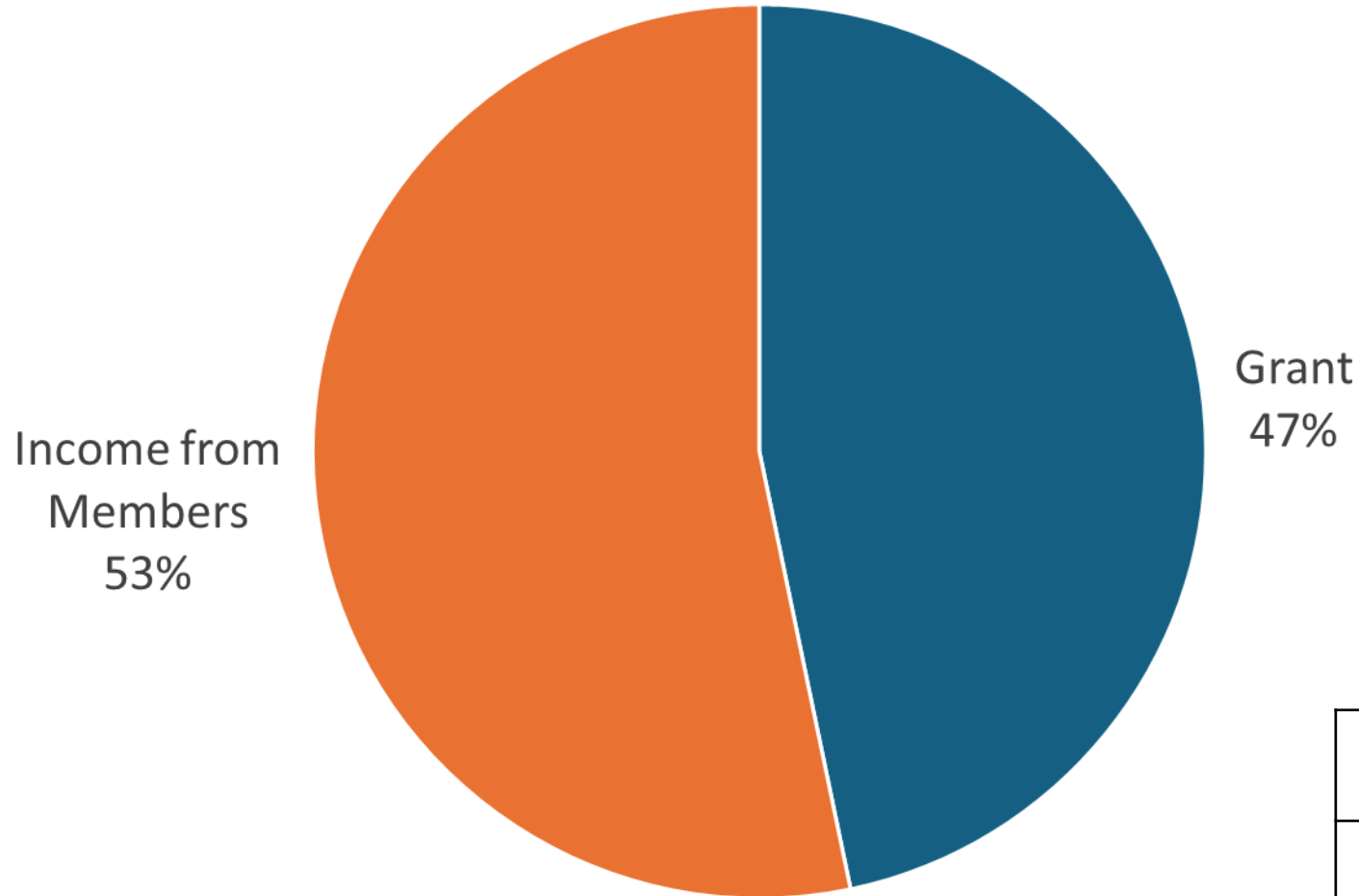
Fear of what might happen later is not a substitute for proving the plan is sound now.

Treasurer's Report

Clare Taylor



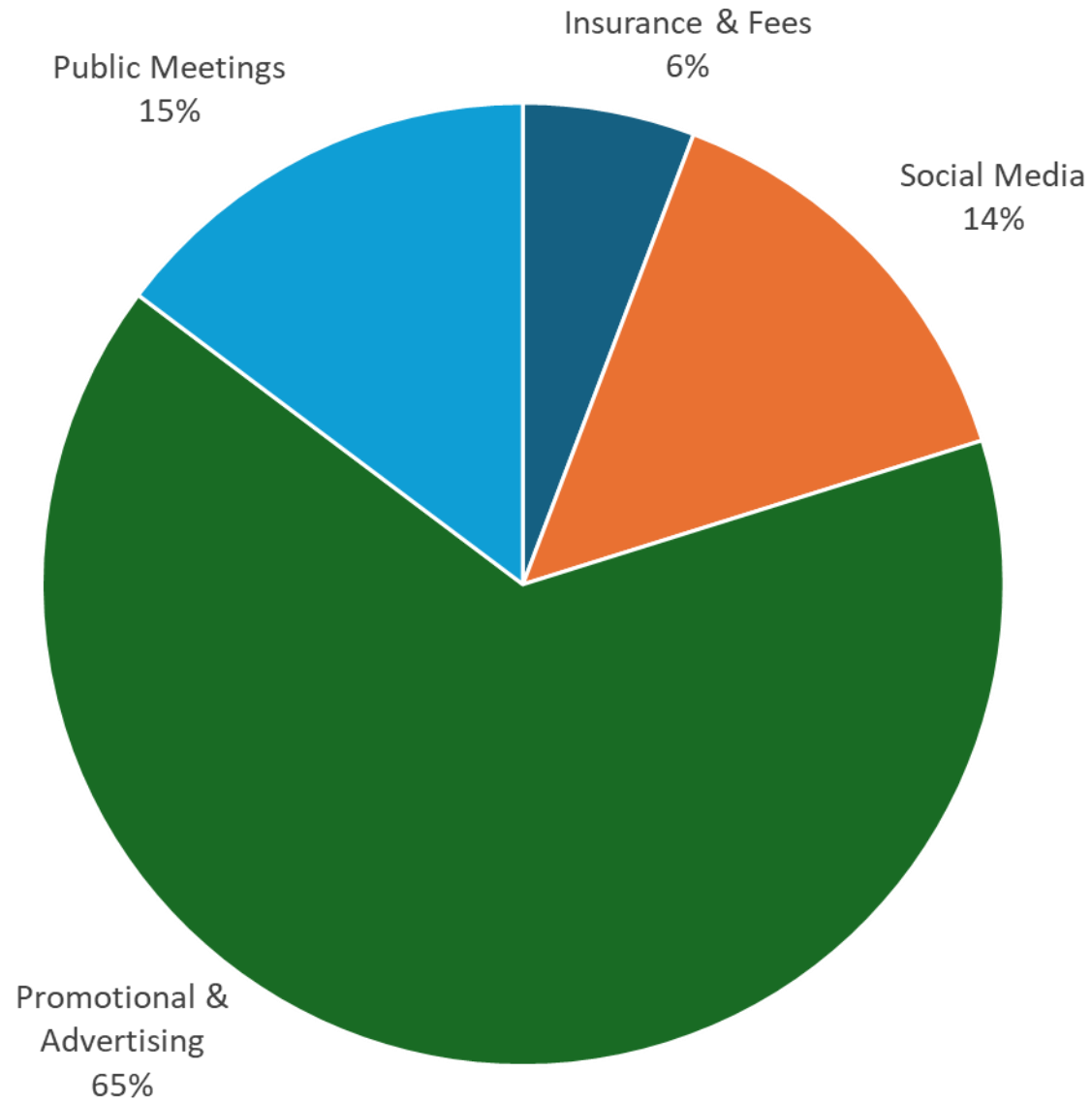
NEDRA Income 2025/2026



Grant – Great Stone Bridge Trust	£2,000
Income from Members	£2,280
Total	£4,280



NEDRA Expenditure 2025/2026



Memberships	£25
Social Media	£593
Promotional & Advertising	£2,681
Public Meetings	£607
Insurance & Fees	£238
Grand Total	£4144



- NEDRA will be taking a £1,705 balance into 2026/2027

Budget for 2026/2027

Category	Spend	Amount
Public Meetings	3 Meetings for the year	£750
Promotional & Advertising	Leaflet Drops & Banners - Meetings & Regulation 19 Promotion	£3,000
Social Media	Website & Social Media Promotion	£750
Memberships to related groups	London Green Belt Council	£25
Insurance & Fees	Bank & Audit Fees plus Public Liability Insurance	£335
Event Support	Up to 5 Events per year	£125

Total	£4,235
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Balance from 2025/2026	-£1,705
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Additional Income required for 2026/2027	£2,530
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- The full grant for 2025/2026 was spent on water test equipment
- NEDRA has secured £1,400 in grant funding for 2026/2027 to continue supporting water quality testing of the River Eden.
 - Robert Mayall (KCC Member Grant): £800
 - Edenbridge Town Council: £600

Many Thanks to both for their support

- This funding is managed separately to other NEDRA Activities
- Planning for 2027/2028 funding bids will need to begin shortly to ensure continuity of current monitoring.
- With additional funding, the team aims to introduce E. coli testing in the River Eden, providing early warnings to the public when elevated levels are detected.

Election of Officers & Previous Minutes [2025]

Sally-Ann Vine



Nominated Committee members are:

- Sally-Ann Vine – Chair
- Ian Jones – Vice Chair
- Clare Taylor - Treasurer
- Debbie Buckley – Secretary
- Daisy Diana – Committee Member
- Penny Brook – Committee Member

Regulation 19 Local Plan

Debbie Buckley

Positively Prepared



Meets the area's needs and supports sustainable growth.

Justified



Based on robust evidence and reasonable alternatives

Effective



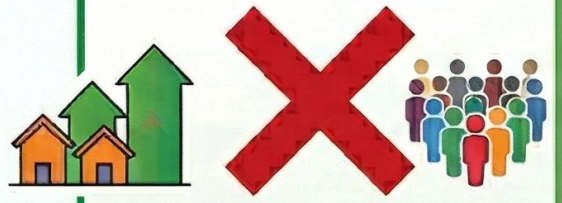

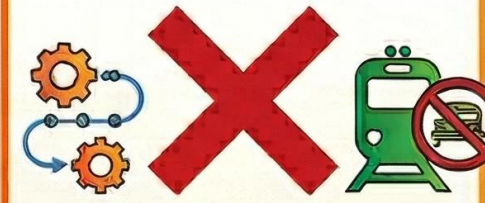

Deliverable and can be implemented successfully.

Consistent with National Policy



Aligns with national planning policies and guidance.

THE 4 TESTS OF SOUNDNESS: EDENBRIDGE LOCAL PLAN **FAILURES**

POSITIVELY PREPARED	JUSTIFIED	EFFECTIVE	CONSISTENT WITH NATIONAL POLICY
 <p>MEETS NEEDS IN A SUSTAINABLE WAY</p> <ul style="list-style-type: none">- Current strategy forces EXTREME 63% POPULATION GROWTH on a rural town 'outlier' settlement- Strategy is DISPROPORTIONATE AND RECKLESS	 <p>BASED ON PROPORTIONATE, ROBUST EVIDENCE</p> <ul style="list-style-type: none">- Relies on a DEEPLY FLAWED EVIDENCE BASE- Council admits their 'Settlement Hierarchy' is merely a 'SNAPSHOT IN TIME'- IGNORES SUBMITTED EVIDENCE that main stations completely FAIL NEW TEST for being 'WELL-CONNECTED'	 <p>DELIVERABLE OVER ITS LIFESPAN</p> <ul style="list-style-type: none">- Approves MASSIVE GROWTH based on an UNCOSTED WISHLIST rather than GUARANTEED DELIVERY- Relies on station upgrades, yet Network Rail has no strategic updates planned	 <p>ALIGNS WITH THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)</p> <ul style="list-style-type: none">- FAILS TO ADHERE to national, safety and environmental protections- IGNORES SEVERE LOCAL CONSTRAINTS: Narrow B2026 & Impermeable CLAY GEOLOGY- Fails to deliver GENUINELY SUSTAINABLE DEVELOPMENT

Analysis based on provided Edenbridge Local Plan arguments.

Higher Density Threat

63%

The risk is that “fewer sites” becomes a way to squeeze the same growth into denser schemes around the stations.

“Fewer sites” could still mean higher density near stations

SOUNDNESS TEST: Justified + Consistent with National Policy

Forward View

Sevenoaks Council says Edenbridge is an outlier facing exceptional growth and that Regulation 19 will likely contain fewer sites. But it is also talking about “future-proofing” allocations against the emerging 2025 NPPF, with its emphasis on well-connected stations and optimised densities. That points to fewer sites on paper, but more units pushed onto the sites that remain.

The Counter Argument

That is not a genuine reduction in impact. If the same housing numbers are compressed into a smaller footprint through taller, denser schemes around the stations, the plan is not properly justified for Edenbridge and risks It risks using future policy changes to justify higher-density development on the remaining sites.



**Evidence
Gaps**

**Show
Stoppers?**

**Local constraints
are being treated as
problems to
“mitigate later”
instead of reasons
to question
allocation now.**

The Council’s “showstopper” test is far too narrow

SOUNDNESS TEST: Justified

The Forward View

Sevenoaks Council appears to define a “showstopper” very narrowly: a site in fluvial Flood Zone 3, or land with no physical access at all. On that basis, the B2026, overloaded GP surgeries, drainage limits and other real local constraints can be pushed into later mitigation rather than used to rule sites out early.

The Counter Argument

A sound plan needs an evidence base that reflects local reality before allocation, not after. Current transport work does not adequately test the cumulative impact of Edenbridge growth, and the plan still underplays impermeable clay soils and surface-water flooding risk. If those constraints are unresolved, the allocations are not justified.



**Delivery
Risk**

Uncosted

**Critical
infrastructure is still
being described as a
possible future
project rather than
a funded
programme.**

The Infrastructure Delivery Plan cannot be a wishlist

SOUNDNESS TEST: Effective & Positively Prepared

The Forward View

The Council's infrastructure case remains largely aspirational. The improvements proposed for Edenbridge station are modest, there is no strategic funding available for Edenbridge, and key utility constraints remain unresolved. In particular, the plan does not yet show how wastewater infrastructure will be upgraded to support major growth.

The Counter Argument

A plan for up to 2,801 homes is not effective or positively prepared unless critical infrastructure is secured up front. Regulation 19 objections should demand **costed** schemes, clear delivery mechanisms, and indicative timescales from providers such as Network Rail, Kent County Council, SES Water, and Southern Water before sites are allocated. Without **firm evidence** on rail, roads, water supply, and wastewater capacity, the plan rests on aspiration rather than a deliverable strategy.



Viability Loopholes

Financial Viability

Affordable housing and infrastructure promises can evaporate when viability is re-opened at application stage.

Viability clauses could hollow out promises in the plan

SOUNDNESS TEST: Effective

The Forward View

National policy does allow viability assessments and review mechanisms, so developers may seek to reduce affordable housing or infrastructure contributions if they claim a scheme is marginal.

The Counter Argument

The problem is not that viability can ever be considered. The problem is that the plan is not effective if delivery of affordable housing, school funding and road upgrades is left to later viability negotiations. National guidance says viability should be dealt with primarily at the plan-making stage, with policy requirements set so sites are deliverable without needing further viability assessment in most cases. Regulation 19 objections should therefore press for tightly defined review mechanisms, clear thresholds and a presumption of full policy compliance, so promised community benefits are not routinely traded away later.



**FORMAL
REGULATORY
STATUS:
UNDER FORMAL
INVESTIGATION**



**KEY
INFRASTRUCTURE
FAILURES:
CRITICAL PLANT
FAILURE &
DISREPAIR**



**CAPACITY REALITY:
FLOWS EXCEED PERMIT LIMITS**



**IMPACT: RAW SEWAGE
DISCHARGES IMPACT RIVER
EDEN, HEVER CASTLE &
COMMUNITIES**



PROCEDURAL COLLISION: PLANNING VS. REALITY

Planning proceeds despite formal investigation & confirmed capacity constraints.



REGULATORY ROADBLOCK: POLLUTION GUARANTEED

Approval grants 'right to connect' without upgrades, ensuring further unpermitted discharges.

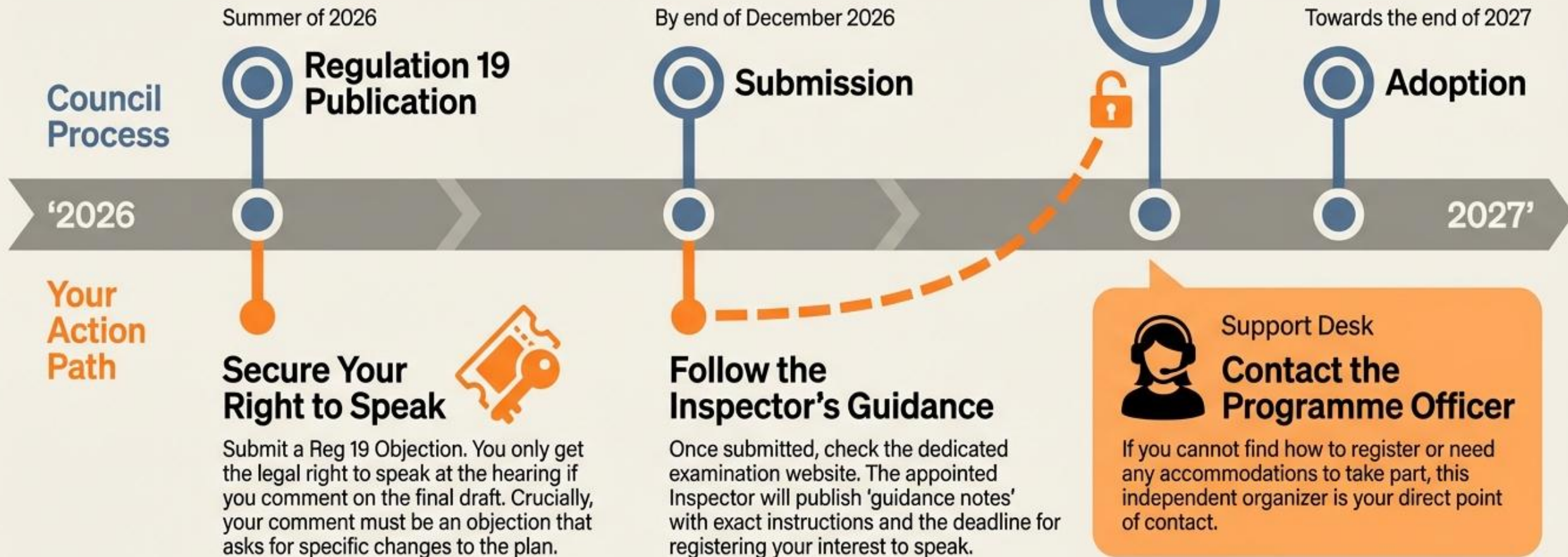


MANDATED SAFEGUARDS: GRAMPIAN NECESSITY

Halt determination. Require independent survey. Apply strict 'zero occupancy' conditions.

Navigating Regulation 19: Your Path to the Examination Hearing

During 2027
Examination



Eden Catchment Water Quality Monitoring

Peter Brook



- Joint project between NEDRA and FREE (Friends of the River Eden Ecosystem)
- Launched in January 2025 with monitoring of 22 sites across the Eden catchment
- Approximately 65 volunteer hours per month for sampling, testing and administration



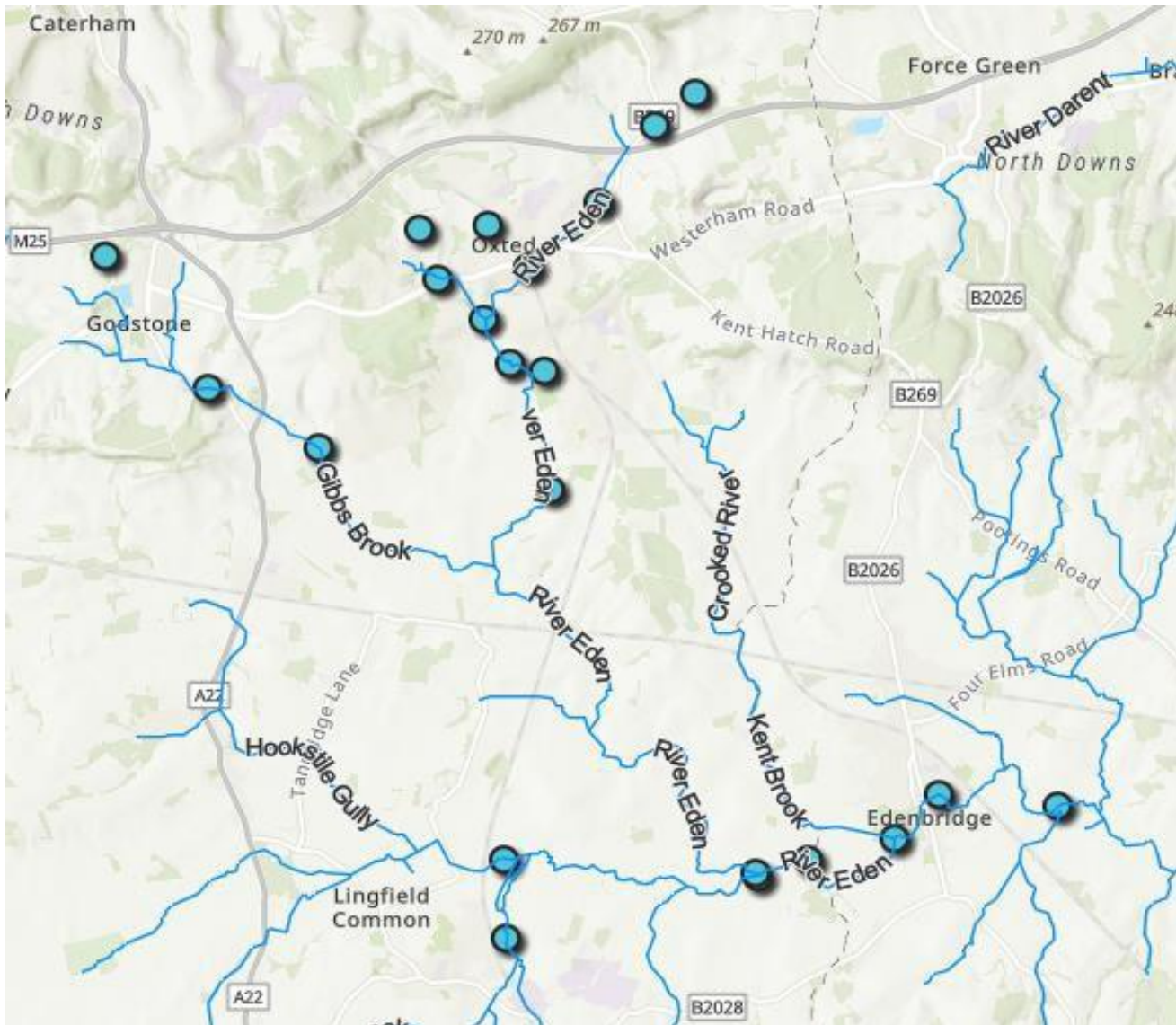
I moved to Edenbridge in 1995.

- Lots of small fish & lots of big fish in the river.
- Kingfishers, swans
- Lots of damsel and dragonflies
- Plants that like clean water (water crowfoot) grew in the river at the end of our garden

Fast forward to 2025

- No swans & very few kingfishers. No small fish.
- Only 3 species of damselfly left. Few dragonflies.
- Water opaque, silty, slimy coating on water weed and bottom. No water crowfoot.

These changes did not happen suddenly. They are the result of a continuous, insidious, slow decline in water quality over the past several decades. We decided to launch a water quality monitoring project to try to understand the issues and to work with other stakeholders to return the River Eden to its former condition.



The catchment is large stretching from Titsey, Godstone, Lingfield & East Grinstead through Edenbridge and down to Penshurst. Approximately 230 sq. km.

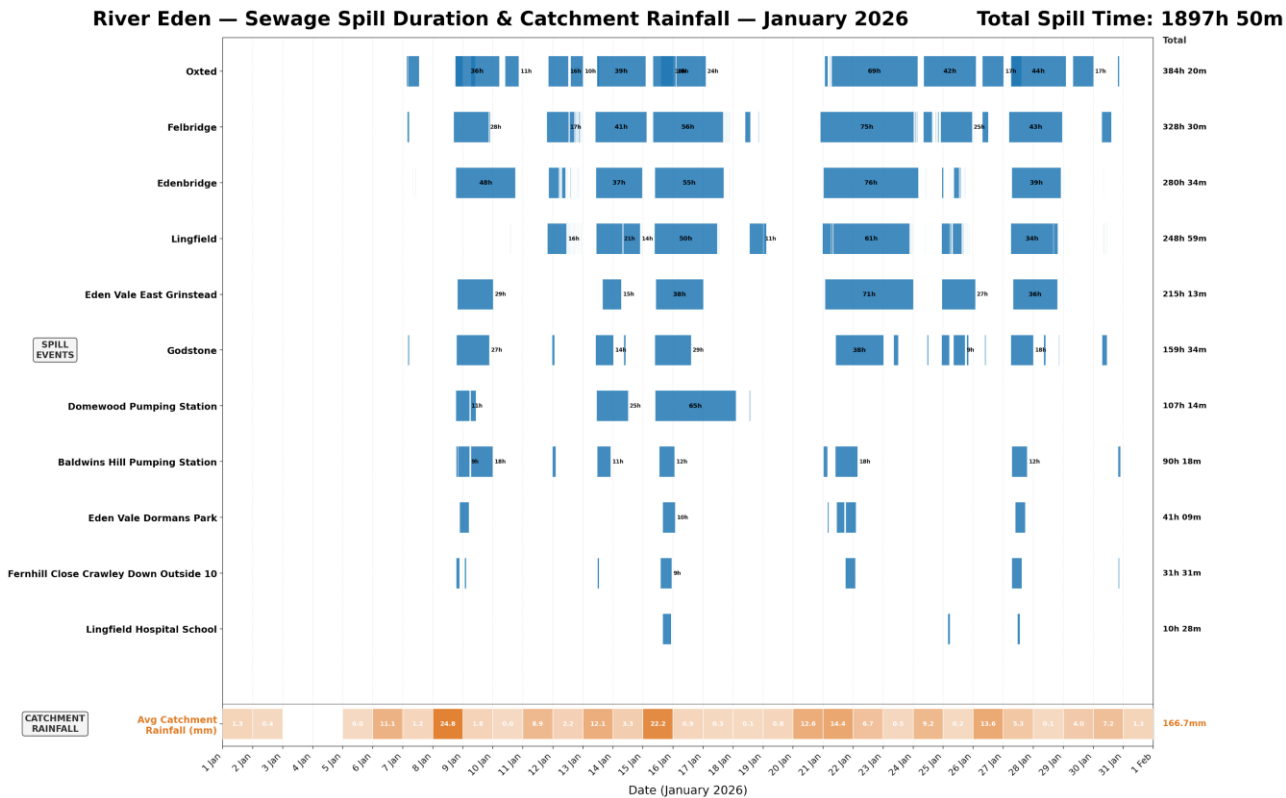
We only sample at strategic points:

- From Pilgrims Way (the source near Clacketts Lane) down through Oxted and Hurst Green on the Eden. (The main river channel)
- From close to the Orpheus Centre above Godstone and down the Gibbs Brook
- Ray Brook and Eden Brook in Lingfield
- Haxted Airfield where the Eden and Eden Brook meet down to Delaware.
- Before and after the wastewater treatment works at Godstone, Oxted, Lingfield and Edenbridge

Quick Digression.. Wastewater Treatment and Our Catchment



- Our sewage is pumped to wastewater treatment works for “clean up” before being discharged back to the river.
 - Major WWTW above Edenbridge – Oxted, Godstone, Lingfield, Felbridge, East Grinstead
 - Sewage pumping stations – Baldwins Hill, Eden Vale.....
- Infrastructure is old (leaky) and not sized for the current (or future local population)
 - Many surface water drains connect to sewers
 - When ground water levels are high (typically winter & after heavy rain) water penetrates the pipes and overwhelms the capacity for treatment. Sewage is then discharged to the river after minimal treatment



Acknowledgement to Clare Taylor for the use of this chart

Untreated Sewage Discharge in Edenbridge



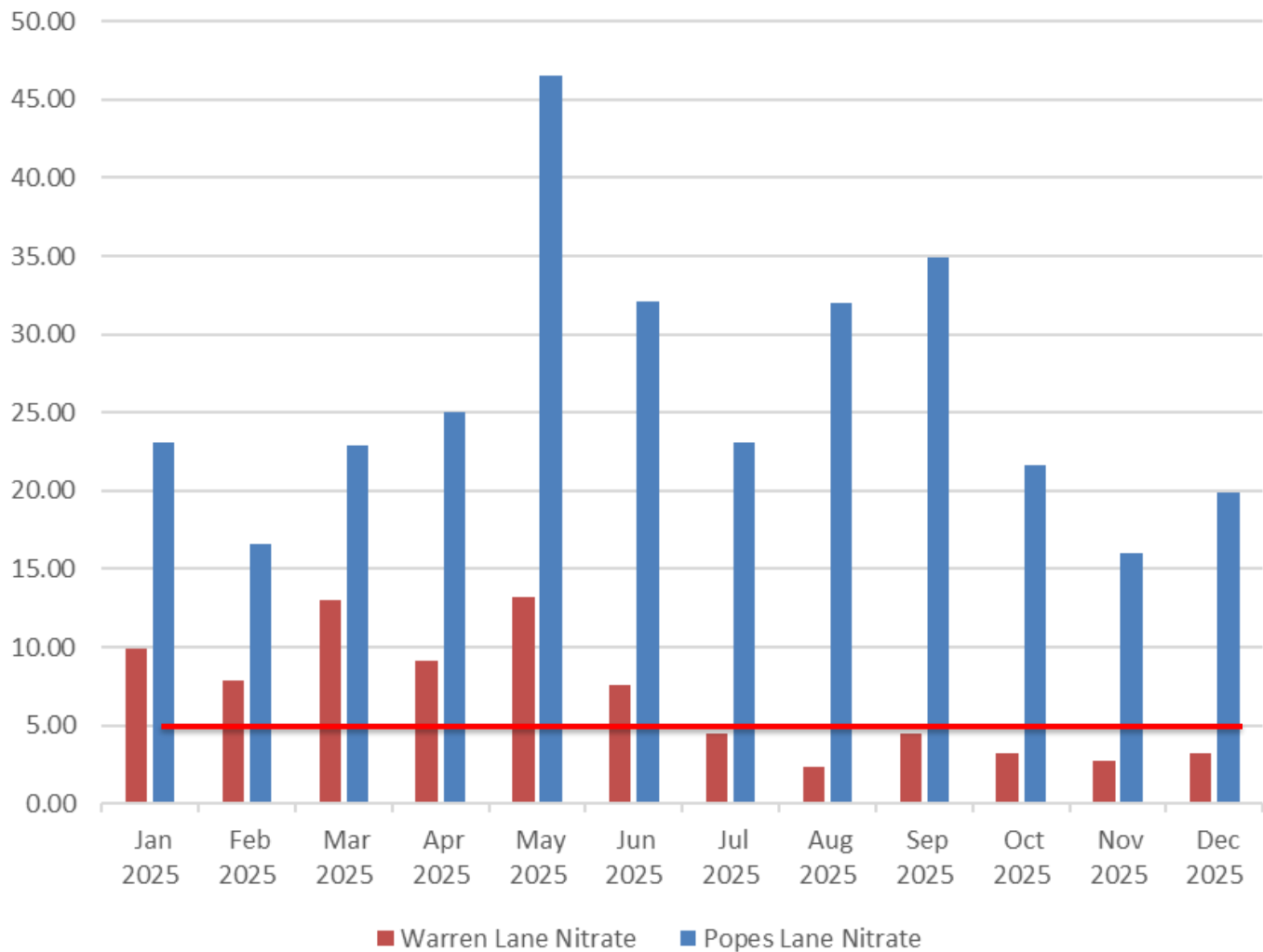
**10 November 2025, By Great Stone Bridge, Reported to Southern Water
(This is not a monitored site for sewage spills so this will likely go unreported)**



- Widespread nutrient pollution
 - 80% of sites exceed phosphate standards, every sample below WWTW has excessive nitrate
- Sewage contamination
 - High nitrate, phosphate, ammonia and E Coli levels indicate inadequate sewage treatment
- Agricultural contribution
 - Elevated levels of pollutants in headwaters suggest agriculture as a co-driver of pollution
- Ecological threat
 - Pollution levels threaten (the already much diminished) aquatic life



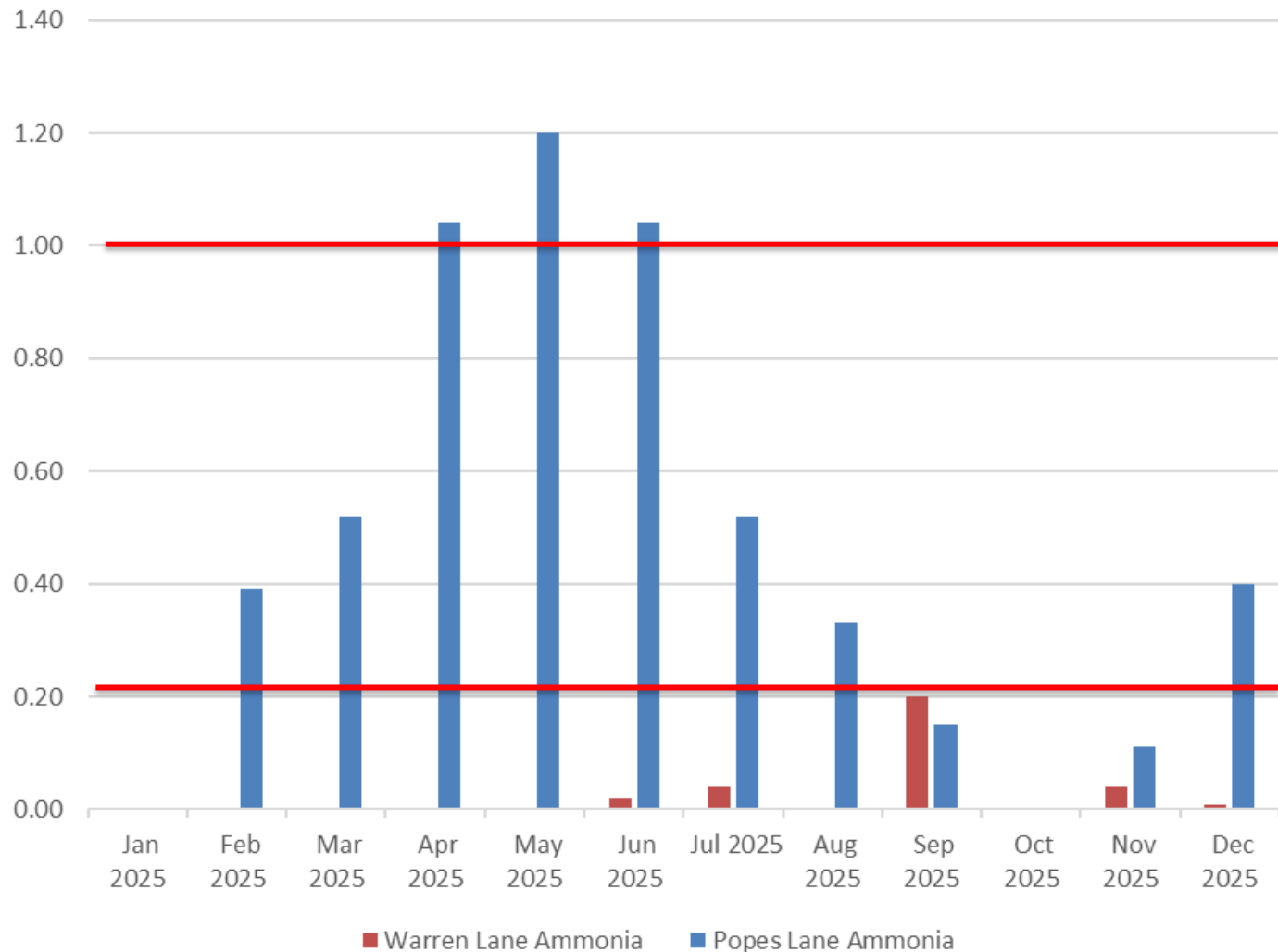
Oxted WWTW - impact on nitrate concentration



An example of the impact of a wastewater treatment works on water quality

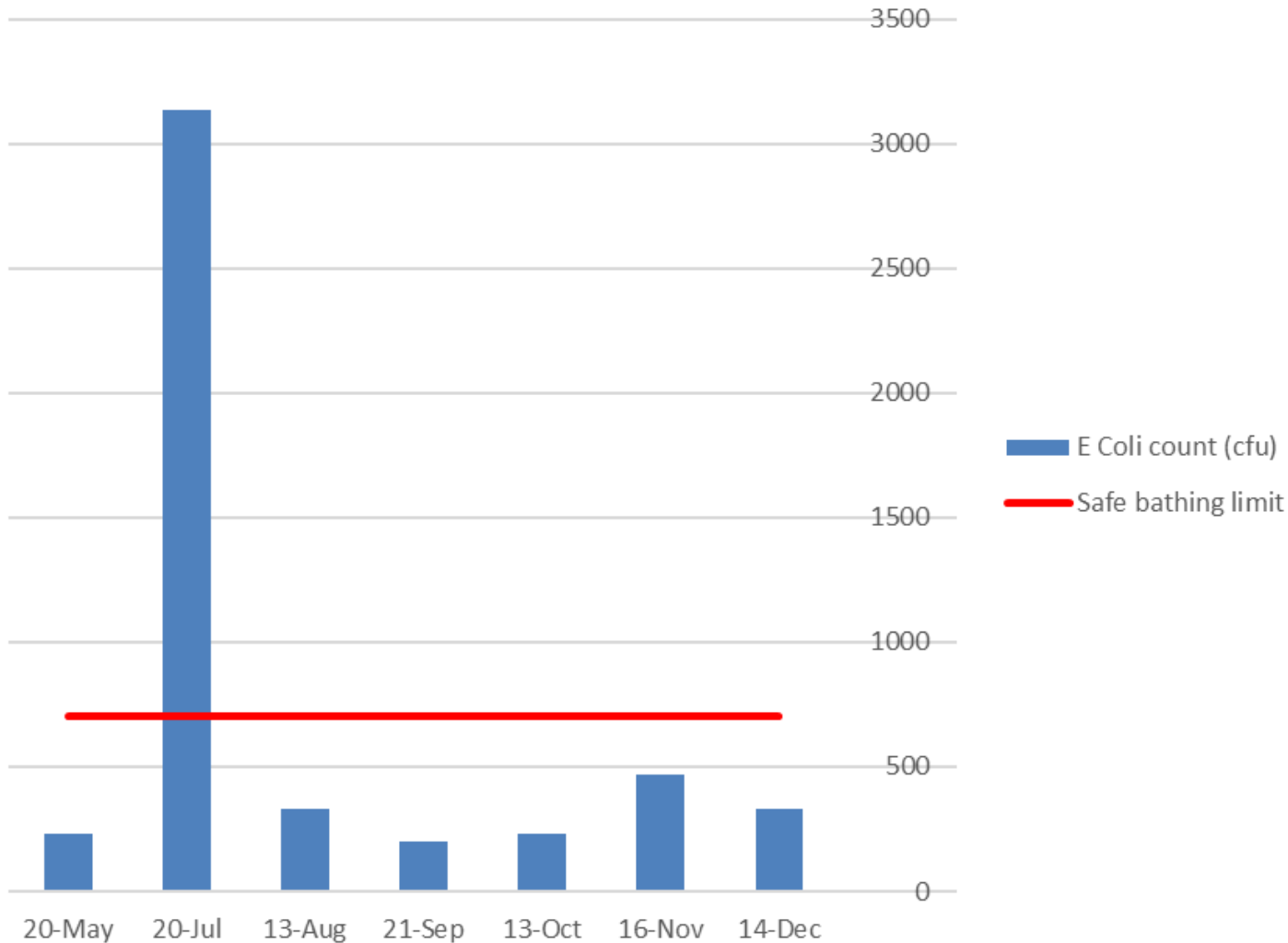
- Above 5 ppm nitrate the ecological quality of the river starts to degrade
- Already signs of agricultural runoff before the input from wastewater treatment works

Oxted WWTW - Impact on ammonia concentration



- Sources are wastewater treatment works discharging sewage and slurry from farm livestock
- Ammonia kills some river life when at concentrations higher than 0.2 ppm
- Oxted WWTW have an Environment Agency permit to discharge at up to 3.0 ppm ammonia!

E Coli - Average count per 100ml



E Coli is in the river because of runoff from farms (livestock) and discharges from sewage works

- Environment Agency set a safe bathing limit of around 700 cfu /100 ml
- River Eden is generally good except after rain. One sample in July returned a level that was almost 5 times the safe bathing limit.
 - Potential danger to health for children in the water, fishermen, dog owners.....



- Our findings show that urgent action is required. We need to involve
 - Regulators (Environment Agency – they are allowing the sewage works to pollute)
 - Water companies (SES take river water and purify it for our drinking water and Southern Water who take our sewage)
 - Landowners (may need to alter some of their practices – more buffer strips etc)
 - Communities (how can we work together to help restore our river?)
- Continue with testing programme and expand our knowledge base
 - Surveys of aquatic life (Riverfly), other physical and chemical data
 - More frequent E Coli testing with an alert system?



- Be thoughtful about what goes down the drain. As well as poisoning the river it might come back in your drinking water!
- Report any possible sewage spills or unusual numbers of dead fish to the Environment Agency. Take photos as evidence.
- Do you have any skills which might be useful to the project?
 - Sampling, analysing, recording & surveying local wildlife.....
- Can you help fund some testing?
 - It costs us £15 for each E Coli test; we'd like to do more than 1 per month
 - It costs about £6 per month for each sampling site for chemical analysis



And a big thank you to.....

- Our sponsors: KCC Councillors (MacArthur & Mayall), Oxted Parish Council and Edenbridge Town Council
- Our all-weather volunteers – it has been a grim winter
- Our supporters and catchment stakeholders who have freely given us so much time and knowledge to help us understand what is happening to our lovely river
- And anyone else I should have mentioned but haven't!



Introducing SES Water

Dr Ria Woodfield



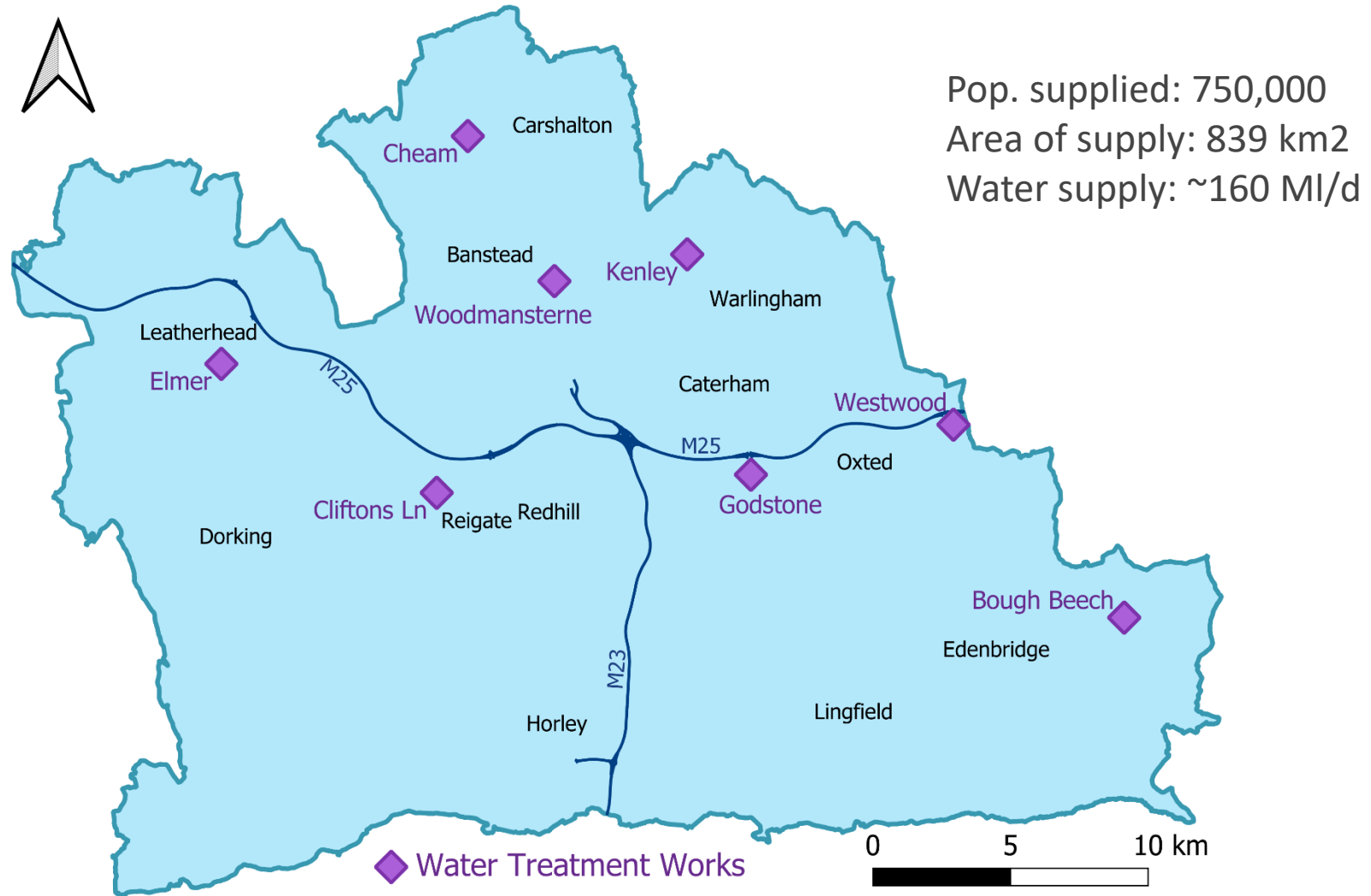
NEDRA AGM

Ria Woodfield, Catchment Manager
catchment@seswater.co.uk

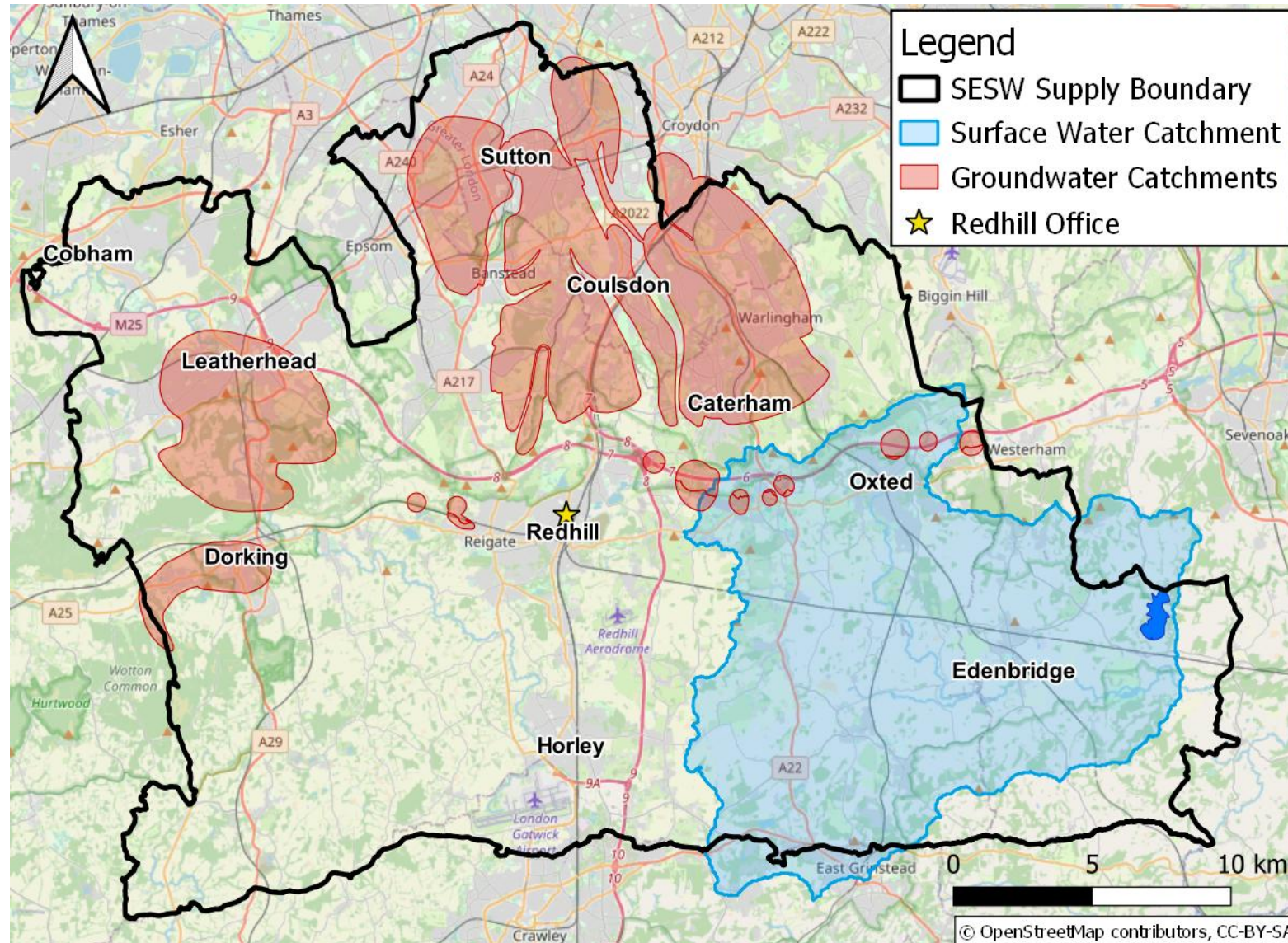
7 April 2025



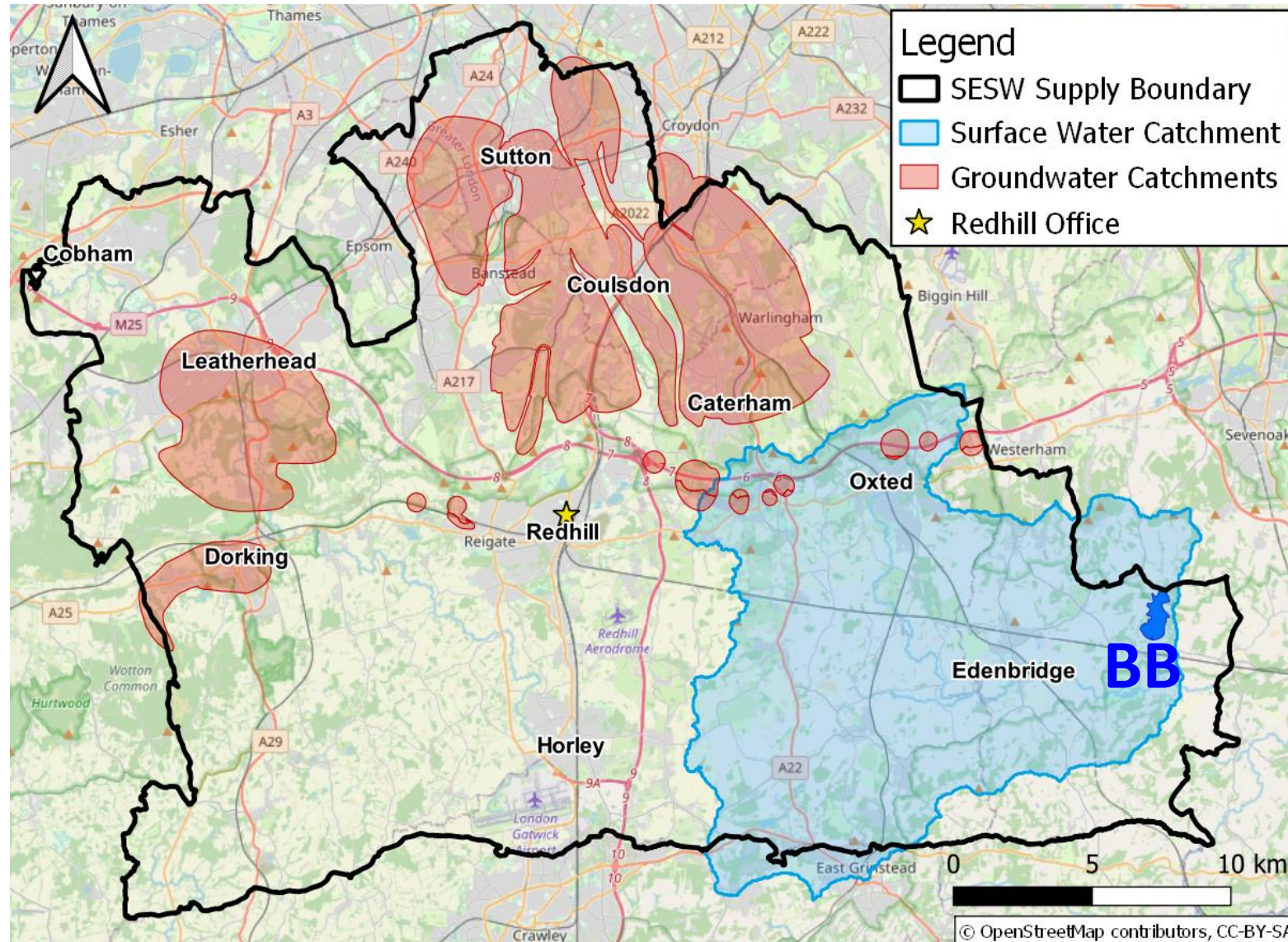
SES Water



Where our water comes from



Where our water comes from



Treatment Process



Treatment Process



Treatment Process



Drinking Water Quality

- Drinking water is heavily regulated with strict standards treated water must meet
- Each year, we carry out approx. 120,000 tests on around 13,000 samples (~150 different parameters)
- Industry leading water quality



Your water quality and hardness report

To access the report for your area, simply search below by postcode


[Your home](#) > [Your water](#) > [Water quality](#) > Your water quality and hardness report

Our supply area is divided into 20 zones for water quality and reporting purposes. We produce an annual summary report for each zone, including test results for substances such as bacteria, nitrate, pH, taste and lead. Average water hardness figures are also included.

The quality of your drinking water

Enter your full postcode in this box to learn more about the quality of the drinking water in your home.

Enter your postcode (e.g. RH1 1LJ)

A photograph of a smiling man and woman in a kitchen. The man is holding a glass of water and looking at the woman, who is also holding a glass. They appear to be enjoying their time together.

[Your water quality and hardness report | SES Water](#)

Drinking Water Quality

- Raw water often contains higher concentrations
- Not all removed by conventional water treatment processes
- Specialist removal technology is expensive to install and run



Drinking Water Quality

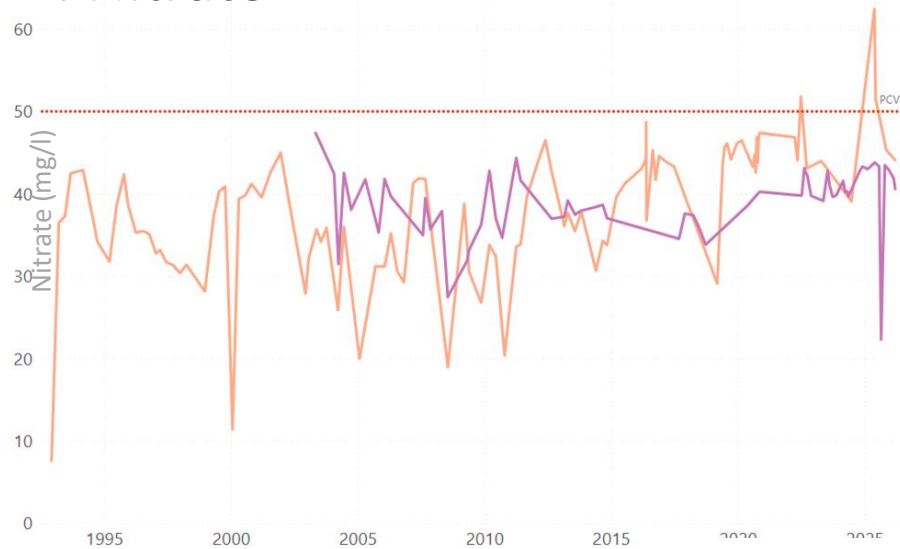
- Raw water often contains higher concentrations
- Not all removed by conventional water treatment processes
- Specialist removal technology is expensive to install and run



Better to tackle issues at source

Groundwater Quality Challenges

1. Nitrate



Nitrate concentrations in boreholes near Bletchingley, drinking water standard in red

2. Solvents



3. PFAS

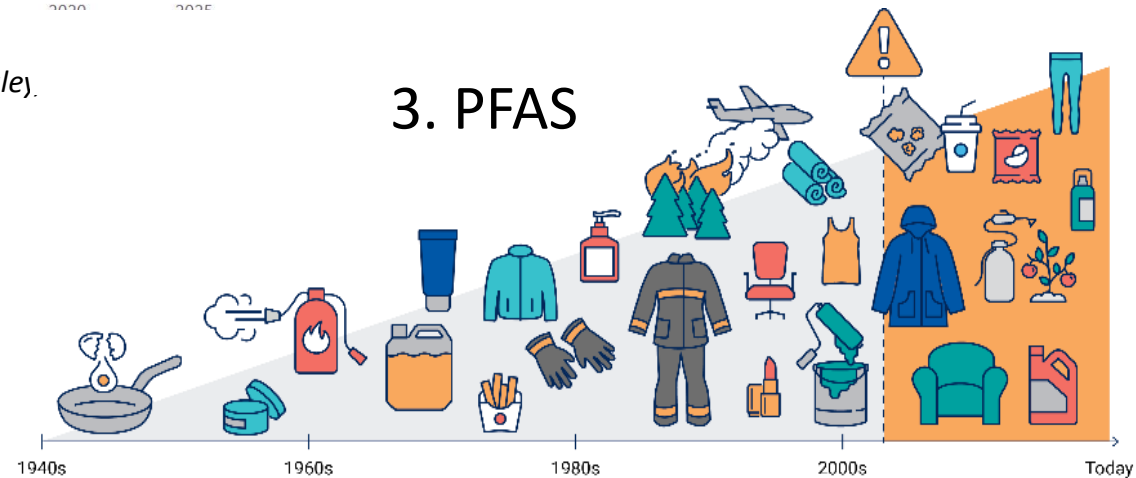
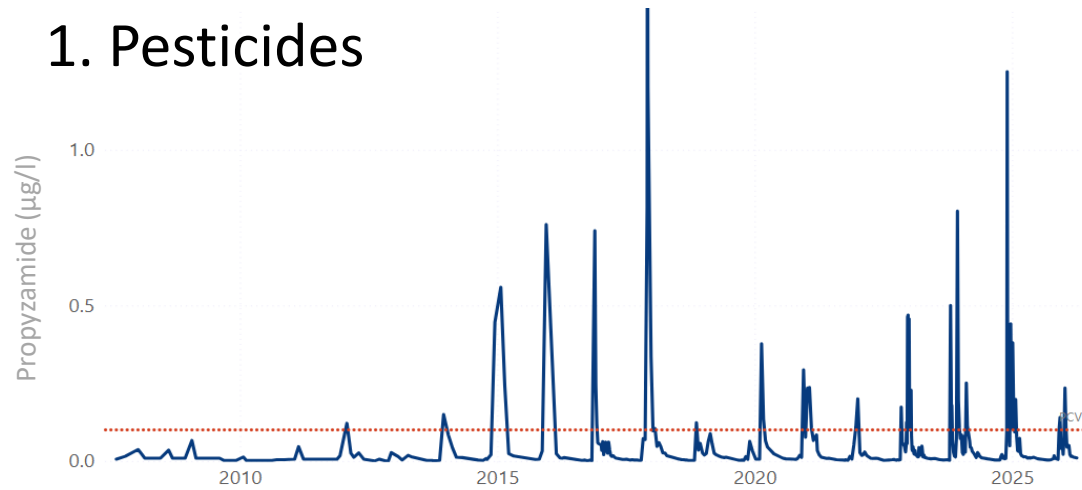


Image from: www.chemicalinsights.org/pfas

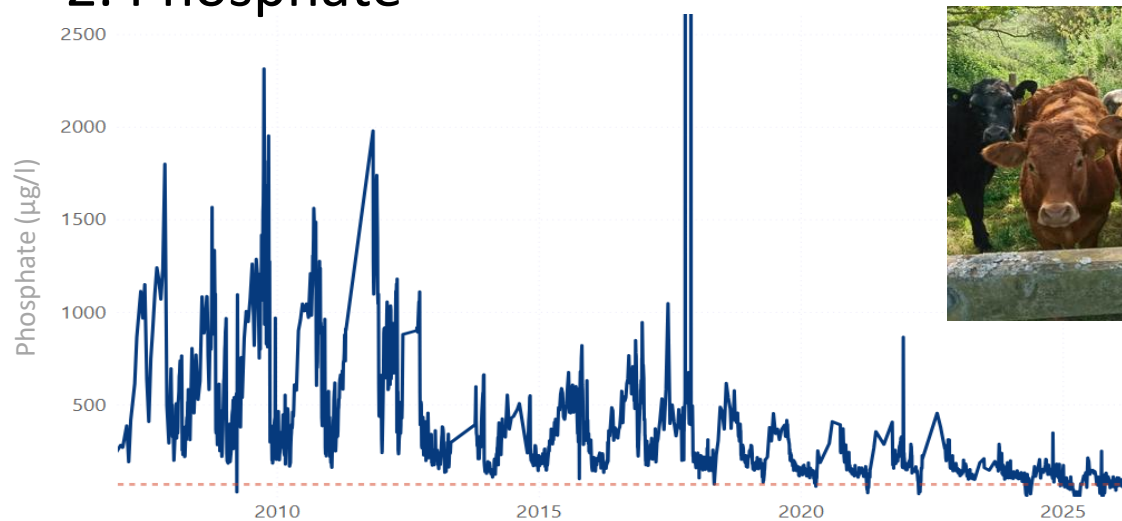
Surface water Quality Challenges

1. Pesticides



Propyzamide concentrations in the River Eden, drinking water standard in red

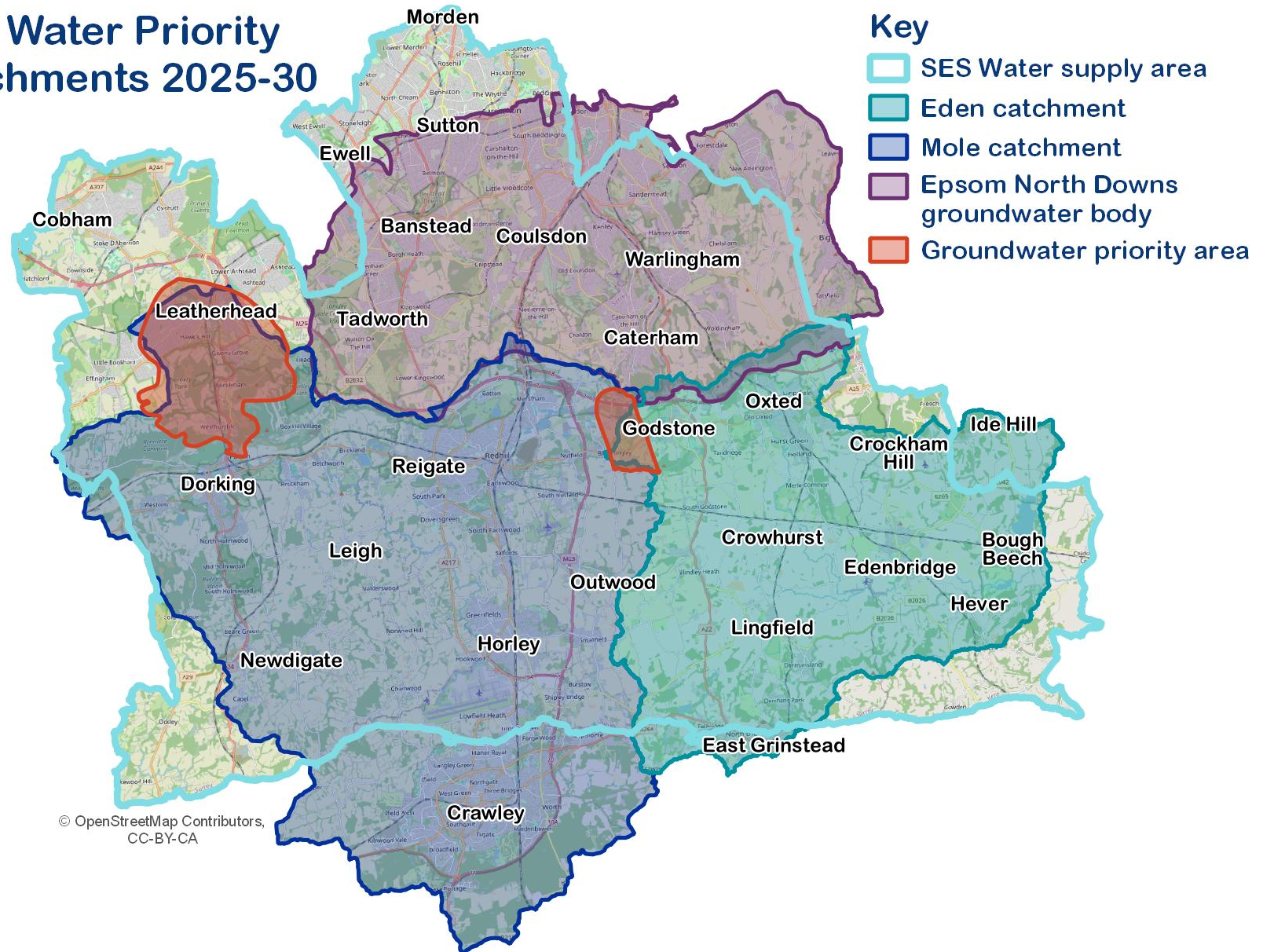
2. Phosphate



Phosphate concentrations in the River Eden, WFD good/moderate boundary in red

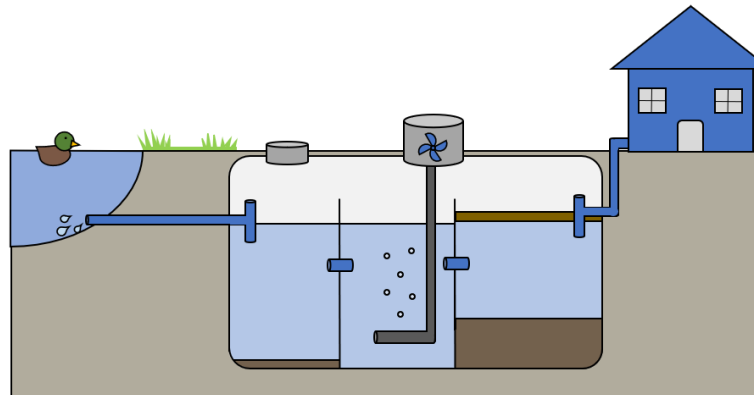
WINEP work

SES Water Priority Catchments 2025-30



Protecting water quality at source

- Report environmental incidents on the Environment Agency 24-hour hotline (0800 80 70 60)
- For those not on mains drainage, get to know your system
- Be mindful of what you're using in the garden and how you dispose of it



Find out more

FLOWZONE



- School visits to Bough Beech
- School assemblies
- Community talks
- Online resources

Useful links

- GetWater Fit calculator: <https://seswater.co.uk/getwaterfit>
- Water saving tips: <https://seswater.co.uk/your-water/saving-water>
- Information on metering: <https://seswater.co.uk/your-water/water-meters>
- Every drop counts community fund: <https://seswater.co.uk/your-water/saving-water/every-drop-counts-community-funds>
- Catchment management at SES Water: <https://seswater.co.uk/your-environment/catchment-management>
- Advice for properties not on mains drainage: www.seswater.co.uk/siteassets/documents/your-environment/catchment-management/unsewered-property-awareness-leaflet.pdf
- Environment Agency 24-hour incident hotline <https://www.gov.uk/report-environmental-incident>
- Flowzone education programme: <https://flow-zone.co.uk/>
- Support for customers: <https://seswater.co.uk/your-account/paying-your-bill/help-paying-your-bill>
- Water quality in your area: <https://www.seswater.co.uk/household/your-water/water-quality/your-water-quality-and-hardness-report>

Contact us:

catchment@seswater.co.uk



Members Q&A

National Day of Action

18 April 2026



NEDRA

Breaking News!

[Video Link](#)



WAYS YOU CAN HELP

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£5 per person or
£10 per household

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& Consultations**

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