Analysis of Neighbourhood Plan Household Questionnaire

Part 1 About you

1. Post code

Of the 58 postcodes in the parish, there were responses from them all except 3. These have 12 houses within them of which at least 1 is empty.

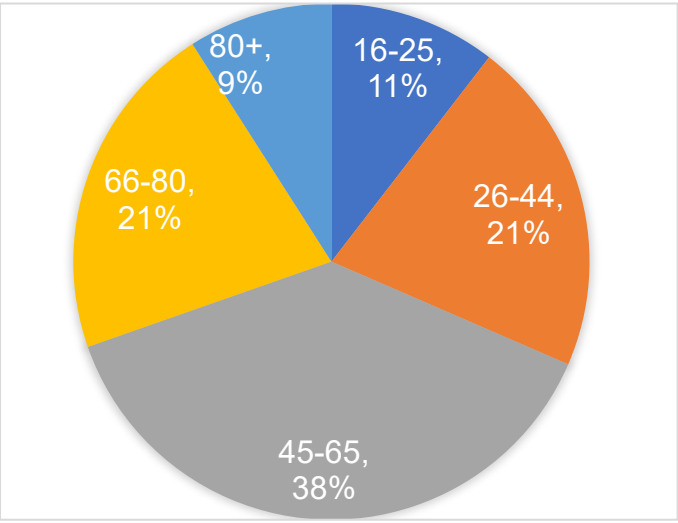
2. My connection to Eynsford

Of 327 responses 4 were from people who ran businesses in Eynsford but did not live there.

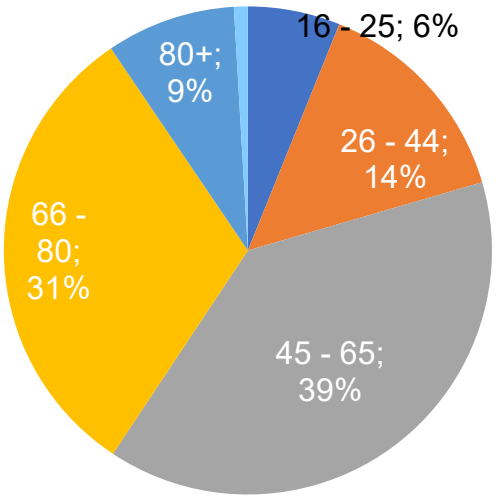
The businesses identified were: Alexander Farming Ltd. Caroline Alexander Alterations, Forensic Investigators, GD Partnership, L & G Roofing Ltd, MAV Systems Ltd.

3. What age group

Eynsford Population



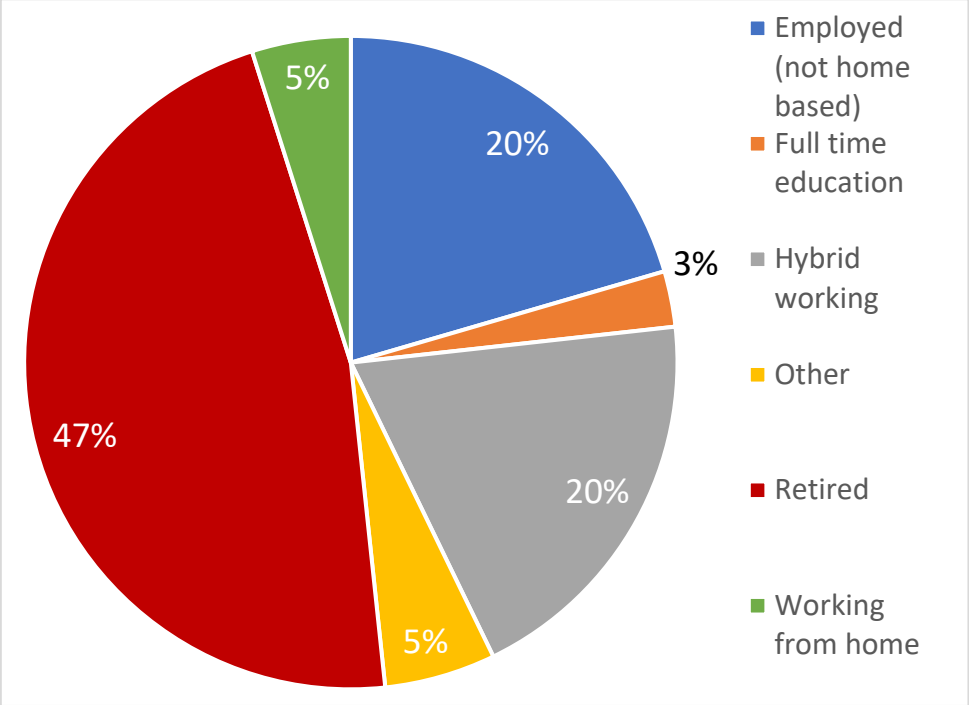
ONS 2017 data (matched to survey age bands)



Responses to Household Questionnaire

NB: 0 – 15 excluded as Household Questionnaire respondents were 16+

4. Status



Part 2 About Eynsford Parish

The following 3 questions (5, 6 & 7) are qualitative and general. Amenities with specific regard to children and young people and older people are dealt with in a qualitative manner with a much higher response rate in Part 6, questions 29 & 30. These responses thus represent a more accurate reflection of the village's view for these age ranges.

5. What 3 things do you most like about Eynsford Parish?

The top three things people value about Eynsford are:

- its community spirit
- its countryside and natural beauty
- its strategic location and transport links

Community Spirit:

The most frequently mentioned value is the strong sense of community. Residents consistently describe Eynsford as having a friendly atmosphere with a wide array of social activities, clubs, and groups. Words and phrases like "community spirit," "friendly people," "lots of clubs & activities," and "sense of belonging" appear repeatedly, highlighting the village's vibrant social life and close-knit feel.

Countryside and Natural Beauty:

The natural environment is another highly-prized aspect of Eynsford. People love the "rural" and "village feel," often mentioning the "beautiful countryside," "green spaces," and "local walks." Specific features like the River Darent and the ford are also

highlighted. The work of Eynsford in Bloom is frequently praised for its role in maintaining the village's aesthetic appeal and cleanliness. Many also note its location within an Area of Outstanding Natural Beauty (AONB).

Location and Transport Links:

The third key theme is the village's advantageous location. Residents appreciate the combination of a rural setting with easy access to urban centres. The train station and its "good train links to London" are mentioned numerous times, making it a desirable place for commuters. Proximity to major roads like the M25, as well as local towns and cities like Sevenoaks, is also a significant factor, providing a "best of both worlds" experience.

Ten respondents mentioned amenities as something they liked

6. What 3 things do you least like about Eynsford Parish?

The three common themes for dislikes:

Visitors and Anti-Social Behaviour

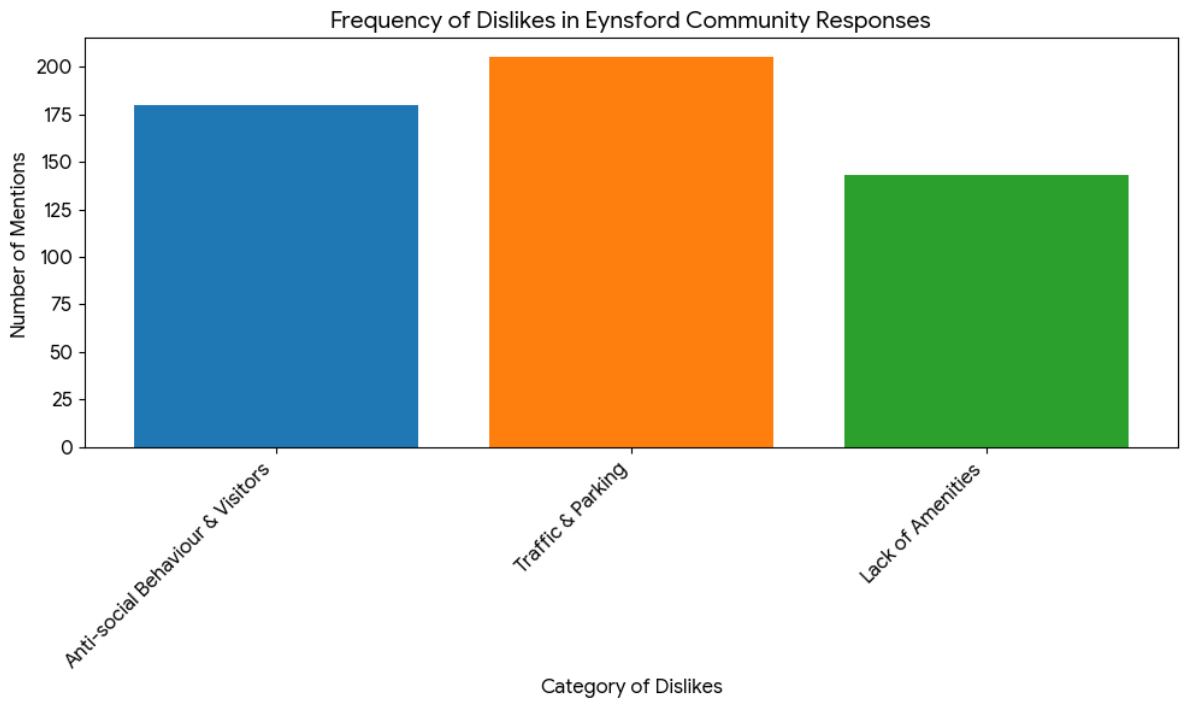
A significant number of responses cite issues with visitors and the anti-social behaviour they bring, particularly around Riverside and the **ford**. This includes rowdy and disorderly behaviour, littering, fly-tipping, and general disrespect for the village. The presence of travellers, often with horses and carts, is also a frequently mentioned concern.

Traffic and Parking Issues

Traffic and parking problems are another major area of concern. Responses mention heavy traffic, speeding vehicles, and busy roads, especially when the M25 is congested. Inconsiderate and illegal parking is also a common complaint, with cars blocking pavements and creating congestion.

Lack of Amenities

Several responses mention a lack of specific amenities. The most common of these is the closure of the tea/coffee shop. Other facilities noted as lacking are a post office, chemist, small supermarket, ATM, and public toilets. Lack of public toilets/loos, Limited street lighting. Lack of facilities for older children/teenagers/young people & poor children play facilities. Lack of green infrastructure. Lack of retirement homes for the elderly. Bottle bank not emptied enough & Dog poo bins are not emptied frequently enough.



7. If you could change or improve anything about Eynsford Parish what would it be:

The key themes for change are:

Anti-social Behaviour & Visitors

Issues with anti-social behaviour, particularly from visitors and travellers. This behaviour includes rowdiness, disorderly conduct, littering, fly-tipping, and a general lack of respect for the village. Proposed solutions to these issues include increased policing and police presence, especially during the summer , and enforcement of parking and by-laws. Some responses also suggest deterring travellers from visiting the village.

Traffic & Parking

Traffic and parking issues are a major concern. Residents complain about heavy traffic, speeding vehicles, and inconsiderate parking that blocks pavements and causes congestion. A number of people mention that traffic is particularly bad when the M25 is congested. The desire for change focuses heavily on implementing measures to reduce traffic speed, such as speed limits of 20mph and the installation of speed cameras. Other suggestions include creating more car parks , enforcing parking restrictions, and adding more double yellow lines.

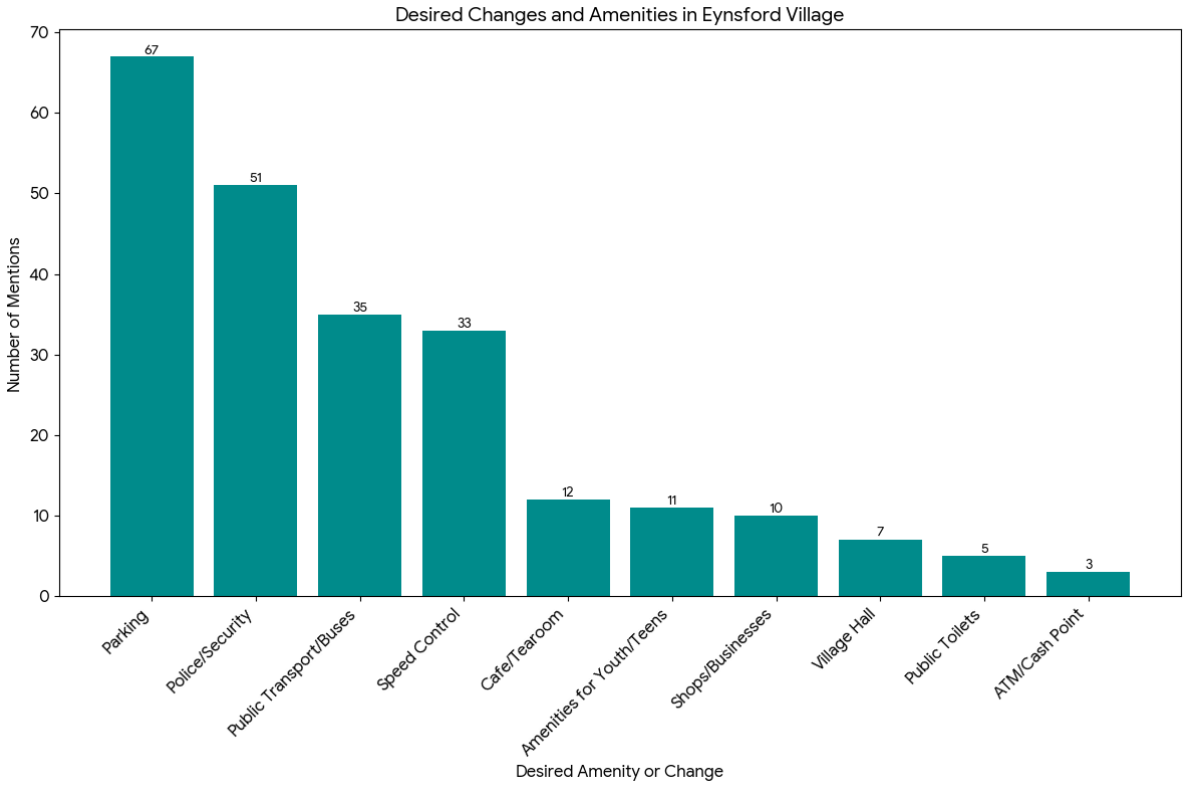
Lack of Amenities

A significant lack of certain amenities in the village are highlighted and the most common mention is the closure of the tea/coffee shop. This is mentioned 17 times.

Other amenities noted as missing or insufficient include:

- Public toilets
- Facilities for children and teenagers
- Public transport, particularly buses

Respondents suggested changes include reopening the cafe/tea room , establishing new shops and businesses, and improving public transport, especially bus services. There are also requests for a new or refurbished village hall and better facilities for young people.



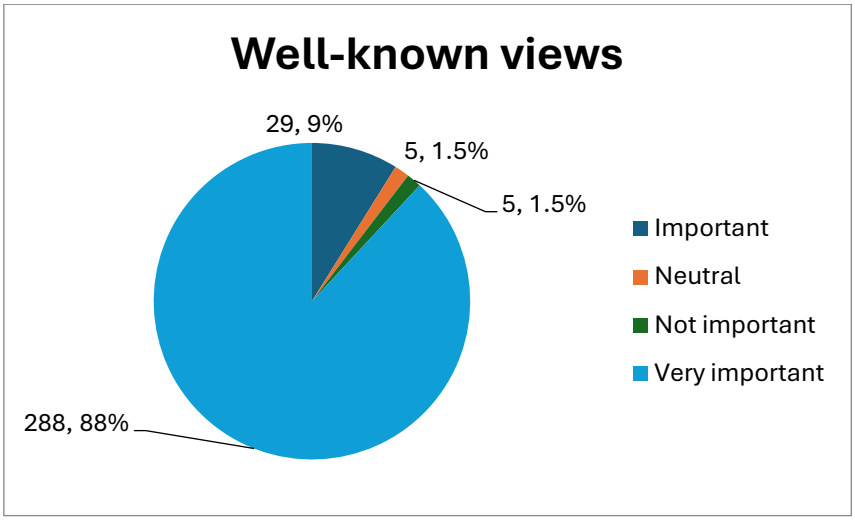
Part 3 Protected Landscapes

8. How important is the maintenance and enhancement of these Protected Landscapes.

326 responses Very important 298, 91.1%, Important 23, 7%, Neutral 3, 0.9%, Not Important & Blank 3, 0.9%

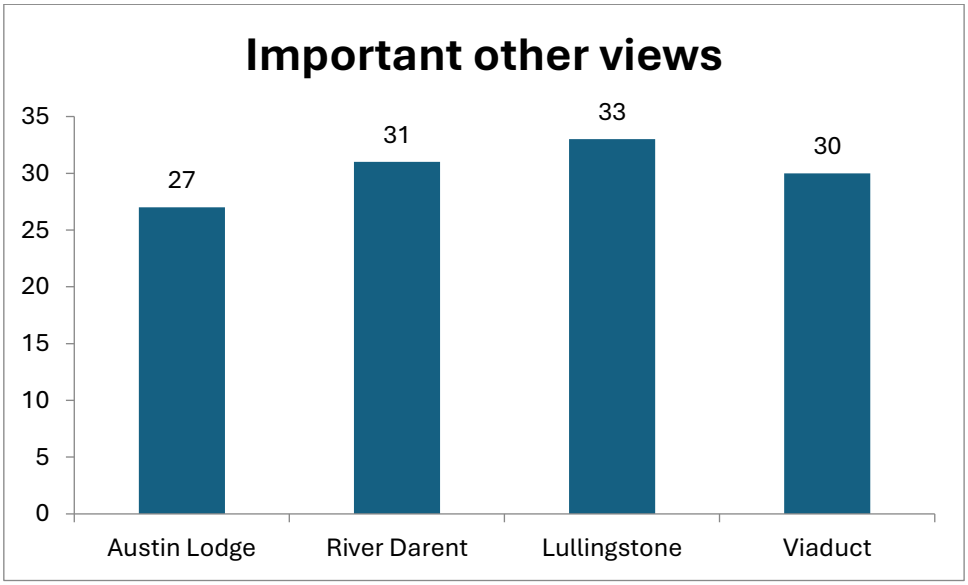
9.1 Eynsford has very well-known views (such as the Darent Valley from Chalkhurst Woods or Eagle Heights and the area around Riverside). Are these important to you?

327 Responses. Very important 288, 88% Important 29, 9% d



9.2 Are there other views in the Eynsford parish area that are important to you?

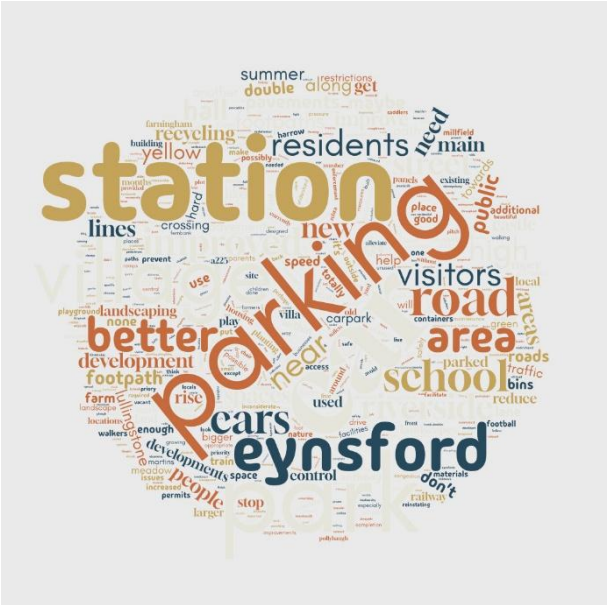
252 Responses There were a huge variety of responses detailing different views showing the importance of views to residents. 77% of residents responded to this question showing the strength of feeling. 28 responses said that all views were important.



10.1 What developments (e.g. car parking, hard landscaping) would you like to see to improve Eynsford's landscapes?

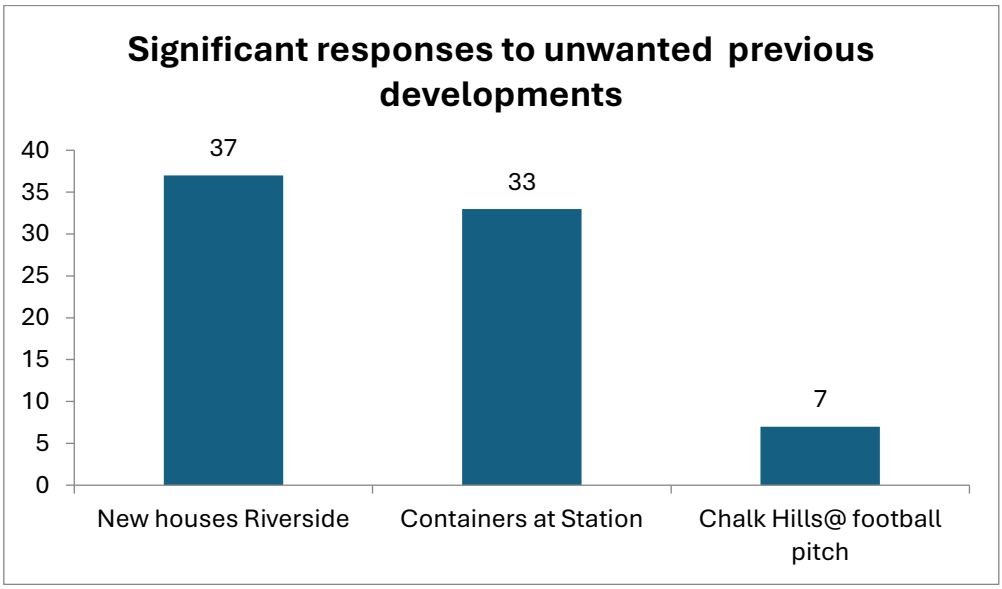
There were 266 responses but some answers were not related to improving landscapes and referred to improvements in the village.

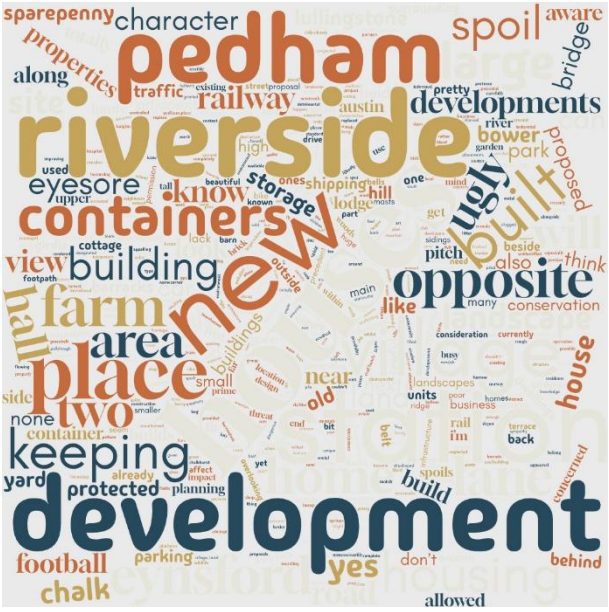
Significant responses however were 150 responses referred to improvements needed to car parking in the village. These improvements mostly concerned the need for additional car parking but there was not a consensus on where this should be. Other responses not concerned with parking were disparate with no common theme.



10.2 Are there any recent developments in Eynsford that spoil the Protected Landscapes and should be avoided in the future?

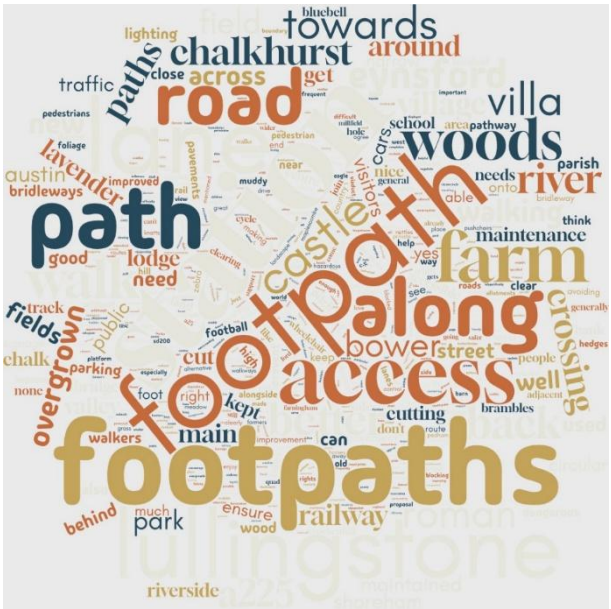
There were 232 responses to this question so 71 % of the total questionnaires.





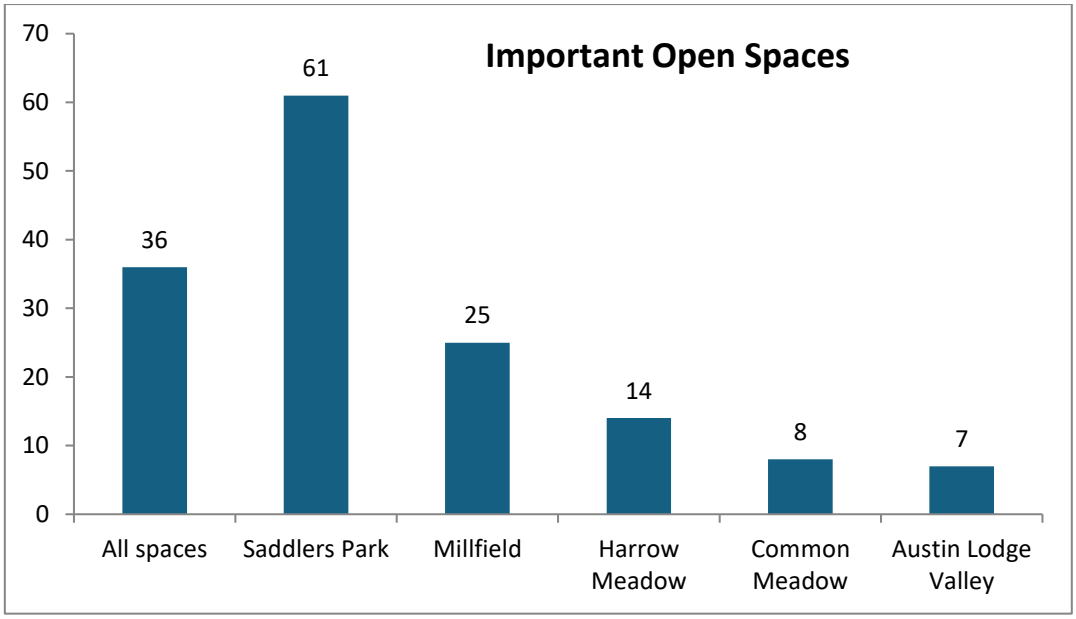
11. Are there any improvements to footpaths/ bridleways you would like to see to improve access to the local landscape?

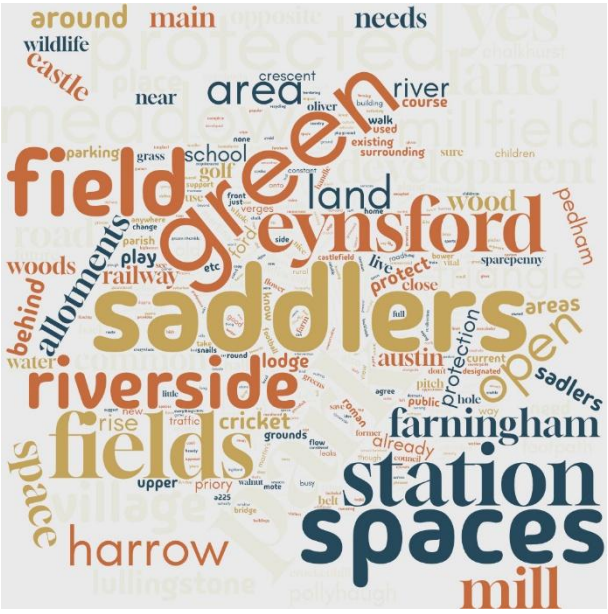
There were 242 responses to this question 74 % of total respondents. 11 respondents thought no improvements were needed. The rest had a very wide range of suggestions but there were no significant numbers for anyone suggestion. My impression was that footpath improvements are important to a lot of people but there were no obvious improvements suggested.



12. Are there open spaces within the village (such as the green in Saddlers Park) that need to be designated to protect them from future development?

There were 247 replies 75% of respondents.





13. Are there open spaces that need to be protected to stop Eynsford joining with future developments?

There were 257 responders to this question, 79% of the total response. It is clear that all of them valued keeping a gap between Eynsford and any other existing or proposed development.

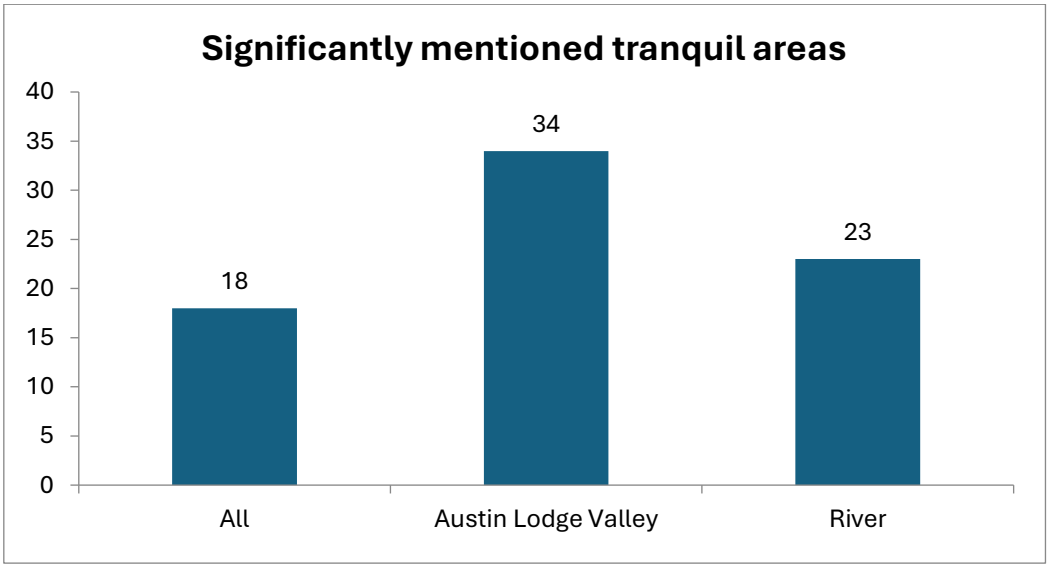
Depending on interpretation at least 30 respondents thought all spaces needed protection.

80 respondents cited the need for a gap between Eynsford and Pedham place though a majority of those were opposed to a development at Pedham Place.

Approximately 70 respondents cited the need to keep the gap between Eynsford and Farningham.

14. Are there tranquil areas / dark skies in Eynsford parish that should be protected?

There were 195 responses to this question the least answered question in the protected landscapes section but still a 60% response rate. There were approximately 20 responses that said there were no tranquil areas or didn't understand question. So for just over half(53%) of total respondents tranquil areas are important.



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green
tranquil
plough
night
common
wood
street
river
place
eagle
ford
school
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martins
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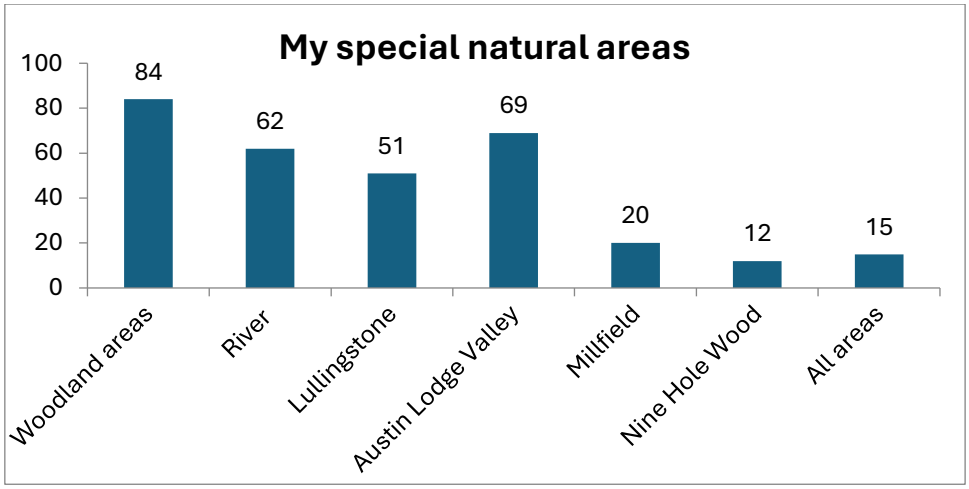
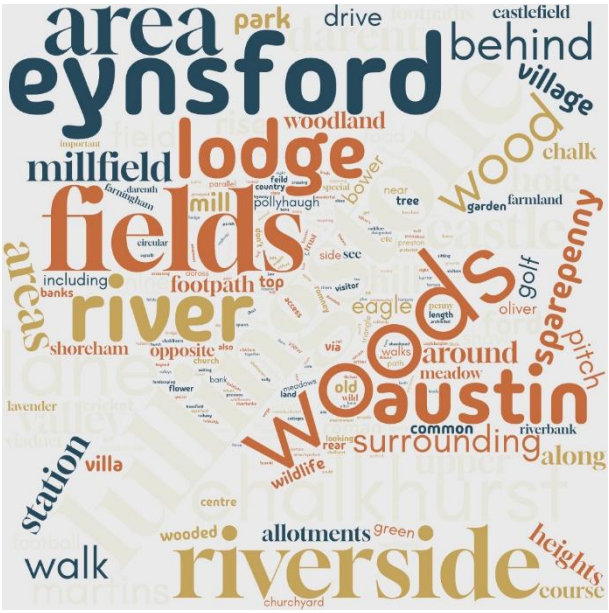
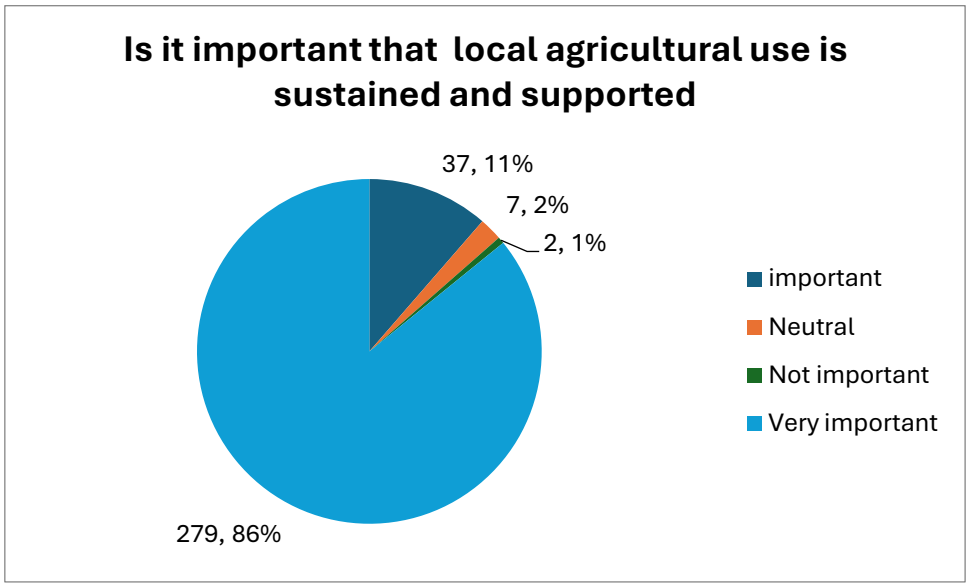




16. The River Darent is a key natural feature in the Eynsford area. Should access to the Darent be protected?

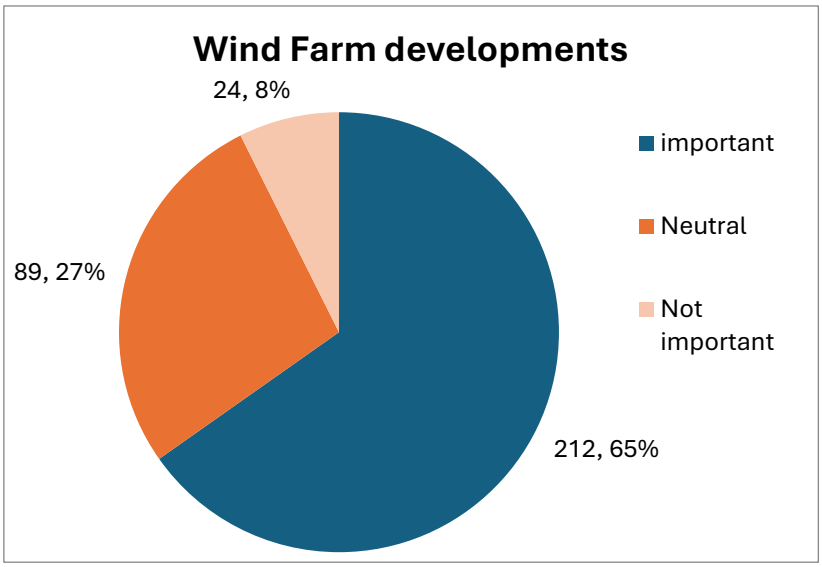
	Yes	No
Should access to the Darent be protected	**306 97%**	10 3%

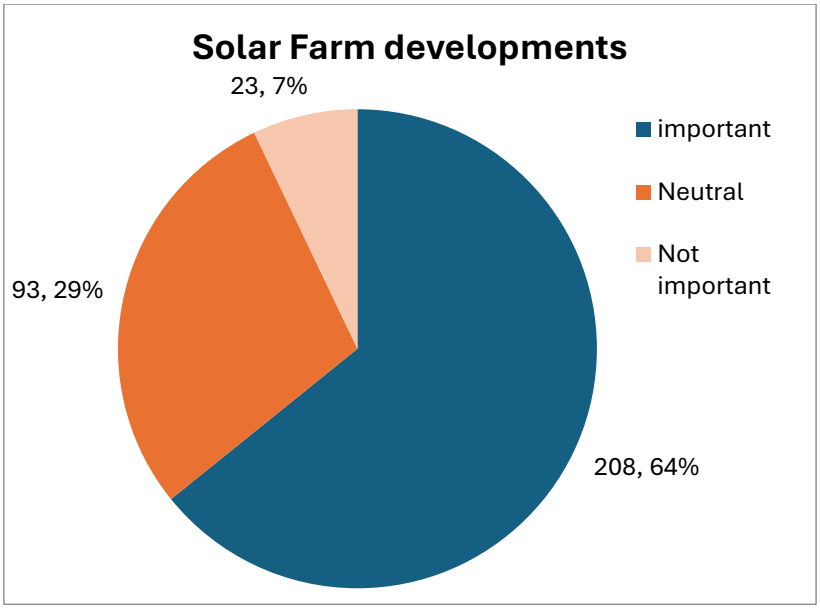
17. The land around Eynsford is predominantly in agricultural use. How important to you is it that open agriculture is sustained and supported?

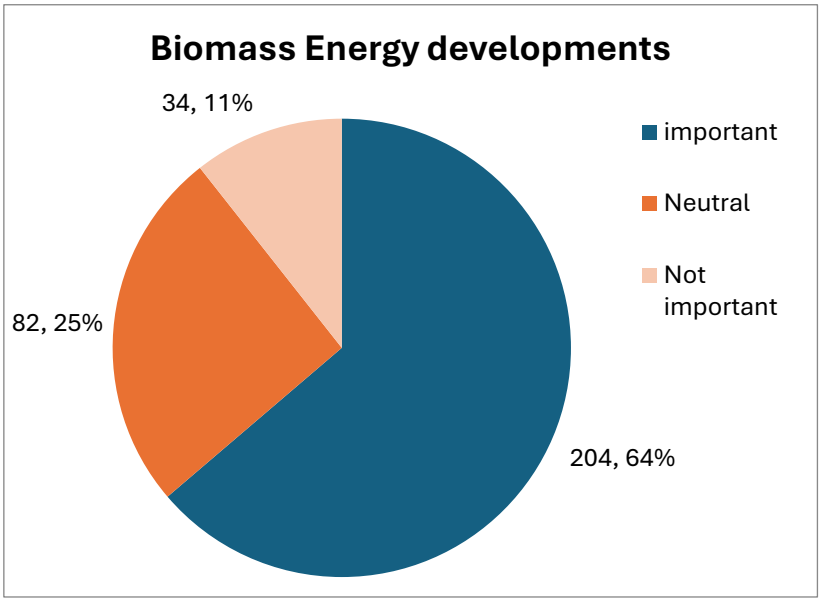


18. Is it important to you that the landscape of Eynsford is protected from large scale Green Energy developments?

Should Eynsford be protected from







Part 4 PLANNING

19. Types of development required

	Support	Disagree	No Opinion / Blank
Stays same – infill developments only	270	27	30
Small Developments (20-100 houses)	80	201	46
Large scale developments (200+ houses)	7	292	26

Comments on the tables

Section above - No comments as fairly obvious majority don't want any change at all

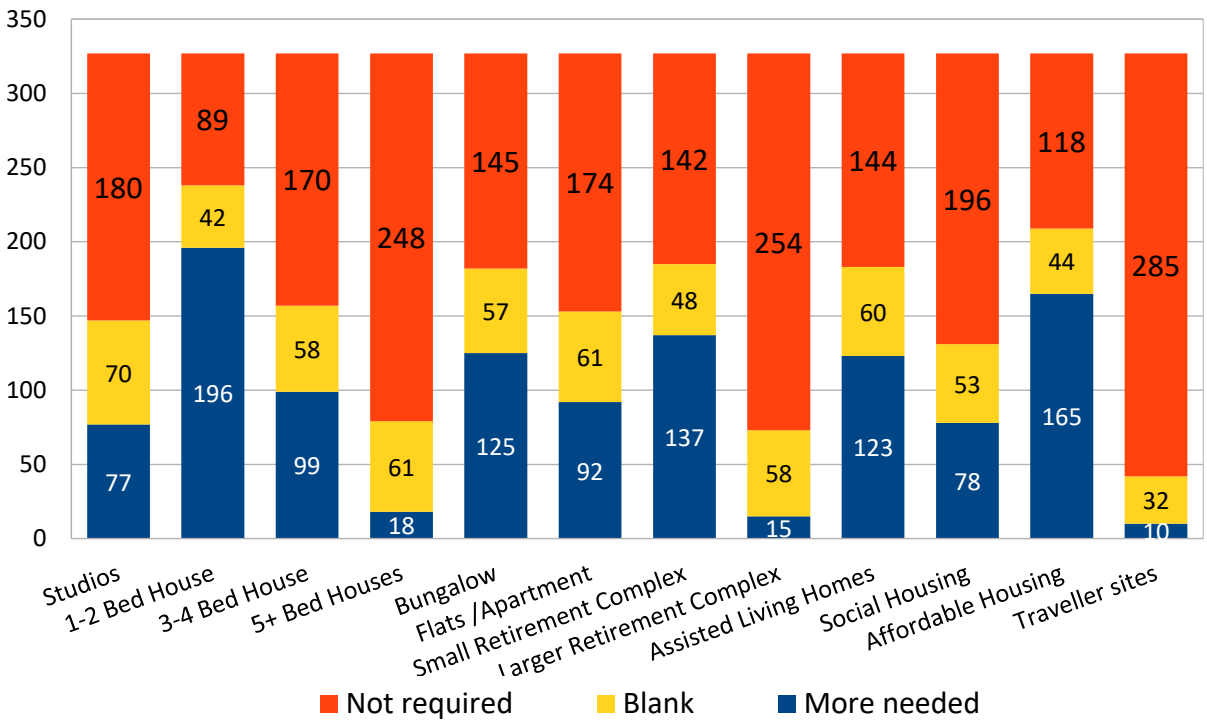
Re next section – wanted are 1-2 bedroom houses and affordable housing which get the 'want more '

The rest of development choices are unwanted by majority although bungalows and small retirement homes are fairly even split between the 'don't wants and want more'

Next section - Style of developments Again majority of everyone voting to keep the variety and architectural style and maintain the conservation aspects of the village and parish

Future development requirement standards are all supported strongly to maintain a village approach to development with green thinking as appropriate.

20. Future Developments responses Illustrate



21 – 23. Style of Developments

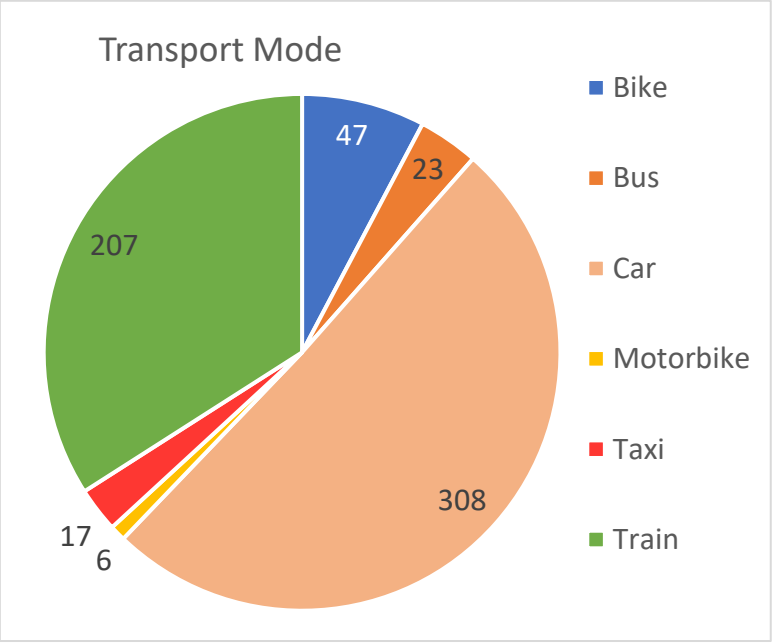
	Very Important	Not Important	No Opinion
Architectural style maintained	295	15	17
Maintain as Conservation area	307	6	14
Architectural variety Approach continues	260	30	37

24. Future Development Standards

	Support	Disagree	No Opinion / Blank
1 car park space per bedroom with an electric charging capability per home	190	72	65
A front and back garden is required for any new individual home or a community garden for group residences	217	51	59
Developments (over 50 houses include an green public space for community use.	201	53	73
Height of new housing and businesses must be limited to 2 stories plus roof. Limit one storey high ground.	278	22	27
Housing developments should protect and maintain existing footpaths, bridleways, and cycle paths	311	4	12
Flood plain developments should be avoided	270	13	48
Building Materials should be appropriate to maintain the character of the village. The design of new buildings should mitigate climate change impact.	292	12	23
New developments should not negatively impact on the landscape of Eynsford.	308	7	12
We encourage the development of Community Green shared power generation.	165	55	107

Part 5 Transport

25a. Mode of Transport used regularly

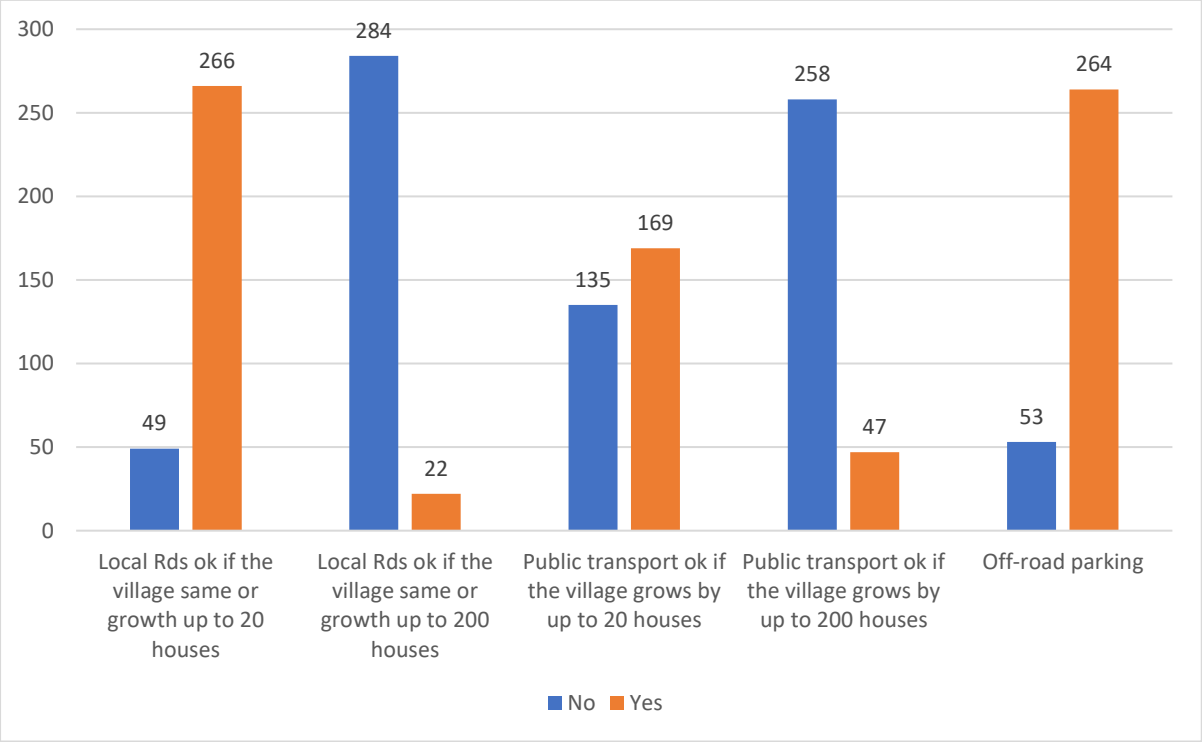


25b. If no how can it be improved?

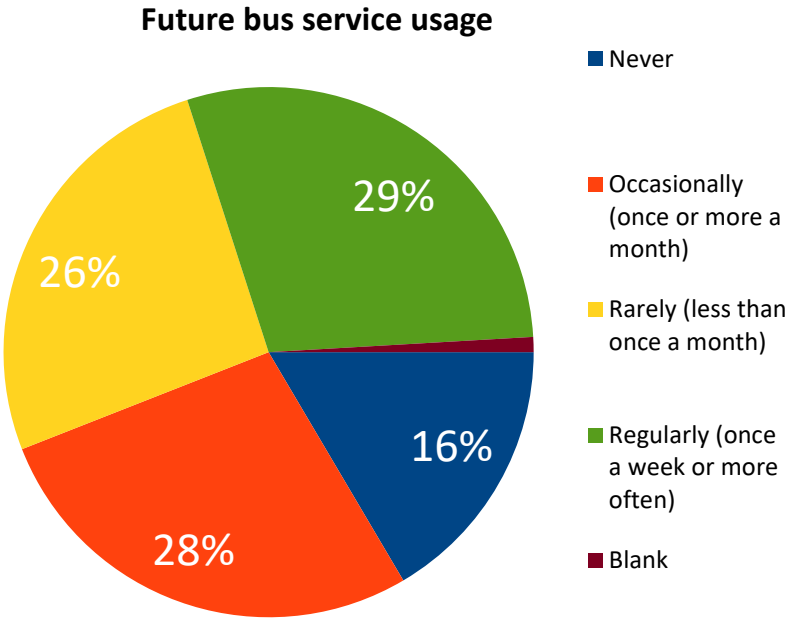
Total responses 259

- Bus 64 responses – improve service
- Train 46 responses – improve service
- Cycle 10 response – improve infrastructure
- Lift at station 1 response
- Reduce gap at station 1response

26/27. Will the local road network and public transport be adequate for your needs over the next 15 years?



28. Buses – if a bus service was available to Sevenoaks, Farningham, Swanley and Dartford from 7am to 10pm Monday to Saturdays – Would you use it?



Part 6 Amenities

29. Do you think there is adequate provision for children and young people in the following age groups in Eynsford?

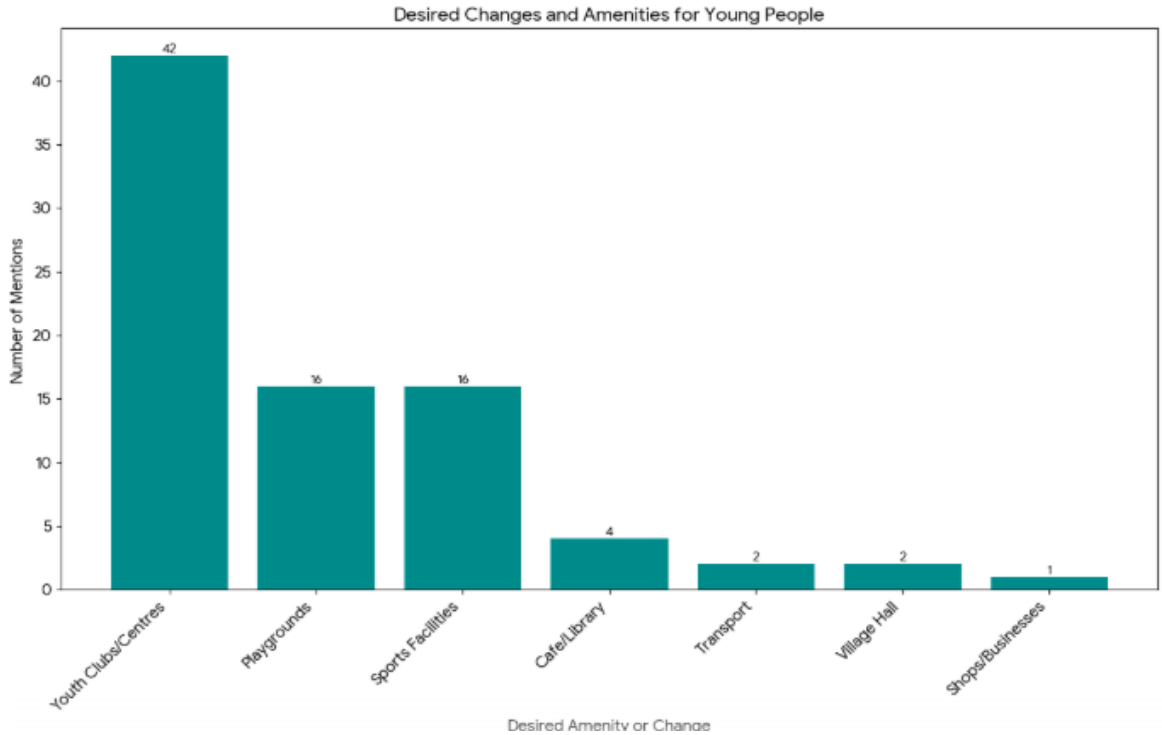
Adequacy of provision for children for young people.

Year range	Yes	No	Blank
0 - 5	221 68%	57 18%	47 14%
5 – 10	189 58%	83 25%	55 17%
11 - 16	90 28%	188 57%	49 15%

If No, what other amenities would you like to see?

The main theme is the significant lack of suitable amenities for young people, particularly teenagers. Respondents who said "No" suggested the following:

- Youth Clubs and Meeting Places: The most common request is for a youth club or a dedicated space where teenagers can meet, socialize, and participate in activities in a safe environment.
- Improved Play Areas and Sports Facilities: Many respondents want better-maintained and more modern playgrounds, especially for older children. There are repeated calls for multi-use sports areas, such as tennis or basketball courts, and skate parks.
- Community and Family-Friendly Spaces: Some responses suggest that the village needs more spaces accessible to families and young people, such as a cafe or a library/study space, as an alternative to pubs.
- Listen to Young People: A few responses directly suggest that the council or community should ask teenagers what they would like, acknowledging that their needs are specific and evolving.



30. Do you think there is adequate provision for older people in Eynsford?

Adequacy of provision for retirees

	Yes	No	Blank
Is there adequate provision for older people	**236 72%**	58 18%	33 10%

If No, what additional facilities would you like to see?

The main themes suggested by respondents was public transport and social spaces. Below is the list of suggested facilities:

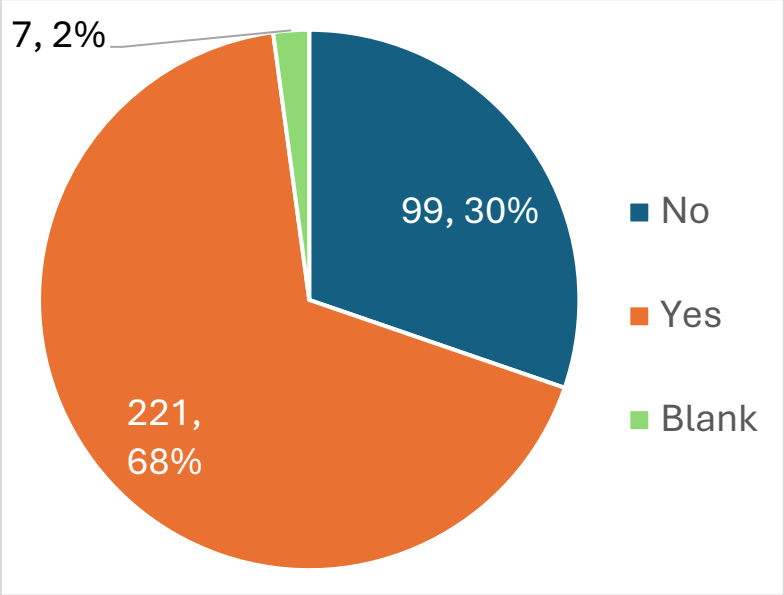
- Public Transport: This is the most frequently mentioned need, with many responses requesting better and more frequent bus services to surrounding towns like Sevenoaks, Swanley, and Dartford. Some also mention the need for a community car service.
- Social Spaces: A significant number of responses focus on the need for more social gathering places. The most common request is for a cafe or tea room to be re-opened or established, to provide a space for daily meetings. Other suggestions include a community centre, day centre or dedicated meeting points.
- Housing and Care: The document also highlights the need for housing and care options for the elderly. Requests include more retirement homes, assisted living, or bungalows for those with mobility problems. There are also mentions of better doctor surgeries, district nurse, and home care services.
- Other Amenities: Other amenities mentioned include:
    - Benches
    - Clubs and Activities like bowls, music, gentle dance, and craft classes
    - Access to shops and services like a post office or chemist
    - Wheelchair accessibility and access for the disabled
    - Day trips or organised outing

31. What extra amenities would you like to see in the village?

Only 23 respondents answered this question perhaps because they felt they had answered this question elsewhere in the questionnaire. The main themes for extra amenities are as follows:

- Cafes and Coffee Shops: The most prominent theme is the urgent need for a cafe, coffee shop, or tea room. Respondents specifically mention wanting a place near the ford and the desire to see the old tea shop reopened.
- Shops and Services: The second major theme is the desire for more shops and better-stocked, more competitive local shops. Specific requests include a large shop like Aldi and a chemist.
- Other Amenities: Other amenities mentioned include a community centre, a new village hall, and a car park.

32. Do we need a Public Toilet?



33. Are there any barriers if you work from home or run a business in Eynsford?

	Yes	No	Blank
Barriers to working from home or run a business	39 12%	**195 59.5%**	93 28.5%

If yes, what are they?

The main barriers for working from home or running a business were listed as:

- **Internet and Phone Connectivity:** This is a major and frequently mentioned barrier. Respondents complain about poor, intermittent, and slow broadband speeds, as well as bad mobile phone reception in parts of the village.
- **Infrastructure and Cost:** Issues with the cost and quality of physical infrastructure. One respondent mentions that the Eynsford Village Hall is too expensive and run-down to be used profitably for their business. Another person notes the lack of commercial office space in the village. The electricity supply is also mentioned as being sporadic with surges and power outages.
- **Parking and Traffic:** Congestion and parking are also cited as barriers. These issues make it difficult for people to access businesses, especially around the Ford during busy periods.

- **Social and Community Issues:** Anti-social behaviour from travellers and other visitors creates problems for local businesses. There is also a concern about heavy resistance to new businesses due to planning policies. The lack of non-alcohol-led social spaces, like a cafe, is also seen as a barrier.

{Issues with poor internet and phone connectivity are mentioned **25 times**.

Parking and congestion, cars blocking lanes, and access issues around the Ford during busy periods is mentioned **6 times.**

34. Additional comments

Of the 327 questionnaires (3 wasted, 2 no postcode and 1 received late), 128 people chose to make additional comments.

This document is a compilation of comments and feedback from Eynsford residents about their village. The responses touch on various topics, including housing and development, antisocial behaviour and policing, traffic and parking, and general village amenities and character.

Housing and Development

- Many residents express strong opposition to large-scale housing developments, particularly the proposed Pedham Place project, citing concerns about a lack of infrastructure, such as roads, public transport and NHS facilities, to support an increased population. They believe large developments would ruin the village's character and lead to it merging with nearby towns and villages.
- Some residents, advocate for building more homes to address the housing crisis and make housing more affordable. This was particularly to enable younger people to be able to afford to remain/live in Eynsford.
- There is a desire for any new housing to be in keeping with the village's character, be energy efficient, and include features like solar panels, air source heat pumps, and electric vehicle charging points.
- Several comments suggest converting empty buildings, like the Station House, Old Post Office and Riverside Cafe, into accommodation.
- Residents have mixed opinions on specific design requirements, with some disagreeing on the necessity of having a car space per bedroom or both a front and back garden for every new home.

Antisocial Behaviour and Policing

- A recurring theme is the rise in antisocial behaviour, especially at the Riverside area during summer and on bank holidays.
- Residents report issues with "boy racers," speeding motorbikes, vandalism, and fly-tipping.

- Multiple comments call for increased police presence and more proactive enforcement to address these problems, particularly concerning visitors and the traveling community with horses.

Traffic and Parking

- Residents frequently mention traffic congestion and parking issues. Specific concerns include parking on the road outside the Five Bells pub and the need for new rules.
- There are calls for a 20-mph speed limit, particularly in the village center and on Station Road leading to the school.
- Suggestions for solutions include a large "green" car park for the village, more off-road parking for new homes and a drop-off system for the school.
- Some residents also mention that the M25 and events at Brands Hatch cause gridlock in the village.

Village Character and Amenities

- Many residents express deep affection for Eynsford, describing it as a beautiful, tranquil and welcoming village with beautiful views and a strong sense of community. They want to preserve its unique history and character for future generations.
- Suggestions for amenities include a tea room, a shop with more provisions, a tennis court and more social events.
- Concern over recent development within the protected landscape.
- There is a mix of opinions on the new village hall.
- The comments also mention a desire for better recycling services, improved public transport and more footpaths.