

Eynsford Conservation Area Appraisal update (2022/23): Responses

Question	Comment	Response
Does the Appraisal capture what is special about the conservation area?	Yes	Noted
	Yes	Noted
	Yes, in essence; could be wider; suggestions made'	Noted
What do you value most about the conservation area? For example, what is your favourite place or building? - Please write response here (optional)	Malt house, bridge over ford, view of open field opposite river on Riverside, Tudor house on corner, toll house,	Noted
	it remains much the same always due to conservation and locally family-owned land; favourite building - baptist church windows	Noted
Has the village changed since 2003 when the existing Appraisal was written? If so, please tell us about the changes. - Please write response here	Only lived here since 2016	Noted
	Some changes - eg garden extensions	Noted
	Minor alterations due to a little infilling of buildings	Noted
Are there any important views that we haven't identified (in Section 4.0 of	Yes: View behind houses along Riverside from Plough to corner to Sparrpenny lane	Noted
	Use of yellow lines- single and double - would aid parking and traffic flow	Noted
	A view from in-front of The Plough pub towards the meadow	Amended
	A view of Riverside from the bridge	Amended
	A view from Sparepenny Lane towards Lullingstone Lane/Riverside	Map is not intended as an exhaustive record of every view. This one has been assessed, but is not judged to meet the criteria
	A view from Eagle Heights	Map is not intended as an exhaustive record of every view. This one has been assessed, but is not judged to meet the criteria
Do you agree with the open space assessment (Section 5.0 of the	Yes	Noted
	Yes	Noted
Are there areas of the countryside surrounding the village that you think are important to the conservation area?	Yes: Both sides of valley either side of village and up beyond to Pedham place	Noted - Appraisal reflect this
	Yes: I believe that the field behind the houses along Sparepenny Lane should have a strong contribution towards open space outside the conservation area. This field is within the Parishes of both Eynsford and Farningham and therefore should be a contribution to openness for both villages.	Noted - Assessment of landscape setting takes into account wider landscape contribution
	All Alexander farmland; but what would development of Pedham Place mean?	Noted - Assessment of landscape setting takes into account wider landscape contribution
Do you feel that the Appraisal identifies the issues affecting the conservation area and how they should be addressed? (Section 6.0 of the	Yes	Noted
	Yes	Noted

Do you agree with the proposed changes to the Conservation Area boundary (Section 7.0 of the Appraisal)?	No: If including the extended back gardens of houses along Riverside from 26 be aware that all four houses have now extended and all should be included if at all. ie your map is out of date	Amended
	We note that the main proposed addition is the remaining section of a meadow owned and farmed by ourselves. Although we do not have an issue with the Conservation Area extending to include "more of the Meadow beside the River Darent", your proposal does not follow an obvious boundary and instead cuts halfway through a secondary field currently used for storing farm machinery/ implements. Within your draft Appraisal, you state that your aim is to "create a more logical boundary that removes confusion and irregularity whilst maintaining the intent of designation, it is recommended to amend the boundary to follow existing land boundaries where possible". As the proposal does not follow any definitive boundary, we would like to suggest that it is amended so that it simply follows the existing fence line between the Meadow and our adjoining field. As such, the full extent of the Meadow will remain conserved, whilst maintaining a "more logical and consistent" boundary. In addition, I attach several site photos showing the fence line and how it can easily be used to differentiate the edge of the Conservation Area going forward. I hope the above is clear and you understand our reasoning for suggesting an amendment to the proposed Conservation Area.	Recommended boundary change amended following site visit
	It seems to include older properties	Noted
	Two garden extensions have been included in the proposed extension of the conservation area. However, other properties have now done the same thing and the boundaries should reflect that	Proposed boundary change amended to reflect this information
	The land just outside the southern boundary of the conservation area is allotments	Noted
	Include allotments within the conservation area boundary	In accordance with Historic England's Advice Note 1 (Section 73), agricultural land should not normally be designated in conservation areas. (The field remains within the Metropolitan Green Belt.)
	The Old Pump Buildings are beautiful	Noted
	CAA step in the right direction - heritage neglected eg, untended, breaking flint walls - flint walls along roadside boundaries add to character of CA - being neglected	Noted
	Could the Elm Cottage Allotments be included in the conservation area, they are behind Walnut Close. There is a rich variety of flora and fauna there. Different butterflies and many slow worms.	No change - conservation area designation is not intended to protect biodiversity and ecology; other designations exist for this purpose
	I would like to see Elm Allotments included in the conservation area as it is a haven for wildlife (and allotmenters!)	As above
Do you agree with the management recommendations in the Appraisal	Yes	Noted
	Yes	Noted
Is the Appraisal easy to use and understand? - Is the Appraisal easy to use and understand?	Yes	Noted
	Yes	Noted
	Bit repetitive in places	Noted

	Yes - the CAA is easy to use and understand	Noted
Any other comments you would like to make?	Good to involve villagers in their own futures. We need a bakery!	Noted
	Need visistor parking to area	Management recommendatons consider the impact of traffic and parking
	Use and enforce speed restricting	Management recommendatons consider the impact of traffic and parking
	Says to use public transport - however there is rarely a bus through the village	Noted
	Regarding car parking outside residents' homes on High Street - where else do you expect them to park? If you remove car parking from High Street the traffice will increase in speed and ultimately there will be accidents ; local businesses will suffer if no parking on High Street	Management recommendatons consider the impact of traffic and parking
	Primary school - too many cars too and parking on A225 and in nearby lanes	Management recommendatons consider the impact of traffic and parking
	Look at Darent Valley Railway (Sarah Newman in charge) - trying to encourage people to visit by train. Eynsford and five other stations (Swanley, Shorham, Eynsford, Bat & Ball)	Noted
	Parking an issue - need a new car park as have lots of visitors in the summer. Site near recycling layby - would need to improve pedestrian access from parking	Management recommendatons consider the impact of traffic and parking
	More police presence needed - Riverside in summer, High Street, ie A225 - all the time; protect school property and provide public parking during summer holidays - school charge and keep money	Noted
	There should be a drop off and pick up point for the school	Management recommendatons consider the impact of traffic and parking
	The speed limit through the village should be 20mph with an average speed check	Management recommendatons consider the impact of traffic and parking
	Better access to river for walks	Noted
	Improve access to Eynsford Castle which is currently closed	Noted
	Tranquility of the village is affected by M25 noise. It needs a big tree barrier to block the noise. Mixed woodland along M25	Noted
	Put double yellow lines on the narrow part of the High Street (between Bower Lane and Gibsons Place	Addressed on p25
	1910 Edward VII memorial fountain, next to war memorial	Noted
	Existing village hall of heritage interest to Conservation Area; new village hall to be built on football field	Village hall is idenitified as a Positive Contributor
	Eynsford in bloom (followed Great Storm of 87) lead to biodiversity = identiy of the village	Noted
	This is a unique area of biodiversity. Plants, insects, birds and mammals thar aren't found commonly anymore, We are very keen to help conserve these, for example through the effors of local organisations such as Eynsford in Bloom and the Parish Council's Green Team.	Noted
	Gifted by Haut Dykes (building of land) as working mens club plaque on step. Land unpopular but not building	Noted