

# SEVENOAKS DISTRICT COUNCIL

## LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP

07 December 2011 at 5.30 pm in the Conference Room - Council Office

### AGENDA

Chairman: Cllr Mrs J Davison

Cllr. I Bosley, Cllr Mrs A Cook, Cllr. R J Davison, Cllr. Mrs A Dawson, Cllr. M Fittock  
and Cllr. R Walshe

Other Members: Cllr. Parry, Mr. Czamowski and Mr. Coupland  
and a Management Team representative.

1. **Welcome**
2. **Apologies for Absence**
3. **Minutes of the meeting of the Group 7 September 2011 (attached)** (Pages 1 - 6)
4. **Declarations of Interest**
5. **Matters Arising including actions from last meeting** (Pages 7 - 8)
6. **Parking Standards** (Pages 9 - 10)
- Presentation*
7. **Planning Annual Monitoring Report** (Pages 11 - 70)  
*Alan Dyer*
8. **Local Development Framework Timetable** (Pages 71 - 74)  
*Alan Dyer*
9. **Sevenoaks Residential Character Area Assessment SPD** (Pages 75 - 102)  
*Alan Dyer*
10. **Any other business**

## 11. Date of next meeting 4 April 2012

### Membership of the Advisory Group

- The appropriate Portfolio Holders – *Cllr. Mrs. Davison*
- Chairman of Development Control Committee – *Cllr. Mrs. Dawson*
- The Chairman and Vice-Chairman of the Performance and Governance Committee and Chairmen the Environment, Social Affairs and Services Select Committees – *Cllrs. Bosley, Mrs. Cook, Davison, Fittock and Walshe.*
- A Management Team representative (can change as and when appropriate depending on the subject under consideration by the Group)
- One town and parish council representative (to be nominated by the local area committee of the Kent Association of Parish Council (KAPC) with a preference for the Chairman of the KAPC (Sevenoaks Branch) or his representative)
- At least two representatives from Local Strategic Partnership (In the case of District Council, which shares a joint LSP with Tunbridge Wells and Tonbridge & Malling, these representatives would be drawn from the Sevenoaks District Community Partnership) – representatives can change as and when appropriate depending on the subject under consideration by the Group;
- That the Chairman of the Group, in consultation with the Community and Planning Services Director, be authorised to invite relevant Officers and representatives from the Sevenoaks District Community Partnership as and when appropriate.

**LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP**

Notes of the meeting of the Local Development Framework Advisory Group  
held on 7 September 2011 commencing at 5.30 pm

Present: Cllr Mrs J Davison (Chairman)

Cllr Mrs A Cook, Cllr. R J Davison, Cllr. Mrs A Dawson,  
Cllr. M Fittock and Cllr. R Walshe

**Also present:** Cllr. C Dibsdall, SDC  
Cllr. J Edwards-Winser, SDC  
Cllr. T Searles, SDC  
Cllr. R Parry, KAPC Representative  
Mr Coupland, Kent County Council

Mr Czarnowski (Chief Executive of West Kent Housing)  
Mr. Alan Dyer (Planning Service Manager),  
Ms. Hannah Gooden (Planning Policy Team Leader)  
Mr. Doug Williamson (Democratic Services Officer).  
Mr N Britten and Ms S Pittman (CPRE Sevenoaks)

**1. WELCOME**

The Chairman welcomed everyone to the meeting

**2. APOLOGIES FOR ABSENCE**

Apologies had been received from Cllrs. Bosley.

**3. MINUTES OF THE MEETING OF THE GROUP 6 APRIL 2011**

Resolved: That the minutes of the Group (06.04.11) be approved as a correct record.

**4. DECLARATIONS OF INTEREST**

Councillor Fittock declared an Interest as a member of Swanley Town Council.

Councillor Mrs Davison and Councillor Davison declared Interests as members of Edenbridge Town Council.

**5. MATTERS ARISING INCLUDING ACTIONS FROM LAST MEETING (ATTACHED)**

It was noted that Action 1 had been completed and that under Action 2 Kent County Council were willing to meet with Officers and Members to discuss parking issues.

Resolved: That a meeting be arranged with Kent County Council, possibly the next planned meeting of the Advisory Group.

6. **DEVELOPMENT MANAGEMENT POLICIES: RESPONSE TO THE CONSULTATION**

The Planning Policy Team Leader gave a presentation setting out the background to the consultation, summarising the responses to the consultation and indicating what the next steps would be. There had been 83 responses in total with about 2/3rds generally supporting the Development Management draft policies and 1/3<sup>rd</sup> indicating objections. The presentation included statistics relating to individual policies, in particular those where there were the most responses, and those where there were the least.

It was indicated that there was a separate meeting arranged for the 21<sup>st</sup> September, open to all Members, to discuss policies H2 and H3.

It was planned to have a final version of the document ready for final consultation in the Spring of 2012.

A member raised concerns over the proposed volume figure of 30% for limiting extensions, suggesting that this was too rigid, and could create problems in particular in smaller properties. This view was supported by another member who thought it was too all-embracing.

The Planning Service Manager indicated that there had been a range of different responses on this issue, and that at the end of the day a policy had to be agreed by the District Council. Any issues raised after that would be a matter for the Inspector. He also reminded members that the change was from 50% of floorspace (this policy having been in place for many years) to 30% of volume (including roof space). He said that worked examples would be available for the meeting on 21<sup>st</sup> September.

Resolved: That the Allocations and Development Management DPD Draft Policies consultation response be noted and work commenced on a publication draft of the document.

7. **OPEN SPACE SITE ALLOCATIONS**

The Planning Policy Team Leader gave a presentation setting out the background to the identification of sites for possible designation for Green Infrastructure, Open Space, Sport and Recreation. The identification of sites was to achieve the aims of the Core Strategy. She indicated that there had been deficiencies identified in particular in Swanley and West Kingsdown.

It was intended to issue the consultation at the end of September for a period of 6 weeks, with a final version being finished by Spring 2012, for inclusion

within the allocation and development management DPD. This would be subject to independent examination in the Autumn/Winter of 2012.

Local Green Space was seen as an important tool for local communities.

**Members requested that a footnote be included on Appendix B, when the document was issued, to explain that the “Settlement” column was based on town/village envelopes, NOT on Parish boundaries.**

Resolved: that

- (a) the Green Infrastructure, Open Space, Sport and Recreation sites be agreed and published for consultation
- (b) the Portfolio Holder be authorised to agree minor changes prior to publication to assist the clarity of the document
- (c) copies to be made available electronically and in hard copy at a price to be agreed with the Portfolio Holder.

#### **8. AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT**

A document was circulated at the meeting setting out in detail the Affordable Housing SPD representations, and the Planning Service Manager's responses. A revised version of Appendix A was also circulated as the copy included with the Agenda had omitted the sections on paragraphs 6.5 and 6.10.

The Planning Service Manager advised that the Affordable Housing Policy (SP3) in the Core Strategy had been subject to scrutiny as part of the examination of that Strategy and been accepted by the Inspector. The document under consideration sets out guidance on the application of the policy including calculation of the financial contribution required by the Policy. He emphasised that it does not set or change the Policy. He indicated that a number of respondents to the consultation had misunderstood this and had made comments on the Policy itself. He referred members to Paragraph 11 of the report, which sets out the main changes proposed following the consultation.

Members discussed the issue of financial contributions and the Planning Service Manager stated that there were a lot of Affordable Housing needs to spend the contributions on, the issue would be how to prioritise them so as to spend the resources in the most effective way. He also stated that adoption of the SPD will help to implement the Core Strategy.

Members expressed some concerns over the measurement of the viability of developments, particularly in the mainly unregulated property market. It was commented that this would be something a developer would consider before putting in an application. The Planning Service Manager indicated that the Council was hamstrung by central Government Policy – if no viability clause

were included in the Core Strategy it would probably have been found unsound and the Inspector could have imposed her own policy.

It was generally agreed that policies should not impose criteria that prevents development, and it was noted that the policy had been based on viability advice from external, specialist sources.

Following a question, the Planning Service Manager indicated that all costs, including land access to sites and site conditions (eg contaminated land) would be included in any viability calculations.

Resolved: that it be recommended to Cabinet that:

- (a) the Affordable Housing SPD be amended as proposed in Appendix A (re-circulated version);
- (b) the Affordable Housing SPD as amended be adopted as a supplementary planning document; and
- (c) copies be made available for sale at a price to be agreed by the Portfolio Holder

## 9. NATIONAL PLANNING POLICY FRAMEWORK

The Planning Service Manager introduced the item and took members through each of the headings in Appendix A to the report, indicating the main issues and highlighting the draft response comments. There was a longstanding commitment by the Government to simplify Planning Policy, deleting all PPGs. Also their policy is to introduce a presumption in favour of sustainable development.

### Delivering Sustainable Development (paras 9-19)

The Group discussed that there was no definition of “sustainable” in the Government document and that, although this was a key principle, it was very vague. It was felt that this would weaken the role of the Plan and lead to more appeals.

One member questioned whether the Council really wanted more clarity, which could tie its hand more.

The Planning Service Manager said that the local Plan should be the key to “sustainability” as that was based on where sustainable development would be acceptable, and that the District’s Plans should be recognised as such. **Members asked that he expand on this point in the actual response.**

### Plan Making (paras 20-52)

The Planning Service Manager said that existing plans could be considered out of date if no Certificate of Conformity had been made. Members discussed how this would happen in practice and it was hoped that this could be done through correspondence, rather than through any more formal process. **It was**

**agreed that this required clarification and members asked for this to be included in the response.**

A member also suggested that timescales should be imposed on Government to carry out this process **and members asked for that point also to be included.**

Planning for Prosperity: Transport (paras 82-94)

Members noted that the main change was the deletion of all parking standards.

Planning for People: Housing (paras 107-113)

The Planning Service Manager said that Government wants to increase housing development across the country. He indicated that sufficient development plans are already in place to meet the "5-year" plan requirement, but that the proposed "5-year plus 20%" requirement could result in issues towards the end of the plan period, such as the threat of having to release reserve sites.

One member was concerned by the approach being proposed for Rural Exception Sites. She suggested that in these cases you were more likely to have the local community behind you. **The Planning Service Manager agreed to strengthen the response on this issue (bottom of page 161).**

Gypsies and Travellers (not included in the NPPF)

The Planning Service Manager said that the comments were repeating previous responses in this area. He clarified that the definition of "Travellers" includes "having a travelling lifestyle".

Members discussed that the proposal to introduce a 5-year supply of suitable sites would be unworkable in practice as Travellers do not look to form such sites in the way that developers look for development sites. It was considered that Councils would be in an impossible position if this proposal was introduced.

General

**The Planning Service Manager said that he would welcome any additional comments that any members wished to make.**

The Chairman thought that, looking ahead, she could see a point where Planning Policy statements would need to be created for what is missing.

Resolved: that the comments in the Appendix form the basis of the Council's response to the consultation to be agreed by the Portfolio Holder.

**10. ANY OTHER BUSINESS**

None.

11. **DATE OF NEXT MEETING 7 DECEMBER 2011**

7 December 2011

THE MEETING WAS CONCLUDED AT 7.28 pm

Chairman



**ACTION SHEET - Actions from the previous meeting**

<b>ACTIONS FROM 07.09.11</b>			
<b>Action</b>	<b>Description</b>	<b>Status and last updated</b>	<b>Contact Officer</b>
ACTION 1	That when the Open Space Allocations document was issued a footnote be included on Appendix B to explain that the “Settlement” column was based on town/village envelopes, NOT on Parish boundaries.	The description “Sevenoaks” was replaced with “Sevenoaks Developed Area” and a footnote was added explaining that this area was the developed area containing Sevenoaks town, Riverhead, Dunton Green, Bessels Green and Chipstead.	Alan Dyer Ext. 7440
ACTION 2	That the consultation response to the National Planning Policy Framework expand on the point that that the local Plan should be the key to “sustainability” as that was based on where sustainable development would be acceptable and that the District’s Plans should be recognised as such.	Action completed.	Alan Dyer Ext. 7440

ACTION 3	That the consultation response to the National Planning Policy Framework seek clarification on the making of Certificates of Conformity for existing plans, hoping that this could be done through correspondence rather than through any more formal process. A timescale should also be imposed on Government to carry out this process.	Action completed.	Alan Dyer Ext. 7440
ACTION 4	The Planning Services Manager to strengthen the National Planning Policy Framework consultation response regarding Rural Exception Sites. (Bottom of page 161).	Action completed.	Alan Dyer Ext. 7440

Local Development Framework Advisory Group – 7 December 2011

**PARKING STANDARDS**

**BRIEFING NOTE  
FOR  
SEVENOAKS DISTRICT COUNCIL  
LDF ADVISORY GROUP**

**7<sup>th</sup> December 2011**

**RESIDENTIAL PARKING**

Announcements made by the Coalition Government in January 2011, and a reference in the Transport White Paper (January 2011), have added further weight to the design-led, evidence-based approach to residential parking contained in Kent Design Guide Interim Guidance Note 3: Residential Parking (IGN3, 2008).

The draft National Planning Policy Framework (NPPF) does not add to or detract from the above.

Ashford Borough Council's Residential Parking Supplementary Planning Document (2010) is an excellent example of how local planning authorities in Kent can interpret IGN3.

National Guidance on Residential Parking is in the course of preparation, and may be linked to an updated version of Car Parking: What Works Where (English Partnerships, 2006). This Guidance is being written with reference to IGN3, and other proven approaches.

**NON-RESIDENTIAL PARKING**

Kent & Medway Structure Plan Supplementary Planning Guidance SPG4: Vehicle Parking Standards (2006) is still in use as guidance in respect of the maximum levels of non-residential parking.

The draft NPPF indicates that local planning authorities will be expected to prepare their own evidence-based non-residential parking standards, without necessarily adhering to the 'control by constraint' principle. At such time as the NPPF is finalised, Kent County Council Highways & Transportation will work with district council partners to consider how best to prepare such standards, having regard for local transport strategies and town parking strategies.

Bob White  
Development Planning Manager  
KCC H&T  
22<sup>nd</sup> November 2011

## Agenda Item 6

Local Development Framework Advisory Group – 7 December 2011

**LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT**

**LDF ADVISORY GROUP - 7 DECEMBER 2011**

Report of the: Director of Community and Planning Services

Status: For consideration

Also considered by: Cabinet - 8 December 2011

Key Decision: No

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**Executive Summary:**

The Annual Monitoring Report analyses the progress towards meeting the Local Development Framework milestones and targets agreed between the Government and the Local Planning Authority, as set out in the Local Development Scheme and also assesses whether or not the Local Development Framework policies are functioning properly and, when necessary, will identify appropriate action.

The performance indicators and targets in the adopted Core Strategy have been included within the AMR.

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**This report supports the Key aims of** a green environment and safe and caring communities of the Community Plan

**Portfolio Holder** Cllr. Mrs. Davison

**Head of Service** Head of Development Services – Mr. Jim Kehoe

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**Recommendation:** It be recommended to Cabinet that:

- (a) the contents of the Annual Monitoring Report be noted and be made publically available;
- (b) the Portfolio Holder be authorised to agree minor presentational changes and detailed amendments prior to publication to assist the clarity of the documents; and
- (c) copies be made available for sale at a price to be agreed by the Portfolio Holder.

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**Reason for recommendation:** To progress the Council's Local Development Framework.

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## Agenda Item 7

Local Development Framework Advisory Group – 7 December 2011

### **Introduction**

1. The Annual Monitoring Report (AMR) is central to the new Local Development Framework (LDF) system. It reports on progress towards meeting the LDF milestones and targets agreed between the Government and the Local Planning Authority, as set out in the Local Development Scheme (LDS) and also assesses whether or not the LDF policies are functioning properly and, when necessary, will identify appropriate action.
2. The performance indicators and targets in the adopted Core Strategy have been included within the AMR.
3. The AMR covers the period 1 April 2010 - 31 March 2011.

### **Analysis and Trends**

4. This is the seventh year in which the data has been collected and some trends are emerging. Some of the most significant trends are outlined below.

### Housing Requirement

5. In 2010-11, 281 net units were completed compared with 213 in the previous year. The number of units has increased since the previous year and the completion rates are again above the annual target of 165 units per annum. Since 2006, 1186 units have been completed and the Housing Trajectory indicates that the Council is still in a position to meet the housing target.

### Year Housing Land Supply

6. PPS3 advises that local planning authorities should be able to demonstrate a rolling 5 year housing land supply. This equates to 825 dwellings for Sevenoaks District. There are currently 757 units with planning permission which are expected to be completed during the period 2012/13 to 2016/17. An additional 315 units have been identified as having the potential to come forward in the next 5 years. This gives a total of 1072 units which exceeds the 5 years requirement figure by 247 units.
7. The draft National Planning Policy Framework sets out that Local Authorities should demonstrate that they have a housing land supply for 5 years +20%, for Sevenoaks this would mean a supply of 990 units. Sevenoaks has a housing land supply for 5 years of 1072 which is a 5-year supply +30%.

### Affordable Housing

8. During 2010/11, 51 subsidised units were provided within the District.
9. Since April 2011, financial contributions of £437,376.70 have been agreed in accordance with Policy SP3.

### Changes to the Local Development Scheme

10. The Core Strategy was adopted in February 2011.

Local Development Framework Advisory Group – 7 December 2011

11. The Development Management Policies were published for informal consultation in May 2011 and the Open Space Sites for Allocation were published for informal consultation in September 2011.
12. The Affordable Housing SPD and the Countryside Assessment SPD were adopted in October 2011.

**Other Options Considered and/or Rejected**

13. Not applicable

**Key Implications**

Financial

14. The cost of producing the AMR will be met within the approved LDF budgets.

Community Impact and Outcomes

15. The AMR assesses whether or not the LDF policies are functioning properly and, when necessary, will identify appropriate action.

Legal, Human Rights etc.

16. There are no issues arising from producing the AMR itself, however the data contained within it may reveal “equality issues” which the Council will then be in a position to address.

Resource (non-financial)

17. None

Equality Impacts

18. There are no issues arising from producing the AMR itself, however the data contained within it may reveal “equality issues” which the Council will then be in a position to address.

**Conclusions**

19. The AMR is an important element of the LDF and must be produced each year by the Council. The AMR must be published by the Council by 31 December and be made publically available.

**Risk Assessment Statement**

20. The AMR is an important element of the LDF and failure to meet the December deadline will have implications for the performance of the Council.

## Agenda Item 7

Local Development Framework Advisory Group – 7 December 2011

**Background Papers:** Local Development Framework – Annual  
Monitoring Report 2011

The Core Strategy DPD

**Contact Officer(s):** Helen French ext. 7357

Alan Dyer ext. 7440

**Kristen Paterson**  
**Community and Planning Services Director**



# Local Development Framework



## Annual Monitoring Report December 2011



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Introduction

This is the seventh Local Development Framework Annual Monitoring Report. It covers the period 1st April 2010 to 31st March 2011.

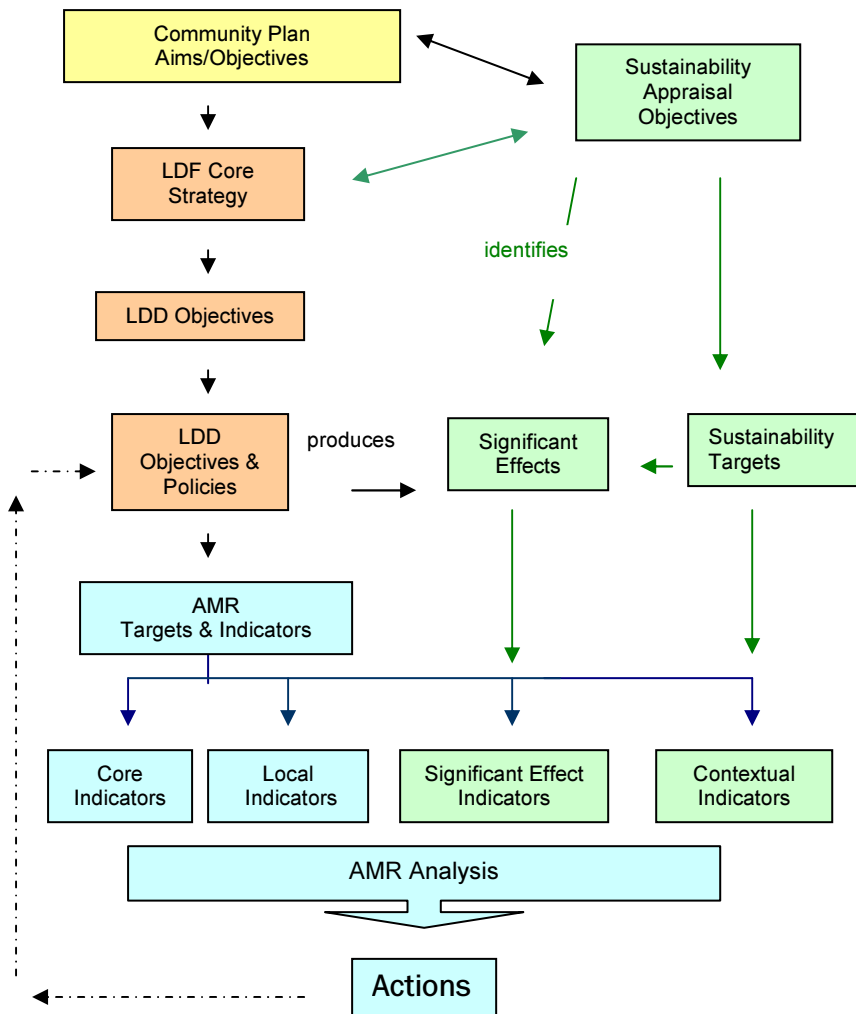
The report provides information about the District, what’s happening now and what could happen in the future. Over time this information will be used to track progress against policies and targets, which will be set out in the policy documents that will make up the Local Development Framework (LDF). The Core Strategy was adopted in February 2011, this is the first Development Plan Document to be adopted by the Council as part of the LDF.

The LDF is prepared under the Planning and Compulsory Purchase Act 2004 and will comprise a group of policy documents which will replace the current Local Plan. The LDF encompasses a wide range of objectives including social, environmental and economic issues; its policies establish the relationship between these objectives and the use of land. The LDF will both inform and take account of national and regional policy and other Council Strategies.

As part of the preparation of the LDF an Annual Monitoring Report (AMR) must be prepared each year to assess progress towards sustainability objectives and policies and to assess progress against the milestones in the Local Development Scheme.

Figure 1:

Diagram showing the links between the Community Plan, the Sustainability Appraisal, and how they feed into the LDF and the AMR



**The District – Key Characteristics**

Sevenoaks District is located in West Kent, with the edge of Greater London to the north, Surrey to the west and East Sussex to the south. The District covers almost 142 square miles; 93% is designated Green Belt. The main towns are Sevenoaks, Swanley and Edenbridge, where a significant proportion of the 109,305 residents (Census 2001) in the District live. There are over 30 villages and smaller settlements of which the largest is New Ash Green.

Much of the area is rural in character with 60% of the landscape within the Kent Downs and High Weald Areas of Outstanding Natural Beauty.

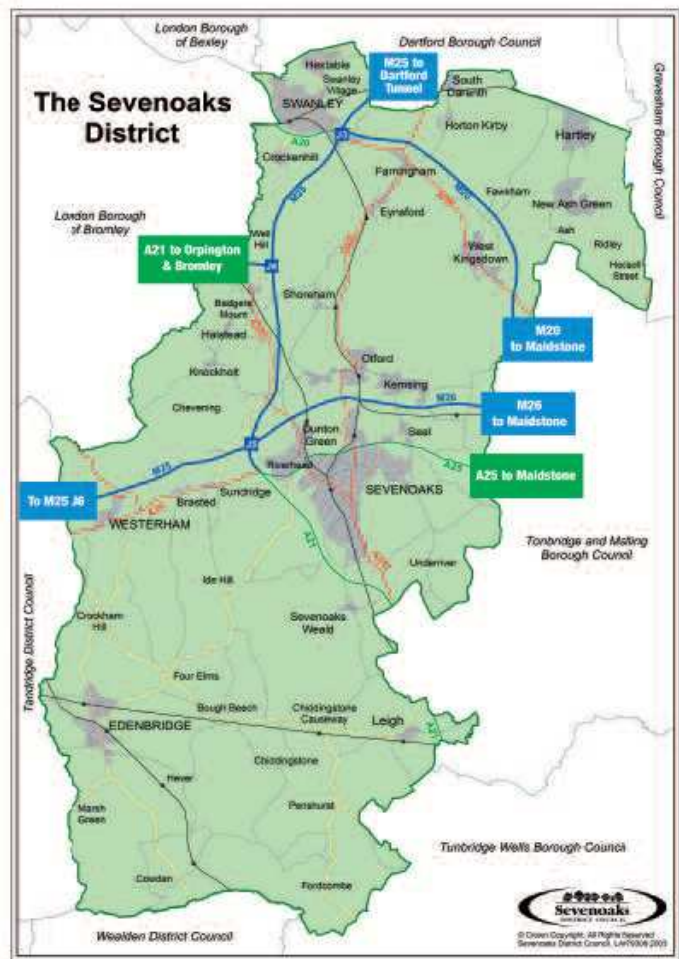
The District is a popular place to live, partly because of its proximity to London and the continent. Major transport links are provided by the M25, M26 and the M20 motorways, the A21, A20 and A25. Stations throughout the District provide rail access to London in under an hour. The District is also well located for Gatwick and Heathrow airports as well as the Channel Ports and Ashford and Ebbsfleet International stations.

The District has a high proportion of detached dwellings and 76% of the district housing is owner occupied. An overall impression of affluence masks some pockets of urban and rural deprivation with some areas within the top third most deprived in the country. Inequalities within the District are highlighted by a lack of affordable housing and by the fact that the average house price is 45% greater than the South East average. The District has one of the most sparse populations in the County and this is a challenge for local agencies and other service providers.

**Key Issues and Challenges within the district:**

- Land Supply for Development
- Housing
- Affordable Housing
- Employment Opportunities
- Protection and Enhancement of the natural and built environment
- Conflicting needs
- Sustainable Development
- Inequalities
- The Community Plan

These issues are discussed in more detail in the LDF Core Strategy which sets out the spatial vision for the District up until 2026.



**Figure II: Sevenoaks District**

## **Methodology and Preparation**

This seventh report, for the period 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011, is the first to be published following the adoption of the Core Strategy in February 2011.

As the Core Strategy was adopted near the end of the monitoring period 2010-2011 it has not been possible to report on all of the performance indicators. The AMR 2012 will be able to give a more comprehensive account of the performance of the Core Strategy policies.

In accordance with protocol issued by the Department of Communities and Local Government (DCLG), the Council prepared a schedule of Saved Local Plan Policies which was approved in September 2007. These will remain in force until replaced by policies within the LDF. Appendix 2 of the Core Strategy outlines which Saved Local Plan policies have since been replaced by those in the Core Strategy.

The targets and indicators have been set using national and regional guidelines, the Core Strategy objectives, Community Plan objectives and past trends. They have been carefully selected to provide information on the key issues in the District and from which clear conclusions can be drawn.

## **THE LOCAL DEVELOPMENT SCHEME**

### **Review and Amendment**

The Council's current LDS is out of date. A new LDS has been drafted and was agreed by the Council's Cabinet on 14<sup>th</sup> April 2011.

The Council were waiting for the Government to publish new national planning policy on Gypsies and Travellers before deciding whether or not this issue would require an additional DPD. As a result, the Local Development Scheme approved by the Council's Cabinet, was not submitted to the Secretary of State. The Council now consider that it should wait to decide whether a further review of the LDS will be required following the publication of the final National Planning Policy Framework before it is finalised.

### **Progress on producing LDF documents**

The Core Strategy was adopted in February 2011.

The Allocations DPD will be combined with the Development Management Policies into the Allocations and Development Management DPD. Informal consultations on the Development Management Policies and the Open Space Allocations were carried out in May and Sept 2011 (respectively).

The Affordable Housing SPD and the Sevenoaks Countryside Assessment SPD were adopted in October 2011.

## Monitoring and Performance

The monitoring report is divided into the 11 sections that are contained in the Core Strategy:

- Delivery of Housing,
- Distribution of Development,
- Design of New Development,
- Sustainable Development
- Settlement Hierarchy,
- Affordable housing,
- Housing size type and density,
- Employment Land,
- Town Centres and Shopping,
- Infrastructure,
- Green Infrastructure, Open Space and Biodiversity

The Core Strategy Performance Indicators are monitored under the relevant section and the appropriate LDF policy and objectives have been highlighted. Not all performance indicators have been reported on in this AMR as the Core Strategy was only adopted in February 2011.

The AMR is intended to evolve over time. Once further Development Plan Documents are adopted additional indicators may need to be included. Also, targets and/or indicators may need to be changed to reflect government guidance and changes in local circumstances.



## Executive Summary

### Delivery of Housing

- 281 net additional dwellings were completed in 2010-11
- The District has a housing supply of 3475 up to 2026, 175 above the Core Strategy requirement.
- The District exceeds the requirement for a 5 year supply of housing land by 247 units or 29.9%.
- The draft National Planning Policy Framework sets out that Local Authorities should demonstrate that they have a housing land supply for 5 years +20%, for Sevenoaks this would mean a supply of 990 units. Sevenoaks has a housing land supply for 5 years of 1072 which is a 5-year supply + 30%.

### Distribution of Development

- 47% of new housing in 2010-11 was built within Sevenoaks Urban Area, Swanley and Edenbridge.
- No applications were granted contrary to Environment Agency advice on flooding.

### Design of New Development

- 50% of housing schemes assessed against the Building for Life Criteria scored “Good” or above.
- 4 Conservation Area Appraisal Management plans were adopted during 2010-2011.
- Two buildings gained Grade II listed status during 2010-11

### Sustainable Development

- No large scale renewable, decentralised or combined heat and power schemes were granted planning permission during 2010-11
- The Code for Sustainable Homes and BREEAM indicators cannot yet be reported on
- There were no changes made to the extent of Air Quality Management Areas

### Settlement Hierarchy

- An update of the settlement hierarchy was not carried out during this monitoring year.

### Affordable housing

- 51 affordable housing units were completed in 2010-2011
- No rural exceptions schemes were completed.
- £437,376.70 was agreed as financial contributions in accordance with policy SP3 of the Core Strategy.

### Housing size type and density

- No permanent gypsy and traveller pitches were granted during 2010-11
- 54% of housing units completed during 2010-11 had less than three bedrooms.
- No additional extra care or sheltered housing units were completed.
- The average density of completed units across the district was 50.6 dwellings per hectare

**Employment Land**

- There was an overall loss of 1511sq m in employment floorspace across the district in 2010-2011.
- At March 2011 1.8% of the District working population were unemployed.
- At Oct 2011 1.9% of the District working population were unemployed.
- 11% of the Sevenoaks District Workforce have no qualifications.

**Town Centres and Shopping**

- There was a net additional retail floorspace of 1362sq m within the main settlements
- Town centre healthchecks have not been carried out this monitoring year
- At July/Aug 2011 survey there were 8 vacant units within New Ash Green Village Centre.

**Infrastructure**

- None of the schemes identified in the Infrastructure Delivery Schedule have been completed.

**Green Infrastructure, Open Space and Biodiversity**

- Monitoring of the Green Infrastructure Network and Open Space Allocations will begin following the adoption of the Allocations and Development Management DPD.
- No new local wildlife sites were identified within the District.

1. Delivery of Housing

<b>Housing Supply</b> <i>To show recent housing delivery levels and future levels of housing delivery.</i>	
LDF Policy	LO1- Distribution of Development
Saved Local Plan Policy	H1 Housing Allocations
LDF Objective	To safeguard the countryside around the District's main towns and villages and promote change within them by making the best use of previously developed land.  To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.
LDF Target	To maintain an average of 165 dwellings per year over the plan period, 2006-2026, in order to meet the Core Strategy Housing Provision of 3300.
Performance summary	281 net additional dwellings were completed in 2010-2011  There have been 1186 units completed since 2006.

Performance Analysis

In 2010-11, 281 net units were completed across the district which is 116 units over the requirement. There have been 1186 units completed since 2006, which gives a surplus of 361 over the requirement of 825 units.

**The Housing Trajectory** shows progress towards meeting the Core Strategy Housing Provision. It is made up of the following:

**Identified Sites**

These are sites which do not have planning permission but have been identified as being consistent with the Core Strategy for potential housing allocation. All sites are above 0.2ha within existing urban areas. See the emerging Allocations and Development Management DPD for detail. The identified sites have been phased equally across their expected year bands (eg. 0-5 or 6-10) using the most up to date information.

**Extants (Full & Outline) <0.2Ha, minus non - implementation rate**

Net units with full or outline planning permission on sites of less than 0.2ha which have not been started or are under construction. This figure has been reduced by a non-implementation rate which is calculated from the proportion of expired planning permissions in previous years. These units have been phased according to their expected completion dates.

**Extants (Full & Outline) 0.2Ha and over, minus non - implementation rate**

Net units with full or outline planning permission on sites of 0.2ha or above which have not been started or are under construction. This figure has been reduced by a non-implementation rate which is calculated from the proportion of expired planning permissions in previous years. These units have been phased according to their expected completion dates.

Small Sites Allowance

An allowance to reflect unexpected housing sites of below 0.2ha on previously developed land during the plan period. Calculated using past delivery rates and only applied after the first 10 years of the trajectory in accordance with PPS3.

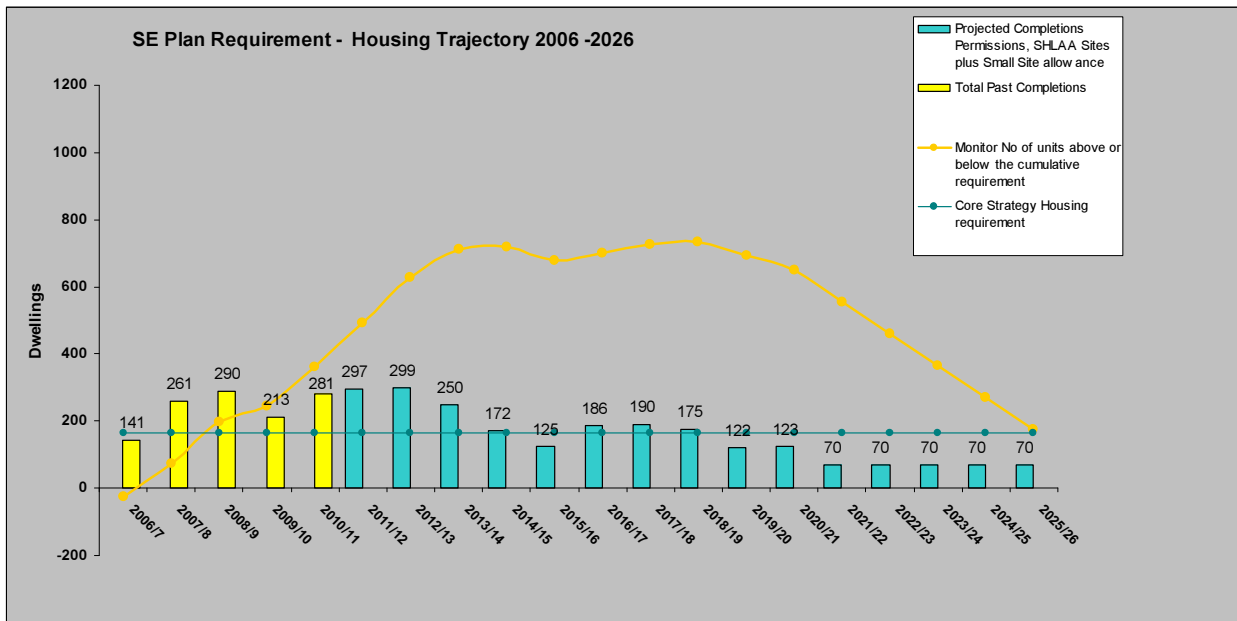
Completions

Housing units which have been completed since the beginning of the plan period.

The housing trajectory shows the projected level of completions against the yearly requirement. These cumulative figures give the District’s progress towards meeting the housing requirement and its ability in the future to meet it by the end of the plan period. The figures show that we will be able to meet the Core Strategy Housing Provision for the plan period and if our assumptions are correct we will reach the requirement in 2022/23.

The Reserve Sites identified in the Core Strategy are not included in the housing trajectory .

Figure 1.1: Housing Trajectory 2010-2011



Annual requirement taking into account past /projected completions

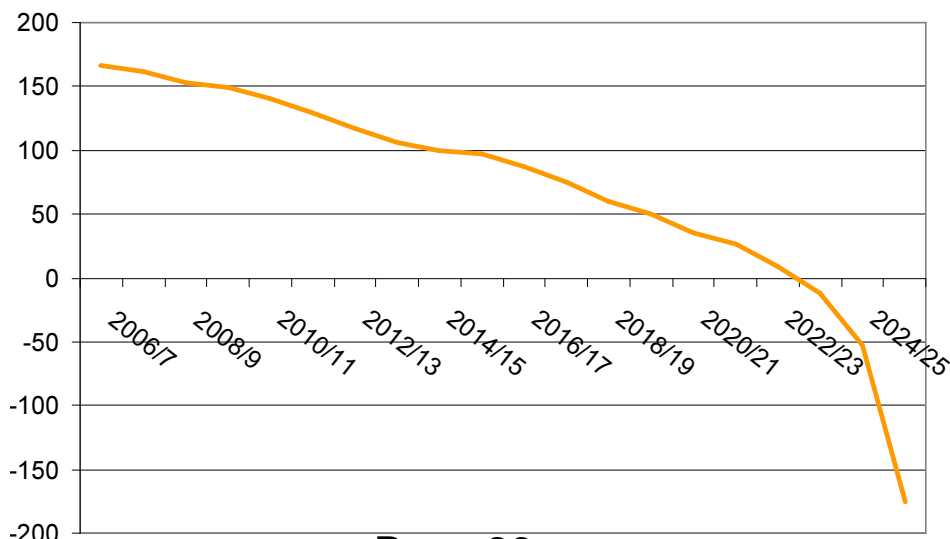


Table 1.1: Housir

	2006/7	2007/8	2008/9	2009/10	2010/11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25		
Identified Sites						48	50	52	53	53	107	111	114	115	116	0	0	0	0	0	819
Extants (Full & Outline) <0.2Ha minus 7% non-implementation						100	100	60	0	0	0	0	0	0	0	0	0	0	0	0	260
Extants (Full & Outline) 0.2Ha and over minus 4% non-implementation						149	149	138	119	72	79	79	61	7	7	0	0	0	0	0	860
Small Sites Allowance																70	70	70	70	70	350
Completions	141	261	290	213	281																1186
<b>TOTAL</b>	<b>141</b>	<b>261</b>	<b>290</b>	<b>213</b>	<b>281</b>	<b>297</b>	<b>299</b>	<b>250</b>	<b>172</b>	<b>125</b>	<b>186</b>	<b>190</b>	<b>175</b>	<b>122</b>	<b>123</b>	<b>70</b>	<b>70</b>	<b>70</b>	<b>70</b>	<b>70</b>	<b>3475</b>

5 Year Land Supply

PPS3 states that authorities should be able to demonstrate a 5 year rolling supply of deliverable land for housing. For Sevenoaks this means demonstrating that 825 units net can be achieved.

The supply is made up from full and outline planning permissions and identified sites which are deliverable in the next 5 years and is projected forward from year 2 of the housing trajectory (i.e. 2012/13).

Any planning permissions granted in the 6 months following April 2011 have also been included.

Sevenoaks has a 5 year supply of 1072 net, this is 247 units above the requirement, therefore the District has a 5 year supply of housing land in accordance with PPS3.

The draft National Planning Policy Framework sets out that Local Authorities should demonstrate that they have a housing land supply for 5 years +20%, for Sevenoaks this would mean a supply of 990 units. Sevenoaks has a housing land supply for 5 years of 1072 which is a 5-year supply + 30%.

Figure 1.2: Five Year Land Supply 2010-2011

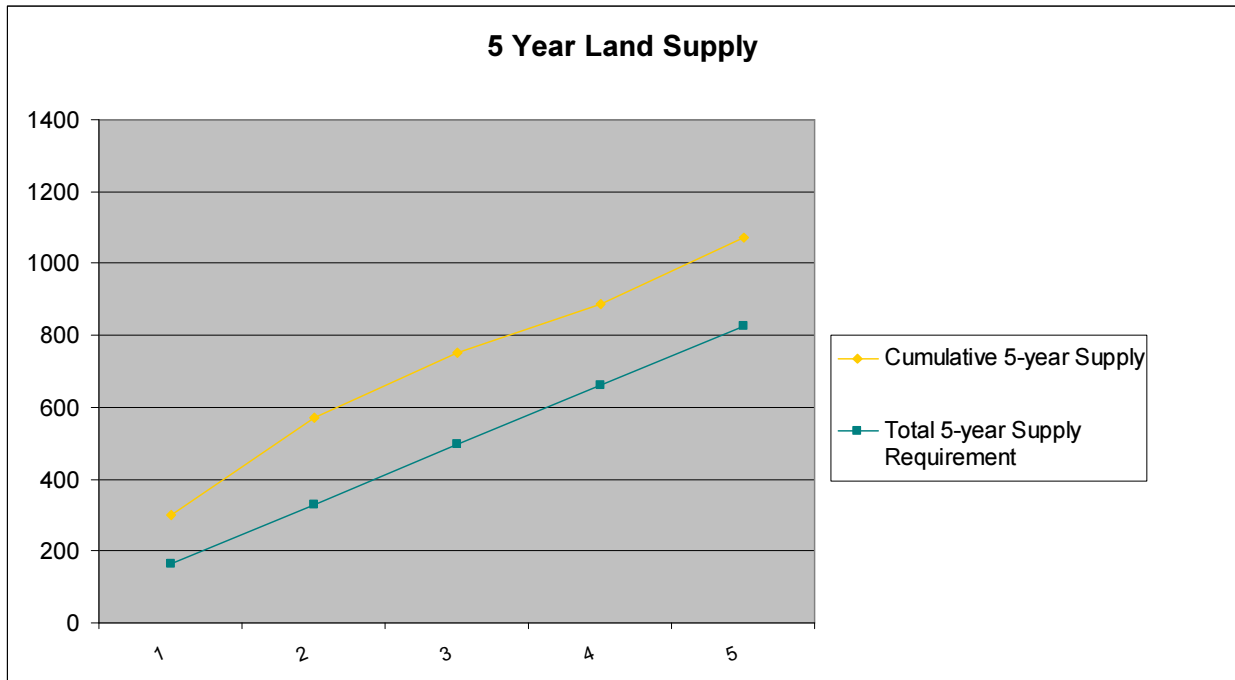


Table 1.2: Five Year Land Supply 2010-2011

	2012/13	2013/14	2014/15	2015/16	2016/17	Total
	1	2	3	4	5	
Identified Sites	50	52	53	53	107	315
Extants (Full & Outline) <0.2ha minus 7% non - implementation*	100	76	0	0	0	176
Extants (Full & Outline) 0.2ha and over minus 4% non- implementation*	149	142	129	82	79	581
Supply by year	299	270	182	135	186	1072
Cumulative Supply	299	569	751	886	1072	
Requirement	165	330	495	660	825	825

\* Includes housing units granted April 2011-Sept 2011

2. Distribution of Development

<b>Proportion of Completed Housing in Main Settlements of Sevenoaks, Swanley and Edenbridge</b> <i>To show the gross number of new dwellings built in the main settlements as opposed to the villages and Green Belt areas.</i>	
LDF Policy	LO1- LO6 Location of Development Policies
Saved Local Plan Policies	Not Applicable
LDF Objective	<p>To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.</p> <p>To meet housing and employment requirements within the existing urban area of Sevenoaks primarily on brownfield sites no longer required for their present use, particularly in areas close to the town centre and the mainline railway station.</p>
LDF Targets	<p>½ of total housing to be within Sevenoaks Urban Area and Swanley</p> <p>⅔ of total housing to be within Sevenoaks Urban Area, Swanley and Edenbridge</p>
Performance summary	<p><b>In 2010-11:</b></p> <p>36% of new housing was built within Sevenoaks Urban Area and Swanley</p> <p>43% of new housing was built within the main settlements of Sevenoaks Urban Area, Swanley and Edenbridge</p> <p><b>Since beginning of Plan Period:</b></p> <p>27% of new housing was built within Sevenoaks and Swanley</p> <p>47% of new housing was built within the main settlements of Sevenoaks Urban Area, Swanley and Edenbridge</p>

Performance Analysis

The Core Strategy policies direct development to existing settlements, particularly in the main settlements of Sevenoaks, Swanley and Edenbridge, to reflect their position in the Settlement Hierarchy. The target is for ⅔ (67%) of the total new housing to 2026 to be built within the Sevenoaks Urban Area (as defined in the Core Strategy), in Swanley and in Edenbridge. A further target is for ½ (50%) of the total housing built in the period up to 2026 to be located in Sevenoaks Urban Area and Swanley.

As the Core Strategy was adopted very close to the end of this monitoring period (Feb 2011), the distribution of completed units has not been subject to Core Strategy policies LO1-LO6.



Table 2.1: Housing Completions in the Main Settlements

Completions	Sevenoaks Urban Area	Swanley	Edenbridge	Rest of District	Total
06-07	32	0	46	63	141
07-08	34	34	103	90	261
08-09	53	4	58	175	290
09-10	37	26	6	144	213
<b>10-11</b>	<b>33</b>	<b>69</b>	<b>19</b>	<b>160</b>	<b>281</b>
<b>10-11%</b>	<b>12</b>	<b>24</b>	<b>7</b>	<b>57</b>	
<b>Plan Period Total</b>	<b>189</b>	<b>133</b>	<b>232</b>	<b>632</b>	<b>1186</b>
<b>Plan Period %</b>	<b>16</b>	<b>11</b>	<b>20</b>	<b>53</b>	

In the past five years 47% of total completions have been within Sevenoaks Urban Area, Swanley and Edenbridge, with 27% within Sevenoaks Urban Area and Swanley. Implementation of the Core Strategy will achieve a greater focus of new development in the District's main towns.

The most significant single completion of 84 units (30% of the total housing completion 10-11) was at the Horton Kirby Paper Mills site which lies outside of the main urban areas. If this site is excluded from the total, 52% of development was completed within Sevenoaks and Swanley and 61% is within the main settlements.

Monitoring of completions, once the Core Strategy and Allocation and Development Management Policies DPDs are in place, will assess the success of meeting the targets and hence the LDF objectives.

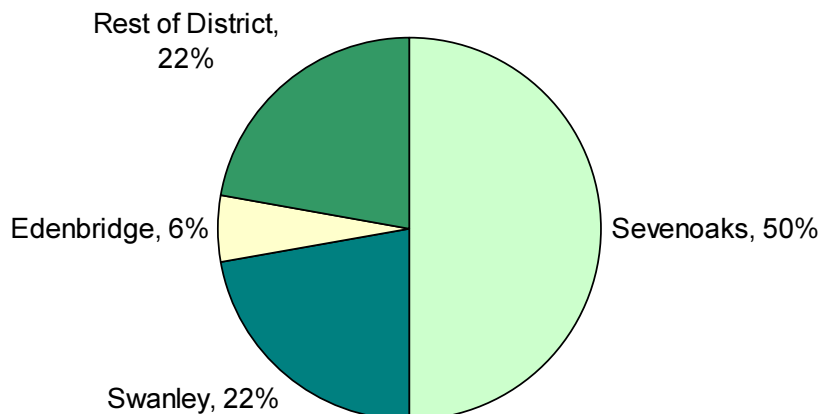
**Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge**

*To show the gross number of new dwellings to be built in the main settlements as opposed to the villages and Green Belt areas.*

LDF Policy	LO1- LO6 Location of Development Policies
Saved Local Plan Policies	Not Applicable
LDF Objective	To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.  To meet housing and employment requirements within the existing urban area of Sevenoaks primarily on brownfield sites no longer required for their present use, particularly in areas close to the town centre and the mainline railway station.
LDF Targets	$\frac{1}{2}$ of total housing to be within Sevenoaks Urban Area and Swanley $\frac{2}{3}$ of total housing to be within Sevenoaks Urban Area, Swanley and Edenbridge
Performance summary	72 % of the outstanding housing supply is within Sevenoaks and Swanley 78 % of the outstanding housing supply is within the main settlements of Sevenoaks, Swanley and Edenbridge

Performance Analysis

Figure 2.1: Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge



The outstanding housing supply is on track to achieving the Core Strategy targets. The majority of future development is expected in Sevenoaks Urban Area (1143 units) with a significant contribution of 500 units at West Kent Cold Store. When added to the completions 67% of housing units are likely to come forward in the main settlements with 57% of these in Sevenoaks and Swanley.

Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding Grounds <i>To show numbers of developments which are potentially located where they would be at risk of flooding or increase the risk of flooding elsewhere</i>	
LDF Policy	LO1 Distribution of Development SP2 Sustainable Development
Saved Local Plan Policies	EN1 Development Control: General design/amenity principles
LDF Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.  To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
LDF Target	No housing development to be permitted in areas liable to flood where contrary to Environment Agency recommendations.
Performance summary	No applications were granted contrary to the advice of the Environment Agency on flooding.

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<b>Number of New Dwellings and Commercial Units Granted Contrary to Green Belt Policy</b> <i>To show how many new developments within the Green Belt are allowed on appeal by the Planning Inspectorate.</i>	
LDF Policy	L07 The Countryside and the Rural Economy
Saved Local Plan Policies	GB1 The Green Belt
LDF Objective	<p>To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.</p>
LDF Target	No new dwellings or commercial units granted contrary to Green Belt policy.
<b>Performance summary</b>	Information was not collected on this indicator 2010-11

**Performance Analysis**

Information for this indicator was not collected for the Monitoring Period Apr 2010-Mar 2011 as the Core Strategy was adopted in February 2011. This indicator will be reported on in subsequent reports.

3. Design of New Developments

<b>Housing Quality – Building for Life Assessments</b> <i>To show the level of quality in new housing development</i>	
LDF Policy	SP1 Design of Development
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles
LDF Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated.  To ensure that the District’s historic heritage is protected.
LDF Target	Two thirds of new housing development to be rated good or better against the Building for Life criteria and no development to be rated poor.
<b>Performance summary</b>	50% of housing schemes assessed scored Good.

Performance Analysis

Each completed new build housing scheme of 10 or more units was assessed and awarded a score out of 20, based on the proportion of CABE Building for Life questions that were answered positively. Further details on the Building for Life Assessments can be found on the Design Council Website (<http://www.designcouncil.org.uk/our-work/cabe/localism-and-planning/building-for-life/>).

Table 3.1: Building for Life Assessments for Completed Developments 10 Units and Over

Address	Units (gross)	Score	Rating
St. Bartholomews Hospital Laundry, Swanley	65	13.5	Average
Marlpit House and The Chase, Edenbridge	11	14	Good

Due to the predominance of small development sites in the District it should be noted that only 2 out of 88 sites with completed units met the Building for Life assessment criteria which also excludes conversions. Therefore, each site rating significantly affects the percentage of sites achieving a certain level. It is expected that, through the period to 2026, there will continue to be a small number of eligible sites and this was taken into consideration when setting the LDF target.

St. Bartholomews scored Average but 0.5 points more would have made it “Good”. The scheme could have scored higher through improved landscaping, better open space provision for children and an alternative to tarmac to reduce the domination of the road.

Marlpit House and The Chase, scored Good due to high quality design of the buildings and site layout. The site’s location has good public transport links but limited access to a wide range of community facilities. A limited housing size and type, no mix in tenure and no features to reduce its environmental impact meant that the scheme did not score as highly as it may have been able to.

These schemes were granted before the Core Strategy was adopted and were not therefore subject to the policies. The Core Strategy policies should improve the level achieved by development in the future. For example, Policy SP3 requires inclusion of affordable housing and Policy SP2 requires

**Item No. 7 - Appendix**

achievement of at least Code for Sustainable Homes level 3. The Core Strategy policies, and those proposed in the Allocations and Development Management DPD should produce developments which score highly against the Building for Life Criteria across the District.

Conservation Areas <i>To show any changes in the area of built heritage under protection.</i>	
LDF Policy	SP1 Design on Development
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles EN23 Conservation Areas
LDF Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated.  To ensure that the District's historic heritage is protected.
LDF Target	No reduction in the extent of Conservation Areas due to insensitive development.
Performance summary	As at 31 <sup>st</sup> March 2010, 9 Conservation Area Appraisal Management Plans have been adopted. During the Monitoring Period one Conservation Area Boundary was extended.

**Performance Analysis**

At 31<sup>st</sup> March 2011, nine Conservation Area Appraisal Management Plans had been completed.

**Table 3.2: Conservation Area Appraisal Management Plans**

Area	Date of Adoption
Sevenoaks High Street	Aug 08
The Vine, Sevenoaks	May 09
Vine Court , Sevenoaks	May 09
Granville Road, Sevenoaks	Oct 09
Kippington, Sevenoaks	Oct 09
South Darenth	June 2010
Riverhead	June 2010
Otford	Nov 2010
Wilderness, Sevenoaks	Nov 2010

The extent of Riverhead Conservation Area was extended as part of the Conservation Area Appraisal and Management Plan. It now covers approximately 10ha and contains about 30 listed buildings.

Other Management Plans have been published for consultation and are at various stages of preparation including Chipstead and Brittain's Lane.

A new conservation area has been identified for the Hartslands area of Sevenoaks. The Management Plan was adopted by the Council in June 2011.

<b>Heritage Assets</b> <i>To show any losses or additions to the number of buildings/areas under protection.</i>	
Relevant LDF Policy	SP1 Design of Development
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles EN25 Ancient Monuments and Site of Archaeological Interest EN26 Historic Parks and Gardens
LDF Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated.  To ensure that the District's historic heritage is protected.
Proposed LDF Target	No loss of listed buildings, historic parks and gardens, scheduled ancient monuments or sites of archaeological interest.
<b>Performance summary</b>	There has been no change in the number of historic parks and gardens. There have been two new Grade II listed buildings.

**Performance Analysis**

Information on scheduled ancient monuments and sites of archaeological interest was not collected for this monitoring year.

<b>Countryside Projects</b> <i>To monitor progress in implementing countryside projects in the District, including AONB Management Plan projects affecting the District.</i>	
Relevant LDF Policy	LO8 The Countryside and The Rural Economy
Saved Local Plan Policies	Not Applicable
LDF Objective	To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.  To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.
LDF Target	None
<b>Performance summary</b>	Information was not collected on this indicator in 2010-11.

**Performance Analysis**

Following the adoption of the Core Strategy in February 2011 the North West Kent Countryside Partnership have provided the Council with a list of Countryside projects taking place across the District. A list of these projects can be found in Appendix 2. The progress in implementing these projects will be monitored and will be reported on in subsequent reports.

<b>Adoption of Parish Plans</b> <i>To monitor progress adopting Parish Plans across the District</i>	
LDF Policy	L07 Development in Rural Settlements
Saved Local Plan Policies	Not Applicable
LDF Objective	To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities.  To ensure that a new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated.
LDF Target	None
<b>Performance summary</b>	No Parish Plans have been adopted.

**Performance Analysis**

The Otford Parish Plan was completed by the parish but has not yet been adopted by the Council. The Council has provided assistance to several other parishes working on Parish Plans. A Briefing was held for all Town and Parish Councils in January 2011 on the implications of the Government's proposals for Neighbourhood Plans, including their relationship to Parish Plans.

4. Sustainable Development

<p><b>Housing Completions Meeting or Exceeding the Code for Sustainable Homes Level</b> <i>To show percentage of new homes with high levels of sustainability.</i></p>	
Relevant LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF Objective	<p>To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.</p> <p>To ensure new development takes place in a way that contributes to an improvement in the District's air quality.</p>
LDF Target	All new housing development to comply with the relevant Code for Sustainable Homes Level
Performance summary	Information not collected on this indicator in 2010-11

Performance Analysis

As the Core Strategy was adopted in February 2011 only new housing granted after this date were required to meet the relevant Code for Sustainable Homes level. This indicator will be reported on in subsequent reports.



<b>Development Meeting or Exceeding the BREEAM Level</b> <i>To show percentage of new buildings with high levels of sustainability.</i>	
Relevant LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF Objective	<p>To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.</p> <p>To ensure new development takes place in a way that contributes to an improvement in the District's air quality.</p>
LDF Target	All housing conversions, commercial and institutional development to comply with the relevant BREEAM standard
Performance summary	Information not collected on this indicator in 2010-11

**Performance Analysis**

As the Core Strategy was adopted in February 2011 only applications granted after this date were required to meet the relevant BREEAM standard. This indicator will be reported on in subsequent reports.

Large Scale Renewable, Decentralised and Combined Heat and Power Schemes Installed by Capacity and Type <i>To show the amount of renewable and low carbon energy generation by installed capacity and type</i>	
LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.  To ensure new development takes place in a way that contributes to an improvement in the District's air quality.
LDF Target	None
Performance summary	No large scale renewable, decentralised or combined heat and power schemes were granted planning permission during the monitoring year.

**Performance Analysis**

There were no major renewable schemes completed during the reporting year. The Council is aware of some small scale renewable installations.

**Table 4.1: Small Scale Renewable Installations Across the District**

Technology	Total number of installations
Solar thermal	8
Solar Photovoltaic	3
Ground or Air Source Heat Pump	2
Biomass Boiler	0
<b>Total</b>	<b>13</b>

Source: SDC Database

It should be noted that certain proposals for renewable installations do not require planning permission. Therefore installations will have been made without the Council's knowledge.

Those planning applications which have been granted by the Council do not usually include information on the installation capacity.

Policy SP2 of the Core Strategy requires 10% of the CO<sub>2</sub> reduction of new housing and commercial units to be through the installation of on site renewable or low carbon technologies. This policy was implemented from February 2011 and therefore only renewable or low carbon installations which are not required under Policy SP2 will continue to be reported on.

<b>New Residential Development Within 30 Minutes of Key Infrastructure</b> <i>To show the number and percentage of new residential units permitted annually within 30minutes public transport time of a GP, hospital, primary and secondary school and a town centre or local service centre.</i>	
LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF Objective	<p>To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.</p> <p>To ensure new development takes place in a way that contributes to an improvement in the District's air quality.</p>
LDF Target	None
<b>Performance summary</b>	Information was not collected on this indicator in 2010-11

**Performance Analysis**

The information for this indicator has not been collected for the monitoring period 2010-11. This indicator will be reported on in subsequent reports.

<b>Changes in Air Quality Management Areas</b> <i>To show the changes to the extents of the Air Quality Management Areas across the District.</i>	
LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure new development takes place in a way that contributes to an improvement in the District's air quality.
LDF Target	No increase in Air Quality Management Area extents due to new development.
<b>Performance summary</b>	No changes to the extent of Air Quality Management areas.

**Performance Analysis**

No changes to the extent of Air Quality Management areas, although there are proposals to extend some of the areas by 2013. This will be reported on in subsequent reports.

Public Rights of Way and Cycle Routes <i>To measure the change in length of Public Rights of Way and Cycle Routes</i>	
LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.
LDF Target	None
Performance summary	There have been no additional Public Rights of Way or Cycle Routes during 2010-2011.

**Performance Analysis**

Information for this indicator has been collected from the KCC Countryside Access Team. During 2010/11 there were no additional Public Rights of Way.

In 2010/11 no new cycle routes were designated. The Sevenoaks Cycling Strategy will identify new cycle routes across the District. The strategy was published for consultation by Kent County Council in October 2011 and is expected to be completed in early 2012.

5. Settlement Hierarchy

<b>Settlement Hierarchy</b> <i>To monitor changes in the Settlement Hierarchy services and facilities score for individual settlements.</i>	
LDF Policy	L07 Development in Rural Settlements
Saved Local Plan Policies	Not Applicable
LDF Objective	To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities.
LDF Target	No loss of services and facilities that serve the local community within rural settlements.
<b>Performance summary</b>	Information was not collected on this indicator in 2010-11

Performance Analysis

The performance indicator for Policy L07 requires changes in the Settlement Hierarchy scores to be monitored for individual settlements. This is a considerable task which will be carried out every two years starting from monitoring year 2012/13.

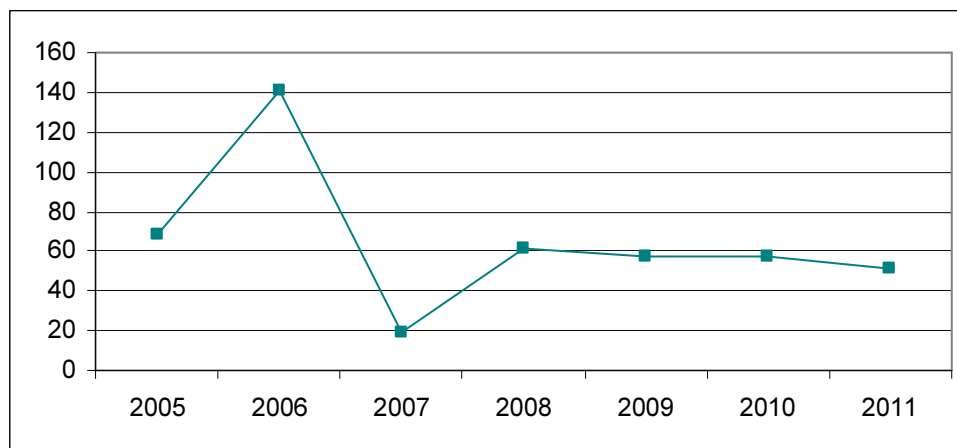
6. Affordable Housing

Gross Affordable Housing Completions <i>To show affordable housing delivery</i>	
LDF Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
Saved Local Plan Policies	H9 Rural Exceptions Housing Provision
LDF Objective	To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to buy in the open market. To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
LDF Target	From adoption of the Core Strategy an average of 66 affordable housing completions per annum (Note: This target to be reviewed in conjunction with the Housing Strategy review)
Performance summary	51 affordable housing units were completed in the period April 1 <sup>st</sup> 2010 to 31 <sup>st</sup> March 2011.

Performance Analysis

In 2010-11 51 affordable units were completed across the district. There were no gains through change of tenure.

Figure 6.1: Gross Affordable Housing Completions



The Core Strategy policy SP3, which requires an affordable housing financial contribution or on site provision from all new housing development which results in an increase in units across the district, was adopted in February 2011. Therefore the majority of completed housing schemes during this monitoring period were not subject to this policy. From 2011-12 we expect to see a rise in the number of planning applications granted with affordable housing and this should be reflected in an increase in completed affordable units in subsequent years. The 66dpa target will be reviewed through the Sevenoaks District Housing Strategy.

Gross Affordable Housing Completions by Type <i>To show type of affordable housing delivery</i>	
LDF Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
Saved Local Plan Policies	H9 Rural Exceptions Housing Provision
LDF Objective	To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to buy in the open market. To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
LDF Target	None
<b>Performance summary</b>	51 affordable housing units were completed, of which 27 were social rented, 18 were shared ownership/Home buy and 6 were intermediate rent.

**Performance Analysis**

The Core Strategy policy SP3 on affordable housing was adopted in February 2011. Therefore the majority of planning applications during this period were not subject to this policy.

**Figure 6.2: Affordable Housing Completions by Type**

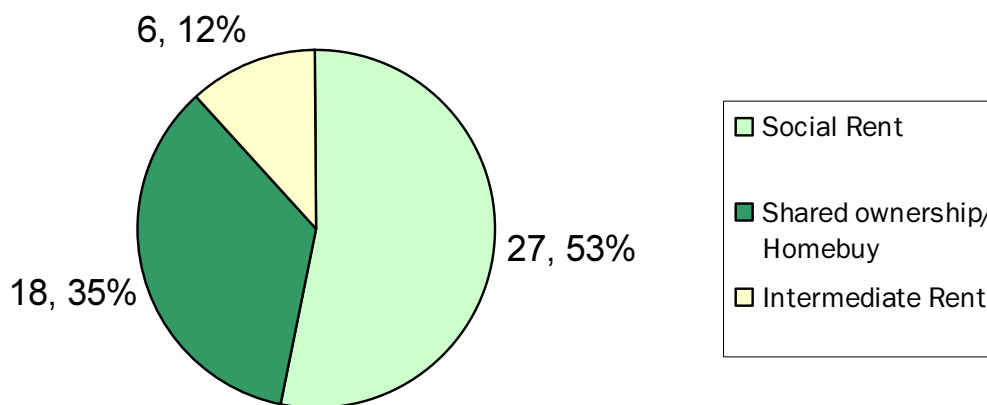


Figure 6.2 shows the types of affordable housing completed across the district in 2010-11. The majority of new affordable units were for social rent with a considerable number for shared ownership or home buy. Core Strategy Policy SP3 requires a mix of onsite affordable units with at least 65% to be social rented.

Financial Contributions towards Affordable Housing <i>To show the financial contributions received under policy SP3 for offsite Affordable Housing</i>	
LDF Policy	SP3 Provision of Affordable Housing
Saved Local Plan Policies	Not Applicable
LDF Objective	To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to buy in the open market. To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
LDF Target	Financial contributions for the provision of affordable housing under policy SP3 to be received from all relevant schemes.
<b>Performance summary</b>	No financial contributions were collected during 2010/11 but £437,376.70 has been agreed under Policy SP3 since April 2011

**Performance Analysis**

Core Strategy Policy SP3 states:

“In residential developments of less than 5 units that involve a net gain in the number of units a financial contribution based on the equivalent of 10% affordable housing will be required towards improving affordable housing provision off site”

This policy was only adopted in February 2011 and did not therefore lead to contributions in 2010/11. Since April 2011, £437,376.70 has been agreed in accordance with Policy SP3.

Subsequent AMRs will report more detail regarding the financial contributions agreed under Policy SP3.



Gross Affordable Housing Completions in Rural Areas (Granted Under Policy SP4) <i>To show affordable housing delivery in rural areas</i>	
Saved Local Plan Policies	H9 Rural Exceptions Housing Provision
Relevant LDF Policy	SP4 Affordable Housing in Rural Areas
LDF Objective	To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Current Target	Meet the needs of the District and the requirement for affordable housing as set out in the Housing Needs Survey.
Proposed LDF Target	None
<b>Performance summary</b>	No units of affordable housing were provided through a Rural Exceptions Scheme during 2010-2011.

**Performance Analysis**

Government guidance in PPS3 allows for small scale affordable housing to be provided through the use of a “rural exceptions site policy” under which small sites that would not normally be suitable for development because of restraint policies can be developed solely for affordable housing to serve local communities. Policy SP4 seeks to ensure that affordable housing is delivered in rural areas where there is local need.

7. Housing Size, Type and Density

Net additional Pitches (Gypsy and Traveller) ( Core Indicator H4 ) <i>To show the number of Gypsy and traveller pitches delivered</i>	
LDF Policy	SP6 Provision for Gypsies and Travellers and Travelling Showpeople
Saved Local Plan Policies	H16-19 Residential Caravan Sites and Mobile Home Parks
LDF Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population and meets the needs of the Gypsy and traveller community.
Proposed LDF Target	To be set by the Allocations and Development Management Policies DPD
<b>Performance summary</b>	No permanent pitches were granted during 2010-2011 for Gypsy and Traveller use.

Performance Analysis

There were no additional permanent pitches provided for Gypsy and Traveller use during 2010-2011. There were 8 temporary pitches granted permission however 7 of these were renewals of previous temporary permissions. There were 13 unauthorised pitches within the District at March 2011.

The Core Strategy states that the Council will identify the number of pitches for Gypsies, Travellers and Travelling Showpeople required in the period to 2026 and potential development locations in the Allocations and Development Management DPD. To inform this process, the Council have commissioned a Gypsy, Traveller and Travelling Showpeople Local Needs Assessment to identify the need for pitches in the District over the remainder of the plan period. The Council will consult on a proposed number of additional pitches and potential locations once this study is complete.

Proportion of New Dwellings of Different Sizes <i>To show the size of dwellings being completed</i>	
LDF Policy	SP5 Housing Size and Type
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households.
LDF Target	None
<b>Performance summary</b>	54% of housing units completed during 2010-11 had less than three bedrooms

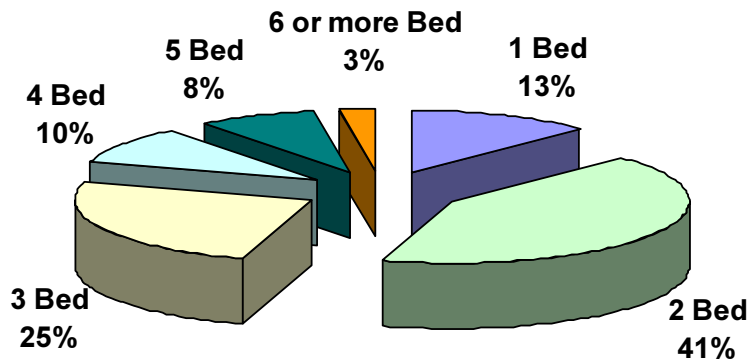
Performance Analysis

Core Strategy policy SP5 Housing Size and Type seeks to achieve a mix of different housing sizes in new developments. There is a particular emphasis on the inclusion of smaller units of less than three bedrooms in new schemes in order to increase the proportion of smaller units in the District

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housing stock. The composition of dwellings by bedroom size for housing units completed in 2010-11 can be seen in figure 7.1 below.

Figure 7.1: New Dwellings of Different Sizes by Number of Bedrooms



Overall it seems that more small dwellings are being built in the District. 54% of the completed dwellings had less than three bedrooms, with a significant number built with two bedrooms (41%).

Additional Extra Care and Sheltered Housing Bedrooms <i>To show the number of sheltered housing and extra care units completed across the District</i>	
LDF Policy	SP5 Housing Size and Type
Saved Local Plan Policies	H8 Housing for Special Needs
LDF Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households.
LDF Target	None
Performance summary	No additional extra care or sheltered housing bedrooms were completed in 2010/2011

<b>Lifetime Homes Standard</b> <i>To show the percentage of completed units meeting the lifetimes home standard</i>	
LDF Policy	SP5 Housing Size and Type
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households.
LDF Target	None
<b>Performance summary</b>	Information was not collected on this indicator in 2010-11.

Performance Analysis

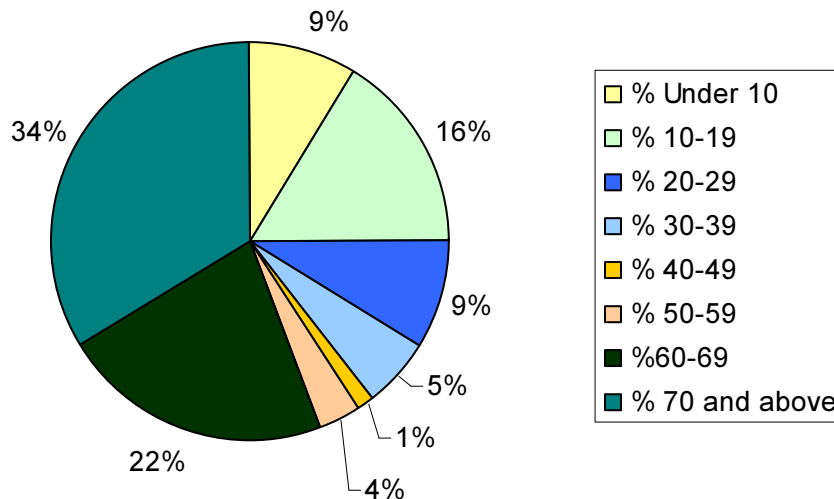
Planning Application information for this indicator has not be collected for the monitoring year 2010-11 and therefore this indicator cannot be reported on.

<b>Density of New Development</b> <i>To show the density of housing completions</i>	
LDF Policy	SP7 Density of Housing Development
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles
LDF Objective	To make efficient use of urban land for housing, with higher density development focussed on the most accessible locations in and adjoining town centres, through well-designed schemes that do not compromise the distinct character of the local environment.  To increase the average density of housing development in areas of Sevenoaks with good access to the town centre and main line railway station through well designed schemes which do not compromise the distinct character of the local environment.
LDF Target	Average density of 40 dwellings per hectare across the District.
<b>Performance summary</b>	The average density of completed housing units across the district in 2010-2011 was 50.6 dwellings per hectare.

Performance Analysis

Core Strategy Policy SP7 seeks to ensure that all new housing will be developed at a density which is appropriate to the location and which achieves good design. The policy sets a target for the average density across the district to be 40 dwellings per hectare. This year the average housing density across the district was 50.6 dph, exceeding the LDF target.

Figure 7.2: Proportion of New Dwellings at different Densities (dwellings per hectare)



61% of new dwellings completed in the reporting year were built above 40 dph with most of them at densities of 60dph and above. This includes 84 units at Horton Kirby Paper Mills, South Darent which were built at a density of 71dph and 65 units at St Bartholomew Laundry, Swanley at 62.5dph.

39% of completions were below 40 dph. 25% of new dwellings completed in 2010-2011 were at densities of below 20 dwellings per hectare. This percentage of low density development is to be expected, given the established character of the towns and villages and the rural nature of the district.

Core Strategy Policy SP7 also requires specific densities to be met in certain areas subject to qualifications in the policy.. The targets and the performance for 2010-11 is outlined in table 7.1.

**Table 7.1: Housing Units Completed at Different Densities across the District**

	Main Settlements	Sevenoaks Urban Area	Sevenoaks Town Centre	Swanley	Swanley Town Centre	Edenbridge	Rest of District
Target	40dph	40dph	75dph	40dph	75dph	40dph	30dph
Density	58.6dph	53.8dph	51.2dph	63.8dph	100.0dph	51.3dph	44.6dph

Almost all of the density targets were exceeded across the District. This is not surprising given that the average density of new dwellings in the district exceeded the target.

The average density of completed housing units within Sevenoaks Town Centre was lower than the target of 75dph. This is due to the housing development at rear of 51 High Street, which completed 7 units at a density of 28dph.

8. Employment Land

Change in Employment Floor space – by Type <i>To show the amount and type of completed employment floor space (gross and net)</i>	
LDF Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policies	EP1 Employment Allocations EP8 Business Areas
LDF Objective	<p>To provide land for employment development to support the future development of the District's economy.</p> <p>To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises</p> <p>To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.</p> <p>To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.</p>
LDF Target	The overall stock of employment land to be maintained
Performance summary	In 2010/11 there was a net loss of 1511sq m of employment floorspace across the District.

Performance Analysis

In the year April 2010 – March 2011 2609 sq m of employment floor space was gained but 4120 sq m was lost giving an overall net loss of 1511 sq m.

Table 8.1: Change in Employment Land Supply – Amount and Type

	B1a	B1b	B1c	B2	B8	BX*	Total
Gain	1032	0	85	0	1492	0	2609sq m
Loss	1466	0	880	1774	0	0	4120sq m
Net	-434	0	-795	-1774	1492	0	-1511sq m

\* Mixed B uses

B1 – Business

- a) Offices other than in a use within Class A2
- b) Research and Development
- c) Light industry

B2 – General Industrial

B8 – Storage or Distribution

The losses were in the B1(a), B1(c) and B2 use classes and there was no change in B1(b) use. A significant loss was in the B2 Use Class with 1482sq m changed to B8 use at Commerce Way in Edenbridge. There was a loss of 880sq m in the B1 (c) use class at Bat and Ball Enterprise Centre which was converted to a D2 use.

There was a significant gain in the B1 (a) use class with 730 sq m additional floorspace at Lullingstone Park Farm Barn in Eynsford but this was off-set by greater losses elsewhere.

Change in Employment Floor space in the Main Settlements	
<i>To show the amount and type of completed employment floor space in the main settlements</i>	
LDF Policy	L02 L04 L06
Saved Local Plan Policies	EP1 Employment Allocations EP8 Business Areas
LDF Objective	To provide land for employment development to support the future development of the District's economy.  To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises  To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.  To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
LDF Target	The overall stock of employment land to be maintained
Performance summary	There was a net loss of 1511 sqm employment floorspace in the main settlements. There was no net change in employment floorspace across the rest of the District.

Performance Analysis

In 2010-2011 there was an overall loss of 1511 sqm in employment floorspace within the main settlements. A breakdown of the change in employment floorspace across the district is shown in Table 8.2.

Table 8.2: Net change in employment floorspace across the District

	B1a	B1b	B1c	B2	B8	BX*	Total
Sevenoaks Urban Area	-581	0	-880	0	0	0	<b>-1461 sqm</b>
Swanley	0	0	0	0	0	0	<b>0 sqm</b>
Edenbridge	-50	0	0	-1482	1482	0	<b>-50 sqm</b>
Rest of District	197	0	85	-292	10	0	<b>0 sqm</b>

Edenbridge had a loss of 1482sq m in the B2 use class as permission was granted for a change of use to B8 at Commerce Way in Edenbridge.

Within Sevenoaks Urban Area, 880sq m has been lost in the B1(c) use class (Light Industry) at Bat & Ball Enterprise. This unit was granted a change of use to the D2 use class (Assembly and Leisure). During the monitoring period, 743sq m of B1a floorspace was changed to residential use in 5 separate developments.

District Unemployment <i>To measure the levels of District unemployment</i>	
LDF Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policies	EP1 Employment Allocations EP8 Business Areas
LDF Objective	To provide land for employment development to support the future development of the District's economy.  To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises  To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.  To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
LDF Target	None
Performance summary	1.8% of the district were unemployed as at March 2011 1.8% of the district were claiming Jobseekers allowance as at March 2011 The district unemployment level was 1.4% lower than the Kent Average at March 2011



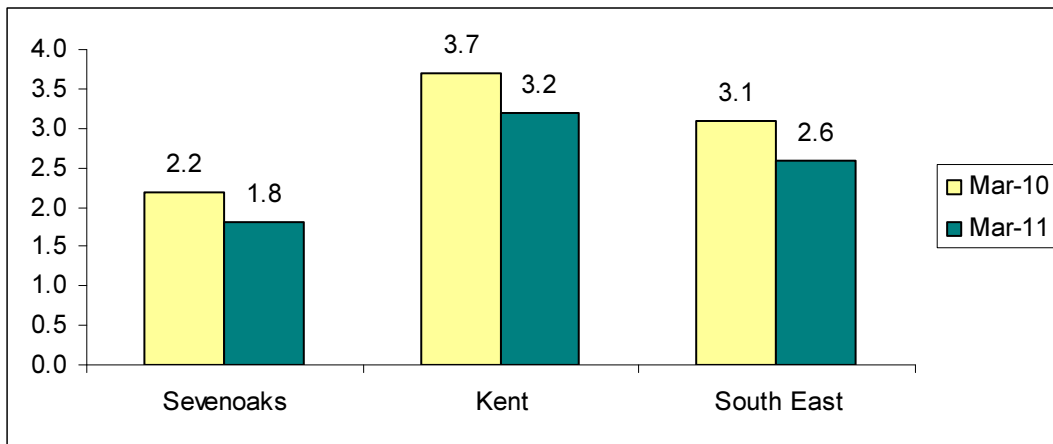
Performance Analysis

**Unemployment**

In March 2011 1.8% of the working age population in Sevenoaks were unemployed. This was a fall of 0.4% in unemployment from March 2010 to March 2011.

At October 2011 the percentage unemployed within Sevenoaks district was at 1.9% (1.4% below the Kent average) accounting for 1,303 people. This is the second lowest unemployment level in Kent after Tunbridge Wells (1.7%). Swanley St Mary’s ward has the highest level of unemployment across the district (5%) and the ward of Penshurst, Fordcombe and Chiddingstone has the lowest (0.7%). 17 wards have an unemployment rate below the Sevenoaks District average, 8 wards have higher levels and one equals the average.

**Figure 8.1: Percentage of Working Age Population Claiming Unemployment Benefit**

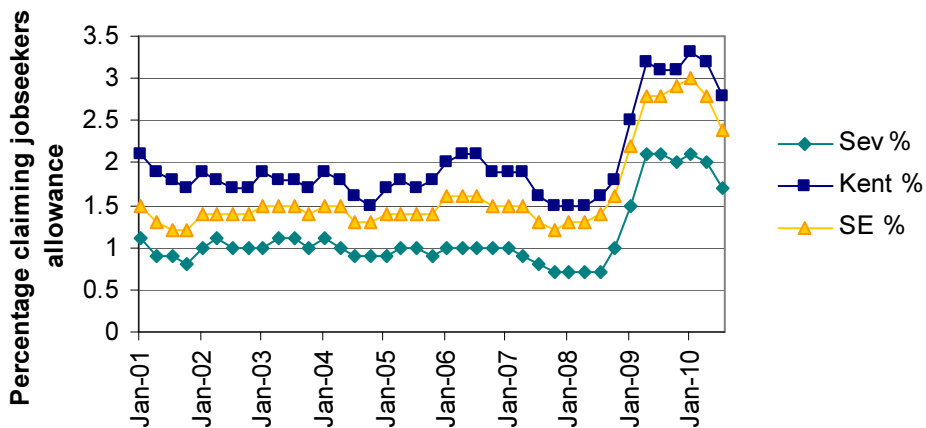


Source: Unemployment change in Kent, KCC Monthly Bulletin

**Jobseekers Allowance**

Since 2008 the percentage of the population claiming jobseekers allowance in Sevenoaks, Kent and the South East has risen significantly due to the global economic climate. In March 2011 1.8% of the population of Sevenoaks claimed jobseekers allowance which although higher than pre Jan 2009 is still significantly lower than the Kent and South East percentages.

**Figure 8.2: Percentage of Population Claiming Jobseekers Allowance**



Source: NOMIS official labour market statistics, ONS

<b>Proportion of Workforce with no qualifications</b> <i>To measure the percentage of the District workforce with no qualifications</i>	
LDF Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policies	EP1 Employment Allocations EP8 Business Areas
LDF Objective	To provide land for employment development to support the future development of the District's economy.
LDF Target	None
<b>Performance summary</b>	11% of the resident workforce in Sevenoaks district have no qualifications.

According to data collected from the Annual Population Survey in 2009 11% of the total workforce within Sevenoaks District do not have any qualifications. This level is higher than the average for the South East (9%) but lower than for Kent (12%) and across Great Britain (12%). Data is not available for Ward or Parish qualification levels. However, as with the Indices of Multiple Deprivation data (See the Population and Social Profile 2010), it is likely that the level of qualification amongst the resident workforce varies across the District.

9. Town Centres and Shopping

<b>Change in Retail Floorspace in the Main Settlements</b> <i>To measure the change in A1 floorspace within Sevenoaks Urban Area, Swanley and Edenbridge</i>	
LDF Policy	L03 Development in Sevenoaks Town Centre L05 Swanley Town Centre L06 Development in Edenbridge
Saved Local Plan Policies	ST1A-2 Sevenoaks Town Centre SW1 Swanley Town Centre EB1-3 Edenbridge Town Centre
LDF Objective	To sustain the role of Sevenoaks town centre and its continued vitality and viability whilst maintaining and enhancing the quality of the environment of the town centre area.  To regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces.  To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
LDF Target	Approximately 4,000 sq m net of additional retail floorspace to be provided in Sevenoaks town centre by 2026.
<b>Performance summary</b>	There was a net addition of 1362 sqm of retail floorspace within the main settlements

During the monitoring year there was an additional 1362 sqm of retail floor space across the District, 1447sqm in the main settlements and -85sqm in the rest of the District.

Since the beginning of the plan period there has been a net gain of 625 sqm of retail floorspace in Sevenoaks Town Centre. This is expected to increase following the completion of the Waitrose redevelopment in September 2011, which will be reported in the next AMR.

<b>Town Centre Health Checks</b> <i>To monitor the vitality of Sevenoaks, Swanley and Edenbridge Town Centres</i>	
LDF Policy	L03 Development in Sevenoaks Town Centre L05 Swanley Town Centre L06 Development in Edenbridge
Saved Local Plan Policies	ST1A-2 Sevenoaks Town Centre SW1 Swanley Town Centre EB1-3 Edenbridge Town Centre
LDF Objective	To sustain the role of Sevenoaks town centre and its continued vitality and viability whilst maintaining and enhancing the quality of the environment of the town centre area.  To regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces.  To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
LDF Target	None
<b>Performance summary</b>	Unable to report on in 2010-2011

**Performance Analysis**

Previously Kent County Council performed Town Centre Health Checks on all the Town Centres across Kent. However, this service has now ceased. The District Council is intending to continue the monitoring of Sevenoaks, Swanley and Edenbridge town centres through its own Town Centre Health Checks. This will be an extensive process and will therefore be undertaken every two years starting in 2012.

Swanley Regeneration Scheme <i>To monitor the progress of the regeneration of Swanley Town Centre</i>	
LDF Policy	L05 Swanley Town Centre
Saved Local Plan Policies	Not Applicable
LDF Objective	To regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces.
LDF Target	A town centre regeneration scheme, consistent with the Core Strategy, to be approved within five years and completed within ten years of the Core Strategy adoption.
<b>Performance summary</b>	No regeneration scheme has been approved.

**Performance Analysis**

Policy LO 5 of the Core Strategy sets out that Swanley Town Centre will be regenerated to better meet the needs of the population it serves. The Council continues to work with key stakeholders in delivering a regeneration scheme, however a formal scheme is yet to be approved.

New Ash Green Village Centre <i>To measure the number and proportion of Vacant units in New Ash Green Centre</i>	
LDF Policy	L07 Development in Rural Settlements
Saved Local Plan Policies	Not Applicable
LDF Objective	To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities.
LDF Target	None
<b>Performance summary</b>	At July/August 2011 there were currently 8 vacant units in New Ash Green. This accounts for 24% of the total units in the Village Centre.

**Performance Analysis**

The Council is currently undertaking 6 monthly surveys of all the Town and Village centres for the evidence base of emerging Development Management Policies. In Jan/Feb 2011 New Ash Green Centre had 10 vacant units (30%). The most recent survey was undertaken in July/Aug 2011 which found that 2 of the vacant units had since been occupied reducing the number to 8 (24%). The Core Strategy requires the annual monitoring of the vacant units in New Ash Green Centre.

10. Infrastructure

<b>Infrastructure Delivery Schedule</b> <i>To measure the progress in implementing the Infrastructure Delivery Schedule</i>	
LDF Policy	SP9 Infrastructure Provision
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure that any infrastructure and service improvements needed to support delivery of Core Strategy objectives and policies or resolve existing deficiencies are brought forward in a co-ordinated and timely manner and that new development makes an appropriate contribution towards any improvements required as a result of new development.
LDF Target	None
<b>Performance summary</b>	None of the schemes identified have been completed.

The Infrastructure Delivery Schedule lists schemes that have been identified by infrastructure providers as being likely to be completed during the Core Strategy period. To date, none of the schemes identified have been completed. However, it is understood that either background or construction work is underway for some of the schemes. For example, 'Prior Approval' for the proposed improvements at Sevenoaks Station has been granted by SDC and discussions are ongoing as to how improvements at Swanley Station can be delivered before summer 2012. In addition, the Library and History Centre in Maidstone, which KCC see as an important part of providing an effective library service for the whole of Kent, is under construction.

The Infrastructure Delivery Schedule is a 'live' document and will be periodically updated. The first update of the schedule will need to reflect the fact that Government support for dualling the A21 between Tonbridge and Pembury in the short term (before 2014) has been withdrawn and that the Building Schools for the Future programme has been dropped.

**11. Green Infrastructure, Open Space and Biodiversity**

<b>Additional Publically Accessible Open Space</b> <i>To measure the amount of publically accessible open space provided through new development</i>	
LDF Policy	SP10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policies	Not Applicable
LDF Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
LDF Target	None
<b>Performance summary</b>	Information was not collected in 2010-2011

**Performance Analysis**

Information has not be collected for this indicator for the monitoring year as the Core Strategy was adopted in February 2011. This will be reported on in subsequent years.

<b>Open Space Allocations</b> <i>To monitor the number of Open Space allocations</i>	
LDF Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policies	EN9 Greenspaces and the Urban Fringe
LDF Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
LDF Target	To maintain the Open Space allocations
<b>Performance summary</b>	Unable to monitor in 2010-2011

**Performance Analysis**

Sites for Open Space provision will be allocated in the Allocations and Development Management DPD. Once this DPD has been adopted this indicator can be monitored.

Green Infrastructure Network <i>To measure the change in the Green Infrastructure Network</i>	
LDF Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policies	Not Applicable
LDF Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.  To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network.
LDF Target	None
Performance summary	Unable to monitor in 2010-2011

Performance Analysis

The Green Infrastructure Network will be defined through the Allocations and Development Management DPD therefore until this DPD is adopted it is not possible to monitor this indicator.

Local Wildlife Sites <i>To measure the change in the number of Local Wildlife Sites across the District</i>	
LDF Policy	SP 11 Biodiversity
Saved Local Plan Policies	EN17B Nature Conservation
LDF Objective	To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network.
LDF Target	None
Performance summary	59 Local Wildlife Sites are located in or partially in the Sevenoaks District, no new sites in the period 2010-2011.

Performance Analysis

Sevenoaks District contains 59 separate Local Wildlife Sites. Local Wildlife Sites (LWSs) are areas which are important for the conservation of wildlife. They may support threatened habitats, such as chalk grassland or ancient woodland, or may be important for the wild plants or animals which are present.

Local Wildlife Sites in Kent are selected by reference to a clear set of criteria, based on the importance of the sites for particular wildlife habitats or wild species.



### Conclusions

For the 4<sup>th</sup> year in a row, Sevenoaks District housing completions are above the Core Strategy Housing Requirement. The housing trajectory also continues to show a surplus in housing units over the plan period.

The adoption of the Core Strategy in February 2011 has introduced many new indicators into this AMR. However, many of these could not be reported on as information had not been gathered because the Core Strategy was adopted towards the end of the 2010-11 monitoring period. Future reports will include information for the Core Strategy performance indicators as well as any new indicators introduced by the emerging Allocations and Development Management DPD.

APPENDIX 1 - Five-Year Housing Supply

Table A1 : Full and Outline Permissions (Sites of less than 0.2Ha)

Address	Parish	Planning Ref	Site Area	Phasing Yr 1 12/13	Phasing Yr 2 13/14	Phasing Yr 3 14/15	Phasing Yr 4 15/16	Phasing Yr 5 16/17
1 Church Road	Hartley	SE/11/01056	.01	1				
1-7 Moreton Close and 1-47 Bonney Way	Swanley	SE/10/03262	0.00	-2				
1 The Square	Riverhead	SE/08/03325	.01	2				
17 The Briars	West Kingsdown	SE/10/01675	.01	1				
8 High Street	Edenbridge	SE/10/02343	.01	1				
Appledore, High Street	Farningham	SE/09/00099	.01	1				
Land Adjoining 4 Heathfield Road	Sevenoaks	SE/10/02883	.01	1				
Newman House, Fullers Hill	Westerham	SE/09/01672	.01	2				
The Crows Nest, Chartside House, High Street	Brasted	SE/09/01001	.01	1				
3-7 Station Road	Edenbridge	SE/07/02374	.02	3				
4-6 High Street	Westerham	SE/11/01531	.02	2				
Land adj to 11 Parkside	Halstead	SE/08/03275	.02	2				
The Chequers, High Street	Farningham	SE/09/02144	.02	2				
1 Mildmay Place	Shoreham	SE/10/03154	.02	1				
10 High Street	Swanley	SE/09/03022	.02	4				
135 Archer Way	Swanley	SE/10/01559	.02	1				
48 High Street	Swanley	SE/10/00939	.02	2				
6 Station Road	Dunton Green	SE/07/03655	.02	1				
Land adjacent to 26 Grange Road	Sevenoaks	SE/11/01600	.02	1				
Land adjacent to 27 Greenacre Close	Swanley	SE/10/02856	.02	1				
Land at Forge Cottages, Hill Hoath Road	Chiddingstone	SE/08/03410	.02	1				
17 Springfield Road	Edenbridge	SE/10/02803	.03	1				
1 Cramptons Road	Sevenoaks	SE/08/00968	.03	1				
14 Silk Mills Close	Sevenoaks	SE/07/01262	.03	1				
149 High Street	Sevenoaks	SE/09/02300	.03	1				
2 Cherry Avenue	Swanley	SE/09/00866	.03	3				
Land adj to 26 Oaklands Close	West Kingsdown	SE/08/03077	.03	1				
Land adjacent 17 Rye Lane	Dunton Green	SE/09/01315	.03	1				
Land North West of 1 Bevan Place	Swanley	SE/09/02187	.03		6			
Norwood House, 1-2 Church Road	Halstead	SE/10/03211	.03	1				
Kingdom Hall, Cedar Terrace Road	Sevenoaks	SE/08/00128	.04	4				
Terrys Farm, Rectory Lane	Hever	SE/10/01362	.04	1				
29-31 High Street	Edenbridge	SE/11/01588	.04	1				
32 London Road	Riverhead	SE/10/02288	.04	1				
Land Rear of 29-31 High Street	Edenbridge	SE/09/02375	.04	3				

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Lane South of Lavender Cottage, Church Road	Brasted	SE/09/02792	.04	1				
The Stone Barn, Park Gate Road	Crockenhill	SE/10/02243	.04	1				
Land Adjacent to Arosa, Gresham Avenue	Hartley	SE/10/03069	.04		1			
5 Wellfield	Hartley	SE/07/00880	.05	1				
Land at Station Road	Edenbridge	SE/10/01285	.05	2				
1 Dynes Road	Kemsing	SE/11/00348	.05	1				
10 Wickenden Road	Sevenoaks	SE/10/01728	.05	1				
27 Lynden Way	Swanley	SE/10/02630	.05	1				
35-37 Quaker Hall Lane	Sevenoaks	SE/10/01737	.05		6			
37 Weald Road	Sevenoaks	SE/09/00789	.05	1				
4 The Green Lane	Leigh	SE/10/00444	.05	1				
Timbers, Station Road	Edenbridge	SE/10/01020	.06	1				
80 St Johns Road, Sevenoaks	Sevenoaks	SE/03/02900	.06	2				
Beechwood, Four Elms Road	Edenbridge	SE/07/03609	.06	2				
Hollyville Café, London Road	West Kingsdown	SE/08/02593	.06	1				
Bat & Ball, High Street	Leigh	SE/08/02946	.07	1				
Speedgate Lodge, Speedgate Hill	Fawkham	SE/10/02938	.07	1				
49 Chipstead Lane	Chevening	SE/11/01419	.07	1				
Letitia, Botsom Lane	West Kingsdown	SE/09/01828	.08	1				
Anvil House, Station Road	Eynsford	SE/10/00758	.09	1				
Crockenhill Cp School, Stones Cross Road	Crockenhill	SE/10/01451	.09	1				
96 High Street	Sevenoaks	SE/05/00521	.09		10			
The Barn, Sharps Place, Baileys Hill Road	Chiddingstone	SE/09/02295	.09	1				
Mayola, Station Road	Otford	SE/11/01044	.10	1				
94 - 96 London Road	Sevenoaks	SE/10/02968	.10		12			
Eccles End, Main Road	Edenbridge	SE/10/02349	.10	1				
Lydens East Barn, Lydens Barn, Lydens Lane	Hever	SE/10/00564	.10	1				
Merrivale, Rushetts Road	West Kingsdown	SE/08/00768	.10	1				
Peal Chase, Ash Platt Road	Sevenoaks	SE/08/03347	.10	1				
Galleons Lap, London Road	West Kingsdown	SE/07/01770	.10	1				
Chelsham, Church Road	Hartley	SE/10/03522	.10	1				
West Kingsdown Village Hall, Fawkham Road	West Kingsdown	SE/10/00764	.10		6			
Land North of Presbytery Catholic Church of St Laurence, High Street	Edenbridge	SE/10/01018	.11		5			
1 and 2 South Ash, Manor Cottages South Ash Road	Ash-cum-Ridley	SE/11/01326	.11	-1				
8 Chipstead Lane, Sevenoaks	Riverhead	SE/09/02041	.11	1				
Beeches, Mount Harry Road	Sevenoaks	SE/09/02415	.11	5				
Land to the rear of 68/70, St. Johns Road	Sevenoaks	SE/11/00675	.11	1				
20 St. Botolphs Road	Sevenoaks	SE/08/00087	.11	7				
11 London Road	Riverhead	SE/10/01931	.12	3				

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3a London Road	Riverhead	SE/10/01932	.12	1				
Sunnyside High Street	Seal	SE/08/03034	.12		7			
Oakenshaw Copse Bank	Seal	SE/08/02280	.13	2				
South Park Medical Practice South Park	Sevenoaks	SE/07/01359	.13		6			
48 The Rise	Sevenoaks	SE/10/03565	.13	1				
Building South of the Granary Brasted Road	Westerham	SE/09/00842	.13	1				
South Hall High Street	Farningham	SE/08/03160	.13	1				
Falconers Down (Plot 2) Pilgrims Way	Kemsing	SE/09/00646	.13	1				
Land West Of 96 - 98 High Street, Edenbridge	Edenbridge	SE/10/00847	.14		6			
Hartley Court, Church Road	Hartley	SE/08/03097	.14	1				
Manordene, Forge Lane	West Kingsdown	SE/09/01777	.14	-1				
The Old Oast House, Shoreham Road	Otford	SE/09/00643	.14	1				
61 Oakhill Road	Sevenoaks	SE/10/00170	.15	1				
82 West End	Kemsing	SE/10/00988	.15	1				
Downsview, Shoreham Road	Otford	SE/10/00224	.15	1				
Park House Farm, Bower Lane	Eynsford	SE/10/02817	.15	1				
39 Serpentine Road	Sevenoaks	SE/11/00135	.19	1				
The Vicarage, Rowhill Road	Hextable	SE/09/02377	.19	2				
2 Dynes Road	Kemsing	SE/10/01812	0.03		1			
10 Cranmer Road	Sevenoaks	SE/11/00896	0.04		2			
Marlpit Hill Baptist Church	Edenbridge	SE/11/00939	0.04		3			
18 Lake View Road	Sevenoaks	SE/11//00929	0.06		1			
1 Oakhill Road	Sevenoaks	SE/11/01662	0.10		1			
Former Elands Veterinary Clinic, Station Road	Dunton Green	SE/11/01831	0.10		4			
2 Crownfields	Sevenoaks	SE/10/02682	0.13		3			
Land adj to 12 Vine Court Road	Sevenoaks	SE/11/01355	0.13		1			
Joh San	Hartley	SE/10/01686	0.17		1			
<b>TOTAL</b>				<b>110</b>	<b>82</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL minus non-implementation rate</b>				<b>100</b>	<b>76</b>			

**Table A2: Full Permissions (Sites of 0.2Ha or more)**

Address	Parish	Planning Ref	Site Area	Phasing Yr 1 12/13	Phasing Yr 2 13/14	Phasing Yr 3 14/15	Phasing Yr 4 15/16	Phasing Yr 5 16/17
Southernwood, 85 Kippington Road	Sevenoaks	SE/08/00360	.20	1				
Canes, Hopgarden Lane	Sevenoaks	SE/07/03023	.20	1				
Dawning House, Seal Hollow Road	Sevenoaks	SE/08/01393	.20	1				
Cross Keys House, Ashgrove Road	Sevenoaks	SE/10/02023	.21	2				
Land Rear of Stable Court (Summerbank) Rockdale, Rockdale Road	Sevenoaks	SE/10/02461	.21		10			
22 St. Georges Road	Sevenoaks	SE/11/00608	.23	5				
The Farmers, London Road	Sevenoaks	SE/04/00526	.23			23		
Kilndown, Gorsewood Road, Hartley	Hartley	SE/10/00080	.23	1				
The Oast House, Great Hollenden Farm	Seal	SE/10/01014	.23	1				
Land North of 48 Green Court Road, Crockenhill	Crockenhill	SE/09/03030	.24	1				
Burgate, Solefields Road, and Penryn, Grassy Lane	Sevenoaks	SE/09/02482	.26	2				
Sundridge House, 73 Main Road	Sundridge	SE/10/02143	.26	1				
Rockdale, Rockdale Road	Sevenoaks	SE/10/02457	.29	19				
Land West of Greenacres, Old Dartford Road	Farningham	SE/10/03229	.30	1				
Keston and The Beeches, Swanley	Swanley	SE/04/02248	.31					5
Falconers Down (Plot 1) Pilgrims Way	Kemsing	SE/08/02146	.32	1				
Town Council Offices, Bradbourne Vale Road	Sevenoaks	SE/06/00034	.32	5				
Little Julians, Little Julians Hill	Sevenoaks	SE/07/01558	.34	1				
Two Rivers, Stairfoot Lane	Chevening	SE/08/02558	.38	1				
58-60 Oakhill Road	Sevenoaks	SE/07/02280	.39	8				
167 Hever Avenue	West Kingsdown	SE/11/01422	.39	3				
4 Hillydeal Road	Otford	SE/10/02606	.40	1				
31-37 Park Lane	Kemsing	SE/08/02245	.43					2
Tubs Hill House North, London Road	Sevenoaks	SE/10/00600	.46		18			
Land adj Whyteladies, Wildernesse Avenue Sevenoaks	Sevenoaks	SE/10/00462	.49		1			
Blackhall Spinney, Blackhall Lane, Sevenoaks	Sevenoaks	SE/10/02327	.50	1				
Hollym, Clenches Farm Lane	Sevenoaks	SE/10/00553	.50	2				
Bambi Cottage, Parkfield	Sevenoaks	SE/11/00374	.73	1				
Land Rear of High Trees, Wildernesse Avenue	Sevenoaks	SE/10/03347	.74	1				
Sevenoaks Police Station, Morewood Close	Sevenoaks	SE/09/00650	.95		26	26		
Eden Valley School, Four Elms Road	Edenbridge	SE/10/01735	1.00	20				
Malabar, Valley Road	Fawkham	SE/08/00385	1.21	1				

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The Kent Hounds, Well Hill, Chelsfield	Shoreham	SE/09/00633	1.34	1				
Stacklands Retreat House, School Lane	West Kingsdown	SE/09/01319	2.70		14			
West Kent Cold Store	Dunton Green	SE/09/02635	7.70	68	75	75	75	75
Woodland Chase, Blackhall Lane	Sevenoaks	SE/11/01002	0.36		1			
West Cross Keys House, Ashgrove Road	Sevenoaks	SE/10/02732	0.39		3			
Land South of Richardson's Farm and North of Twin Oaks, Crowhurst Lane	West Kingsdown	SE/11/00087	0.71			10	10	
<b>TOTAL</b>				<b>155</b>	<b>148</b>	<b>134</b>	<b>85</b>	<b>82</b>
<b>TOTAL</b>				<b>149</b>	<b>142</b>	<b>129</b>	<b>82</b>	<b>79</b>

APPENDIX 2 – North West Kent Countryside Projects

Project	Project type
River Darent Restoration - Biodiversity (Hall Place)	Landscape and Biodiversity
River Darent Community	Landscape and Biodiversity
River Darent EA HLS	Landscape and Biodiversity
Invasive Species Initiatives	Landscape and Biodiversity
Species Surveying - w.vole/otter/eels/ bats	Landscape and Biodiversity
Species Surveying -Reptile and Amphibian	Landscape and Biodiversity
Species Surveying -Dormice	Landscape and Biodiversity
Invasive Species Control - Giant Hogweed	Landscape and Biodiversity
Eels - river and estuary	Landscape and Biodiversity
Kent Orchards Project Development - orchard produce	Landscape and Biodiversity
Interreg - Sevenoaks	Landscape and Biodiversity
Greatness Pond	Landscape and Biodiversity
Darent Valley Heritage Powder Mills	Landscape and Biodiversity - in development
Ecology Park	Landscape and Biodiversity - in development
Froglife Dragonfinder	Landscape and Biodiversity - in development
Sevenoaks DC Major projects development – Green infrastructure	Landscape and Biodiversity - in development
Kent's Heritage Trees - to be reallocated	Community and Education
St John Jerusalem	Community and Education
Fawkham Pond and Steep Hill School (Steve Billing)	Community and Education
Free Trees Scheme	Community and Education
Rectory Meadow	Community and Education
Central Contact for group forums NWK	Community and Education
Otford PC A4A	Education and learning
Healthy Living Allotment - food growing, bee corridors - 'Where we live'	Education and learning - in development
NWK walking festival	Health and access
Greatness Pond	Health and access
Darent Valley Path	Health and access
Promotion of partnerships and marketing Opps.	Health and access - in development
Delivery of marketing	Health and access - in development





## LOCAL DEVELOPMENT FRAMEWORK TIMETABLE

### LDF ADVISORY GROUP - 7 DECEMBER 2011

Report of the: Director of Community and Planning Services

Status: For consideration

Key Decision: No

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#### **Executive Summary:**

The report considers the need to amend the timetable for publishing the Allocations and Development Management Development Plan Document so that it takes full account of the National Planning Policy Framework and enables further consideration to be given to key development sites.

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#### **This report supports all the key aims of the Community Plan**

**Portfolio Holder** Cllr. Mrs. Davison

**Head of Service** Head of Development Services – Mr. Jim Kehoe

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#### **Recommendation :**

that the need to amend the timetable for the Allocations and Development Management DPD be noted.

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**Reason for recommendation:** To help ensure the Development Plan Document is sound.

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#### **Background**

- 1 Following the adoption of the Core Strategy plan preparation has focussed on the Allocations and Development Management Development Plan Document (DPD) which will contain proposals for the development of key sites and detailed policies to control development. Separate consultation has taken place on draft proposals for site allocations and development management policies.
- 2 The current programme for the DPD is aimed at taking the draft document to the Environment Select Committee on 17 January 2012 and then to Cabinet on 9 February 2012 and Full Council on 21 February 2012, leading to formal “publication” in March.
- 3 Work is advanced in revising the earlier consultation documents on site allocations and development management policies and combining them into

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one. The results of the open spaces consultation are also being integrated. The DPD will need to be supported by an updated sustainability appraisal, an equalities impact assessment and a statement of publicity and consultation incorporating formal responses to consultation comments. All this work is being carried out within the team and it is envisaged that the draft documents will be complete in time to meet this timetable.

- 4 Once the publication stage is reached it is difficult to make significant changes to the plan without withdrawing and re-publishing which potentially involves substantial delay. It is therefore extremely important that the plan is a finished document so far as the Council is concerned. In short we need to be satisfied that the publication version is a “sound” plan.
- 5 There are significant external factors that will affect are ability to produce a sound document for approval in February. These fall under two headings:

### Issues with the NPPF.

- 6 Consultation on the National Planning Policy Framework (NPPF) closed in October and the final version is promised by April 2012. The plan must be consistent with the NPPF and, while the draft gives a clear indication of the Government’s intended policy directions, there have been extensive and high-profile calls for change and it is likely that there will be significant changes in the final version compared with the draft. In advance of the final version we can produce a draft publication version that is consistent with the draft NPPF but until we see the final version we cannot be sure that we have a plan that will be consistent with the finalised NPPF. In essence there is a risk attached to progressing to the publication stage in advance of seeing the final NPPF and it is serious because changes to the NPPF that are not reflected in the published plan could render the plan unsound.
- 7 Additionally there are aspects of the draft NPPF to which the Council has objected because of concerns about potential adverse implications for the District (e.g. the ability to maintain the stock of employment land). It would not be appropriate to recommend DPD policies to Members that might have a damaging effect on the District while a possibility remains that they may not be needed if the draft NPPF is amended in response to comments received.

### Issues with Key Sites

- 8 There are unresolved issues with some key development sites identified in the Core Strategy for which the Allocations and Development Management DPD needs to give direction. The two most important sites are:

#### *a) Swanley Town Centre*

- 9 Regeneration of the town centre is a key proposal of the Core Strategy. Discussions have taken place with the owner which should lead to proposals coming forward early next year. These will need to be considered and be subject to wider engagement. At the beginning of the year the position will still be uncertain.

*b) Land West of Blighs Meadow, Sevenoaks*

- 10 This is identified as a key development site in the Core Strategy. The site allocations consultation is based on the Planning Brief proposal for mixed use development including 59 dwellings but a final decision has yet to be made on whether to take forward the Planning Brief proposals.

**Proposed Approach**

- 11 In view of the uncertainties over the NPPF and key sites outlined above it is proposed to delay the publication stage of the DPD until summer 2012. This will enable account to be taken of the final version of the NPPF and give time for firmer proposals to be developed for key sites.
- 12 In the meantime there is scope for bringing forward a draft document in advance of the final version for consideration by Members but on the understanding that some aspects may be unfinished or subject to change. The advantage of this approach is that it will enable Members to consider informally aspects of the final plan, particularly changes in response to representations.
- 13 An amendment to the Local Development Scheme will be required to reflect the change to the formal programme.

**Background Papers:**

Allocations DPD (Options) February 2010

Development Management Draft Policies for Consultation May 2011

**Contact Officer(s):**

Alan Dyer ext. 7440

**Kristen Paterson**

**Community and Planning Services Director**

## Agenda Item 8

Local Development Framework Advisory Group – 7 December 2011

**LOCAL DEVELOPMENT FRAMEWORK – SEVENOAKS RESIDENTIAL CHARACTER AREA ASSESSMENT SPD**

**LDF ADVISORY GROUP - 7 DECEMBER 2011**

Report of the: Director of Community and Planning Services

Status: For consideration

Key Decision: No

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**Executive Summary:**

The draft Residential Character Area Assessment for Sevenoaks has been prepared to identify the distinctive local characteristics of the residential areas in different parts of the Sevenoaks urban area and includes guidance on achieving high quality design that responds to local character, in line with policies in the Council's adopted Core Strategy.

This report seeks approval to go out to public consultation on the draft document. After public consultation, it is proposed that this document is adopted as a Supplementary Planning Document, which will form part of the SDC Local Development Framework. Once adopted, it will be a material consideration in determining planning applications in that part of Sevenoaks to which it applies.

The introductory chapters of the draft Supplementary Planning Document are attached as an Appendix to this report and the full report will be available electronically and in the Members' Room.

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**This report supports the Key aims of:** a green environment and safe and caring communities of the Community Plan

**Portfolio Holder** Cllr. Mrs. Davison

**Head of Service** Head of Development Services – Mr. Jim Kehoe

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**Recommendation:** It be RECOMMENDED that:

- (a) that the draft Sevenoaks Residential Character Area Assessment SPD be agreed for public consultation
  - (b) the Portfolio Holder be authorised to agree minor presentational changes and detailed amendments prior to publication to assist the clarity of the document; and
  - (c) copies be made available for sale at a price to be agreed by the Portfolio Holder.
-

**Reason for recommendation:** To progress the Council's Local Development Framework.

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### Introduction

1. The draft Residential Character Area Assessment for Sevenoaks has been prepared to identify the distinctive local characteristics of the residential areas in different parts of the Sevenoaks urban area and includes guidance on achieving high quality design that responds to local character, in line with policies in the Council's adopted Core Strategy. This report seeks approval to go out to public consultation on the draft document. After public consultation, it is proposed that this document is adopted as a Supplementary Planning Document (SPD), which will form part of the SDC Local Development Framework (LDF). Once adopted, it will be a material consideration in determining planning applications in that part of Sevenoaks to which it applies.
2. The preparation of Residential Character Area Assessments is a commitment in the Council's adopted Core Strategy.

### Area

3. The area covered by this document is the Sevenoaks urban area, which includes the developed area of Sevenoaks town, Riverhead, Dunton Green, Bessels Green and Chipstead (please see Map 1 of the Appendix). The boundary coincides with the inner edge of the Green Belt around the developed area. The SPD does not cover Conservation Areas, for which there are separate Appraisals and Management Plans, or commercial areas.

### Planning Policy Background

4. The Adopted Core Strategy states that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated and that account should be taken of guidance adopted by the Council in the form of local Character Area Assessments. Government guidance advocates that Local Planning Authorities should develop a shared vision with their local communities of the type(s) of residential environments they wish to see and develop design policies that set out the quality of development that will be expected for the local area. The SPD helps identify the local distinctive character and design guidance to assist the Council in making decisions about the appropriateness of development proposals.

### Character Areas Assessments

5. Tony Fullwood Associates have assisted SDC in preparing the Residential Character Area Assessment. An initial appraisal was undertaken of all areas of the town covered by the SPD and it was evident that a number of areas shared similar characteristics. From this assessment it was possible to identify a typology of 15 character areas:

### Local Development Framework Advisory Group – 7 December 2011

2. Victorian/Edwardian, Inter War Linear Development, Inter War Planned Development, Garden City Influenced Planned Development, Formal Semi-detached Layout, Formal Detached, Formal Avenue, Informal Lane, Open Plan, Bungalows, Compact Terraced and Apartments, Compact Townhouses and Apartments, Clustered Cul-de-sac Developments, Mixed Character and Town Centre Fringe Mixed Use Area.
3. The Residential Character Area Assessment for Sevenoaks identifies and defines 166 areas within the town, which fall into these 15 typologies (please see Map 2 of the Appendix). The assessment identifies positive and negative features within the character areas and includes relevant design guidelines for new development. The intention is that this information will be used to guide the nature of future development and will ensure that the residential character of individual areas within the town is retained and protected. The assessment covers residential typology, architecture and design, street layout and plot size, open space and landscaping, and other elements that contribute or detract from the character of the individual residential areas.

### **Community Involvement**

4. Community involvement in the preparation of the SPD has followed the District Council's adopted Statement of Community Involvement (SCI). There has been close stakeholder involvement in preparing the SPD in order to develop a shared vision with the local community of the type(s) of residential environments they wish to see and to develop appropriate design guidance. Local knowledge has been crucial to this process, to help identify important local features and to develop design principles that will guide future residential development.
5. Prior to the drafting of the SPD, several local stakeholder events were held:
  - briefing sessions with local Ward Councillors, local amenity and resident groups, Sevenoaks Town Council, Chipstead Parish Council, Chevening Parish Council, Dunton Green Parish Council, Sevenoaks Conservation Council and Sevenoaks Society.
  - a series of walkabouts were held involving local amenity and resident associations, local Ward Councillors, Town and Parish Councillors and the Planning Portfolio holder to observe and record the key features which made up the character of individual areas.
6. The document will need to be subject to formal public consultation before being adopted as a SPD by the Council. It is proposed to hold a public exhibition and consultation period in January-February 2012. This report seeks approval to undertake formal public consultation on the draft Sevenoaks Residential Character Area Assessment SPD.
7. Following public consultation, the document will be amended to reflect stakeholder comments. The revised document will then be reported to Environment Select Committee and Cabinet to agree the adoption of the document. The Council will publish the final document on our website and in

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document format that will be available in all Council offices and libraries. A summary of all the consultation comments received and the Council's response to these comments will also be available.

### **Other Options Considered and/or Rejected**

8. The options are to agree, vary or reject the document for consultation. It is considered that the document is appropriate to assist in achieving the detailed objectives of the Core Strategy.

### **Key Implications**

#### Financial

9. The cost of producing the Sevenoaks Residential Character Area Assessment SPD is met within the approved LDF budgets.

#### Community Impact and Outcomes

10. The preparation of this document had close regard to the Community Strategy vision. The document as a whole is consistent with the Core Strategy DPD and Community Strategy and contributes either in a leading or supporting role to the implementation of many of the Community Strategy priorities. Overall the document will facilitate the implementation of the Core Strategy, which should lead to a wide range of positive outcomes for the community.

#### Legal, Human Rights etc.

11. The preparation of an LDF is a requirement under planning legislation. The document is a Supplementary Planning Document (SPD), which provides additional guidance in relation to policies contained in Development Plan Documents (DPDs). There are requirements regarding notification of interested parties and the production of a statutory notice at the adoption stage and these procedures will be followed.

#### Resource (non-financial)

12. None

#### Equality Impacts

13. An updated Equality Impact Assessment was carried out for the Core Strategy in accordance with Council policy. The SPD is in conformity with the Core Strategy.



**Conclusions**

14. It is recommended that the draft Sevenoaks Residential Character Area Assessment SPD be published for public consultation.

**Risk Assessment Statement**

15. The SPD must be in accordance with the Core Strategy and other parts of the development plan and national planning guidance. Following formal consultation, in accordance with the Council's Statement of Community Involvement, SDC will seek to adopt the document as an SPD. Independent examination by the Planning Inspectorate is not required as the SPD is not a Development Plan Document.

**Background Papers:** Sevenoaks Residential Character Area Assessment SPD – draft for consultation:

Appendix - Introductory chapters – hard copy

Character area sections and maps – electronic copy

**Contact Officer:** Hannah Gooden ext. 7178

**Kristen Paterson, Community and Planning Services Director**

## Agenda Item 9

Local Development Framework Advisory Group – 7 December 2011

# Supplementary Planning Document: Sevenoaks Residential Character Area Assessment

Consultation Draft December 2011



Local  
Development  
Framework



Tony Fullwood Associates  
Chartered Town Planners



## Agenda Item 9

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### Item No. 9 - Appendix

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<b>O Town Centre Fringe Mixed Use Area</b>	

*Cover photographs: Bradbourne Road (top left); Mount Harry Road (top right); Wickenden Road (middle left); The Crescent (middle right); West Heath Lane (bottom centre); Hoptarden Lane (bottom right)*

### 1 What is the Supplementary Planning Document?

Places continue to adapt and evolve. Necessary development to provide new homes and businesses for Sevenoaks will continue to come forward. The District Council is looking to ensure that future development in Sevenoaks is suited to the local character.

The 'character of an area' is often mentioned in the context of considering development proposals. What is often missing is a clear identification of, and agreement about, the locally distinctive features of an area that give it character that should be given careful regard in considering proposals for development. For this purpose, the Residential Character Areas Assessment Supplementary Planning Document (SPD) sets out to define the character of identifiable local residential areas within the urban area of Sevenoaks excluding the Conservation Areas - for which separate guidance has already been prepared - and non-residential areas (see Map 1). For the purposes of the Local Development Framework, the Sevenoaks urban area is defined as Sevenoaks town, Riverhead, Dunton Green, Bessels Green and Chipstead.

Good design is a key element of sustainable development, so the District Council will promote a high standard of design. A high quality, well designed, development can enhance the sense of place and identity of an area and can bring significant benefits to the local environment and economy.

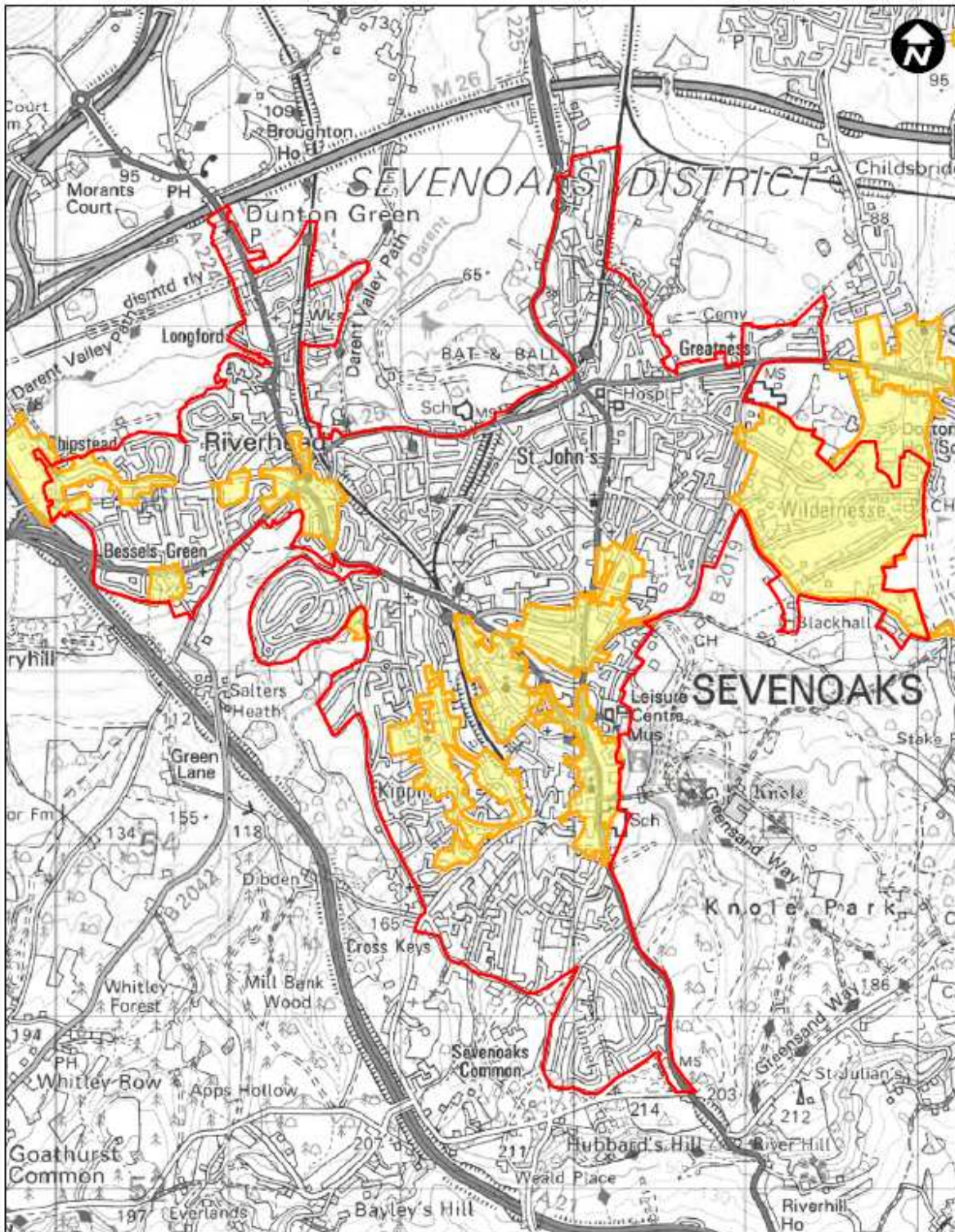
The Adopted Core Strategy states that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated and that account should be taken of guidance adopted by the Council in the form of local Character Area Assessments. . Government guidance (PPS3) advocates that Local Planning Authorities should develop a shared vision with their local communities of the type(s) of residential environments they wish to see and develop design policies that set out the quality of development that will be expected for the local area.

This SPD helps identify the local distinctive character and design guidance to assist the Council in making decisions about the appropriateness of development proposals.

Some minor development is permitted, by Parliament, without the need for a planning application (usually known as "permitted development") and, home owners and developers who are considering such alterations are encouraged to refer to the distinctive characteristics of their area as described in this SPD when considering even minor development. The Council's planning staff will also use the SPD as a basis for giving advice to those who intend to exercise permitted development rights. Although the Council will not be in a position to *require* these good design principles in such cases, it will nevertheless encourage their use where possible.

The SPD will be adopted as part of the LDF. Once adopted, it will be a material consideration in determining planning applications in that part of Sevenoaks to which it applies. Developers and householders should refer to the document in formulating proposals.

The document aims to raise the standard of design of new proposals such that they fit well with the locally distinctive character of an area. Design which is considered to be inappropriate in its context is unlikely to be acceptable and efforts will be made to improve the character and quality of an area through the preparation and consideration of development proposals.



Map 1: Sevenoaks Residential Character Areas Assessment SPD boundary

## 2 Purpose of the Supplementary Planning Document

This SPD aims:

- To supplement adopted design policies for assessing development proposals within an area;
- To identify the locally distinctive features that define the character of those residential areas within Sevenoaks urban area which are not included within the town's Conservation Areas;
- To raise awareness of, and provide guidance on, the appropriateness of the design of development within an area in order to strengthen diversity rather than erode character and local distinctiveness;
- To assist the appraisal of planning and allied applications; and
- To deliver improved designs, in practice, which enhance the character of the area

## 3 Policy Context

The SPD is consistent with national planning policy and is supplementary to the policies set out in the Development Plan Documents (DPDs) contained in the LDF.

### 3.1 National Planning Policies

*The Draft National Planning Policy Framework (July 2011)* states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. The Local Development Framework should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its present defining characteristics.

Planning policies should aim to ensure that developments respond to local character and reflect the identity of local surroundings, while not preventing or discouraging appropriate innovation, and are visually attractive as a result of good architecture and appropriate landscaping. Planning policies should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally.

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*Planning Policy Statement 1 (Delivering Sustainable Development)* states that the Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas. Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole.

Planning authorities should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space.

Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people and take the opportunity to improve the character and quality of an area.

Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally. Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design.

*Planning Policy Statement 3 (Housing)* affirms that good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

The guidance advocates that Local Planning Authorities should develop a shared vision with their local communities of the type(s) of residential environments they wish to see and develop design policies that set out the quality of development that will be expected for the local area, aimed at:

- Creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.
- Promoting designs and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality outcomes.

Good design is fundamental to using land efficiently. Local Planning Authorities should facilitate good design by identifying the distinctive features that define the character of a particular local area.



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Careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric. More intensive development is not always appropriate. However, when well designed and built in the right location, it can enhance the character and quality of an area.

PPS3 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.

### **3.2 Sevenoaks District Core Strategy – February 2011**

One of the prime aims of the Core Strategy is to ensure that new development throughout the District will be of a high quality incorporating designs that respond to the distinctive local character of areas of high environmental quality or make a positive contribution to the environmental enhancement of other areas.

Adopted Core Strategy Policy SP 1 states that

All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of ... local Character Area Assessments...

In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment.

### **3.3 Saved Local Plan Policy - September 2007, the Secretary of State approved the submitted Saved Policies Schedule**

Saved Local Plan policy EN1 sets out a number of criteria which any development proposal should meet in order to make the development compatible with the locality including scale, height, site coverage, materials and landscaping. The layout of the proposed development should respect the topography of the site and retain important features including trees, hedgerows and shrubs. New landscaping and boundary treatment will be required in appropriate cases. The proposed development should not result in the loss of important buildings or related spaces.

### **3.4 Residential Extensions Supplementary Planning Document – May 2009**

This supplementary planning document (SPD) is part of Sevenoaks District Council's Local Development Framework. Extensions are a common form of development in the District and therefore have an important influence on shaping the local environment. The SPD is intended for applicants, agents, planning officers and local residents to assist with improving the quality of development and address the issues of design, amenity and other important considerations. This SPD indicates the general parameters and the criteria by which planning applications for home extensions will be judged, although the principles contained in this guidance promote

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good practice and should be relevant whether planning permission is required or not. It is intended to create a high-quality, sustainable built environment in line with the Council's aspirations for its present and future residents.

### 3.5 Development Management Draft Policies – May 2011

Draft Policy SC2 – Design principles states

To ensure that new development is designed to a high quality and responds to the distinctive local character of the area in which it is situated, proposals will be subject to the following design criteria:

- a) The form of the proposed development should respond to the scale, height, materials and site coverage of the locality
- b) The layout of the proposed development should respect the topography of the site, retain important...trees, hedges and shrubs...

## 4 Methodology

Planning Policy Statement 1 (Delivering Sustainable Development) advises local authorities to prepare robust policies on design. These should be based on an understanding and evaluation of the present defining characteristics of an area and that is the purpose and function of this SPD.

The evaluation of the Sevenoaks urban area has involved an assessment of the character of the development of the area through the review of historic maps; comprehensive site surveys using the approach and characteristics advocated in By Design – Urban design in the planning system: towards better practice (DETR, 2000).

An initial appraisal was undertaken of all areas of the town covered by this SPD and it was evident that a number of areas shared similar characteristics. From this assessment it was possible to identify a typology of character areas such as Victorian/ Edwardian areas; Inter War Planned Development; Garden City Influenced Planned Development; Informal Lanes; Open Plan Housing and Clustered Cul-de-sac Development.

Where an area grew up sporadically over time through piecemeal development and redevelopment, this has led to mixed house types and layouts. These areas have been classified as Mixed Character Areas.

Although not necessarily physically adjoining each other, each character area typology generally grew up over the same period (with the exception of Mixed Character Areas) using layouts, designs and materials which were based on the technology, legislation and planning

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and design philosophies of that time. Thus these character area typologies shared common generic characteristics which were recorded using the following matrices:

- Locally Distinctive Contextual Features (including the age, type and height of buildings, the main uses, the predominant building materials and boundary treatments, and the types of open space and vegetation).
- Locally Distinctive Positive Features
- Negative Features

Street by street surveys were then undertaken of each of the separate areas which made up the broad character area typologies. These surveys identified features which were specific to each area such as landscape and townscape features, landmarks, views and detracting features. Locally Distinctive Positive and Negative Features were recorded for each area as text and on a Townscape Analysis Map.

Identifying the generic and area-specific Locally Distinctive Contextual and Positive Features should assist in interpreting Core Strategy Policy SP1 and Development Management Draft Policy SC2 which seek designs which fit well with the local context and protect and conserve the character and local distinctiveness of an area. By identifying the Locally Distinctive Negative Features, the SPD also indicates features which could, through the application of Policy SQ1, be enhanced particularly through development opportunities.

Representative groups and elected Members of the Borough Council assisted at each of these stages – see Community Involvement below.

## 5 Community Involvement

Community involvement in the preparation of the SPD has followed the District Council's adopted Statement of Community Involvement (SCI). There has been close stakeholder involvement in preparing this SPD in order to develop a shared vision with the local community of the type(s) of residential environments they wish to see and to develop appropriate design guidance.

Prior to the drafting of the SPD, several local stakeholder events were held.

Firstly, a briefing session was held involving District Council officers, local amenity and resident groups<sup>1</sup>, local Ward Councillors, Sevenoaks Town Council, Chipstead Parish Council, Chevening Parish Council, Dunton Green Parish Council, Sevenoaks Conservation Council and Sevenoaks Society followed by a discussion on draft character area typologies and character area boundaries.

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<sup>1</sup> Appendix 2

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Secondly, a series of walkabouts were held involving District Council officers, local amenity and resident associations, local Ward Councillors, Town and Parish Councillors and the Planning Portfolio holder and appropriate groups visited each sub-area to observe and record the key features which made up the character of the area.

Ward Councillors have been kept informed from the inception of the SPD and have participated in the process of assisting with the preparation of the consultation document.

The Planning Consultants preparing the SPD and the District Council would like to thank the individuals and organisations who have contributed to the process to date.

Formal consultation under Regulation 17 on the Sevenoaks Residential Character Areas Assessment SPD will commence on XXXXX and will close at 4.30pm on XXXXX.

A staffed exhibition explaining the consultation document is to be held at XXXXX on Saturday XXXXX.

Copies of the SPD will also be made available for comment at the District Council offices, local libraries and on the website.

Statutory consultees as well as the existing network of resident, community and specialist interest groups will be consulted.

The SPD will be publicised in the local press and on the Council's website and there will be a formal Public Notice under Regulation 17.

The Council recognises that it is important to report back to the community and other stakeholders the response to their comments. The Council will publish the feedback to all consultation on its website and in document format that will be available in all Council offices and libraries. Respondents to the consultation exercise will be notified when the SPD is adopted.

## **6 Origins and Development of Sevenoaks, Riverhead, Dunton Green, Bessels Green and Chipstead**

Environments grow in response to local circumstances and it is therefore important to understand the principal influences which created the distinctive character areas of Sevenoaks, Riverhead, Dunton Green, Bessels Green and Chipstead.

It is believed that the original settlement of Sevenoaks was formed when early inhabitants progressively cleared glades in the thickly wooded countryside to make swine pastures which later developed into the Wealden villages. It is not mentioned in the Domesday Book, but formed part of Otford Manor which also included Shoreham, Halstead, Chevening, Woodlands, Sevenoaks Weald and Penshurst with a total recorded population of about 600. Sevenoaks at this time consisted of a small cluster of houses around the sub-manor of Knole. The first church was constructed in Sevenoaks in the 11th century at the site of the present St Nicholas' Church.

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Sevenoaks began to grow partly because of the success of the submanors at Kippington, Blackhall, Brittain's and Knole, whose names were all first recorded in the medieval period and partly because of the thriving market which was founded in 1207.

Flemish weavers settled in the area in the 14th Century and weaving flourished for around 300 years. Other immigrants followed in Tudor times, engaged in papermaking, market gardening, hop growing and coal extraction. Iron smelting followed in the 17th Century.

By 1687 the structure of the High Street and market place was well established. Around this central area, the land was owned by the estates of Knole, Kippington, Bradbourne, Montreal, Greatness, Wildernesse, Beechmont and Sevenoaks Park. The great scale of Knole reflected its role in the County as the home of the Archbishops of Canterbury from the 15th century until it was bought from Archbishop Cranmer by King Henry VIII. The Bosville family came to Bradbourne in 1555. Thomas Farnaby bought Kippington in 1630. In the late 18th century and early 19th centuries a number of these estates enclosed common land to increase their extent and influence. For example the Polhill family transformed the Chipstead to Riverhead road into a private drive and the Wildernesse estate enclosed Stiddolphs Heath (now Hillingdon Avenue).

Prior to the arrival of the railways, employment in the town was based on running the estates and a variety of local industries including silk weaving, corn milling, papermaking, brickfields and whitening quarries.

The town began to expand northwards in the Victorian period. The first major housing development was a working class area at Hartslands in the 1840s. However with the arrival of the railway and Bat and Ball Station which was opened in 1862 and Tubs Hill Station in 1868, Sevenoaks began to form a base for commuting to London and areas of villas grew up. In 1873, the settlement reached to just south of Oak Lane and northwards along the High Street to Seal Hollow Road and up the London Road to Tubs Hill. The St Johns area was separated from the main built up area by the Vine Court Estate. However by 1898, development extended to the Tub's Hill station and westwards around Granville, Eardley and Argyle Roads. To the east the Vine Court Estate was laid out for housing connecting St John's with the main settlement. Vine Court Road and Avenue Road were laid out in 1885. The lands between these two were filled in between 1890 and 1914. The area around Hitchen Hatch Lane began to be developed as villas set within large plots.

The decimation of population from the Great War meant that many large houses in Sevenoaks were no longer viable. They were sold off for redevelopment in smaller parcels or were demolished, in either case to make way for the increasing commuter population. After the Wildernesse estate was sold in 1924 a series of large homes were erected to the individual designs of H.M. Baillie Scott and other respected Arts and Crafts Architects, creating in effect a leafy suburb on the north eastern edge of Sevenoaks, which is today a Conservation Area.

Chipstead Place was demolished in 1932 and building plots were put up for sale in 1934 along Packhorse Road, Westerham Road and Holmdean Road. Land along Chipstead Lane, formerly comprising quarries, sandpits and the kitchen gardens of Chipstead Place were developed as loops and cul-de-sacs of detached housing in the 1960s and 1970s. As a result of these developments, Sevenoaks expanded westwards to form a continuous built up area with the villages of Bessels Green and Chipstead.

The Montreal Estate, which had expanded to include the Kippington Estate in 1863 was sold off in the 1920s and in 1936 was split up. Development was halted by the Second World War, so building began in the 1950s creating the extensive Montreal Park and surrounding areas.

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The Bradbourne Estate was situated between the two branches of the railway line south of the A25. The 18th century Bradbourne Hall was demolished in 1937 and a grid of roads was laid out which combined with ribbon development along the A25 created a continuous built up area between Riverhead and Bat and Ball.

Some areas were developed as planned estates as in Montreal Park. However in other areas, such as Kippington and Oakhill Roads, individual plots were sold for development often with covenants specifying the minimum value of the house and set back from the road. The White Hart estates for example required low walls and hedges. Such covenants contributed to the spacious character of the inter-war and early post-war expansion of the town. Some later developments in the 1960s and 1970s required an unenclosed layout, creating areas with a distinctive open plan identity which include Beaconsfield, Brittain's Lane and Chesterfield Drive.

During the 1930s Sevenoaks also expanded northwards with ribbon development and planned estates extending up the London Road connecting Riverhead and Dunton Green and up the Otford Road. To the east of the Otford Road, the Greatness Estate was donated to the Town Council by Lord Greatness in the 1920s and was subsequently developed, mainly for public housing, forming a northward extension of the town. Other areas of public housing were developed in the 1930s in the Hillingdon area and in the 1950s and 1960s in the Kippington, Bradbourne and Solefields areas. The early public developments were often laid out with reference to the Garden City movement with semi-detached properties set in individual gardens facing onto green open spaces and footpaths. Later developments were more compact.

Since 1960, the rapid expansion of the town ceased with the introduction of the Green Belt and the Area of Outstanding Natural Beauty. Most development since that time has been within the urban boundary on infill plots or through the redevelopment of earlier properties at higher densities. Sevenoaks has few of the extensive 1960s and 1970s housing developments found on the edges of many Kent towns.

Sevenoaks today has retained the character of a country market town. The growth and evolution of the town has been complicated and piecemeal resulting in a complex pattern of development reflected in the large number of character areas identified in this document. Within the wider built up area, the historic village centres have maintained their identity with the centres of Riverhead, Dunton Green, Bessels Green and Chipstead protected by Conservation Areas.

## 7 How to use the Document and Key

The next sections of the SPD divide the Sevenoaks urban area into separate residential character areas based on the methodology and community involvement set out above.

Each separate character area is named and numbered on Map 2 below. If you are interested in a particular area, locate it on Map 2 and turn to the section on that character area. The relevant page can be found by reference to the Contents page.

For each of the individual areas there is an assessment of the locally distinctive contextual features such as age, height and types of buildings; main uses; prominent building materials and boundary treatments and open spaces. Locally distinctive positive features and negative features are also recorded. Key characteristics of each Character Area are illustrated on a

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



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Townscape Map and the key is set out below. Annotated photographs are also included to depict part of the character of the area.

In setting out the important features and overall character of identifiable residential areas of Sevenoaks, a local context is provided for the preparation and consideration of development proposals. This forms a canvas within which proposals for development should be conceived and determined. Design Guidance based on the identified locally distinctive features is included for each Character Area. This along with other relevant planning policy documents and guidance will form the basis for decision making on development proposals.















Whilst the principal characteristics for all areas have been summarised, it has not been possible to illustrate each individual feature and consequently the absence of a feature from this document does not necessarily mean that it is unimportant to the character of the local area.

**Legend**

-  Views
-  Visual Intrusion
-  Important Boundary
-  Landmark
-  Important Tree
-  Townscape Feature
-  Listed Buildings
-  Important Tree And Hedge Belts
-  Node
-  Open Space
-  Areas\_not\_covered\_by\_SPD

**Character Areas in Sevenoaks Urban Confine July 2011**

**CharGen**

-  A - Victorian / Edwardian
-  B - Inter War Linear Development
-  C - Inter War Planned Development
-  D - Garden City Influenced Planned Development
-  E - Formal Semi-detached Layout
-  F - Formal Detached
-  G - Formal Avenue
-  H - Informal Lane
-  I - Open Plan
-  J - Bungalows
-  K - Compact Terraced
-  L - Compact Townhouses and Apartments
-  M - Clustered Cul-de-sac Developments
-  N - Mixed Character
-  O - Mixed Use / Town Fringe
-  New\_Conservation\_Areas\_GMS\_Constraints



## **8 List of Character Areas**

### **A Victorian/ Edwardian**

- A01 Buckhurst Avenue
- A02 St. Botolph's Avenue
- A03 Dartford Road/ Hitchen Hatch Lane
- A04 Bosville Road
- A05 St John's Road Area
- A06 Bayham Road Area
- A07 Seal Road/ Chatham Hill Road
- A08 Seal Road/ Greatness Road
- A09 London Road/ Milton Road Area
- A10 Otford Road/ Crampton's Road
- A11 London Road/ Donnington Road
- A12 Holyoake Terrace
- A13 Victoria Road Area
- A14 Westerham Road (east)

### **B Inter War Linear Development**

- B01 Hillingdon Avenue (east)
- B02 Bradbourne Road
- B03 Quaker's Hall Lane
- B04 Seal Road
- B05 Weald Road
- B06 Bullfinch Lane
- B07 Bayham Road
- B08 Ashgrove Road
- B09 Hospital Road

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### **C Inter War Planned Development**

C01 Lambarde Road

C02 Bosville Drive

C03 Hamlin Road

C04 Hillside Road

C05 Vine Court Road

C06 Pinewood Avenue

C07 Lennard Road

C08 Wickenden Road

C09 Knole Way

C10 Larkfield Road

C11 Orchard Road

C12 Greatness Lane

### **D Garden City Influenced Planned Development**

D01 Grange Road

D02 Solefields Road

D03 Lusted Road

D04 Crescent Cottages

D05 Orchard Close

D06 The Crescent

D07 Hillingdon Rise

D08 Bradbourne Vale Road

### **E Formal Semi-detached Layout**

E01 Darent Close

E02 The Paddocks E03 Betenson Avenue

E04 Uplands Close

E05 Church Fields

**F Formal Detached**

F01 Burntwood Road

F02 Grassy Lane (east side)

F03 Wildernesse Mount Area

F04 Mount Harry Road Area

F05 Vine Avenue/ Ashley Road Area

F06 Downsview Road

F07 Montreal Park

F08 Knole Road

F09 Vine Court Road

F10 St Mary's Drive

F11 Solefield Road Area

F12 Scotts Way

F13 Warren Court

F14 Woodfields

F15 Redlands/ Brittain's Lane

F16 Barnfield Road

F17 Crownfields

**G Formal Avenue**

G01 White Hart Area

G02 St Botolph's Road

G03 West Heath Lane

**H Informal Lane**

H01 Hopparden Lane

H02 Linden Chase and Woodside Road

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H03 Seal Hollow Road Area

H04 Hitchen Hatch lane

H05 Kippington Road Area

H06 Rectory Lane

H07 Montreal Road

H08 Packhorse Road

H09 Knole Estate Road

H10 Tonbridge Road

H11 Seal Hollow Road (near Bayham Road)

H12 Ash Platt Road

H13 Seal Hollow Road (near Park Lane)

H14 Oak Avenue Area

H15 Seal Hollow Road (near Wildernesse Avenue)

H16 Cold Arbour Road

H17 Off Chipstead Lane

### **I Open Plan**

I01 Nursery Place

I02 Plymouth Park

I03 Soleoak Drive

I04 Highlands

I05 The Dene

I06 Filmer Lane

I07 Quaker Close

I08 Garvock Drive

I09 Beaconfields

I10 Whitefriars

I11 The Middlings

I12 Serpentine Court

I13 Rosefield

I14 Pineneedle Lane

I15 Lyle Park

I16 Serpentine Road

I17 Rookdean

I18 Chipstead Park

I19 Chesterfield Drive

I20 Springshaw Close

I21 Watercress Drive

I22 Pontoise Close

I23 Lake View Road

I24 Courtwood Drive Area

**J Bungalows**

J01 Homefield Road

J02 Sandilands

J03 Off Chipstead High Street

J04 The Patch

J05 Mount Close

J06 Hillingdon Avenue (west)

**K Compact Terraced and Apartments**

K01 Bessels Way

K02 Kennedy Gardens

K03 Julians Close

K04 Berwick Close

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K05 Glyn Davies Close

K06 Cross Keys Close

K07 Silk Mills Close

K08 Elmstead Close

K09 Chatham Hill Road

K10 Longmeadow

K11 Kirk Court

K12 Crampton Road

K13 Hillingdon Avenue

K14 Queens Drive

K15 Farm Road

K16 Denes Field Court

K17 Akehurst Lane

K18 Morel Court

#### **L Compact Townhouses and Apartments**

L01 Valley Drive

L02 Mill Pond Close

L03 The Sidings

L04 Knotts Place

L05 The Acorns

L06 Meadow Close

#### **M Clustered Cul-de-sac Developments**

M01 Mill Road

M02 Pinehurst

M03 Martin's Shaw

M04 Lansdowne Road

M05 Hitchen Hatch Place

M06 The Thicketts

M07 Fiennes Way

M08 Hollybush Close

M09 Birch Close

M10 Winchester Grove and Oakwood Drive

M11 White Lodge Close

**N Mixed Character**

N01 St John's Hill

N02 Seal Hollow Road (near Bayham Road)

N03 London Road

N04 Bradbourne Vale Road and Heathfield Road

N05 London Road Barretts Road Area

N06 London Road Vicarage Lane

N07 London Road Kingswood Road Area

N08 St James and St Georges Area

N09 Mill Lane/ Seal Road

N10 Bullfinch Close Area

N11 Baden Powell Road

N12 Bradbourne Park Road

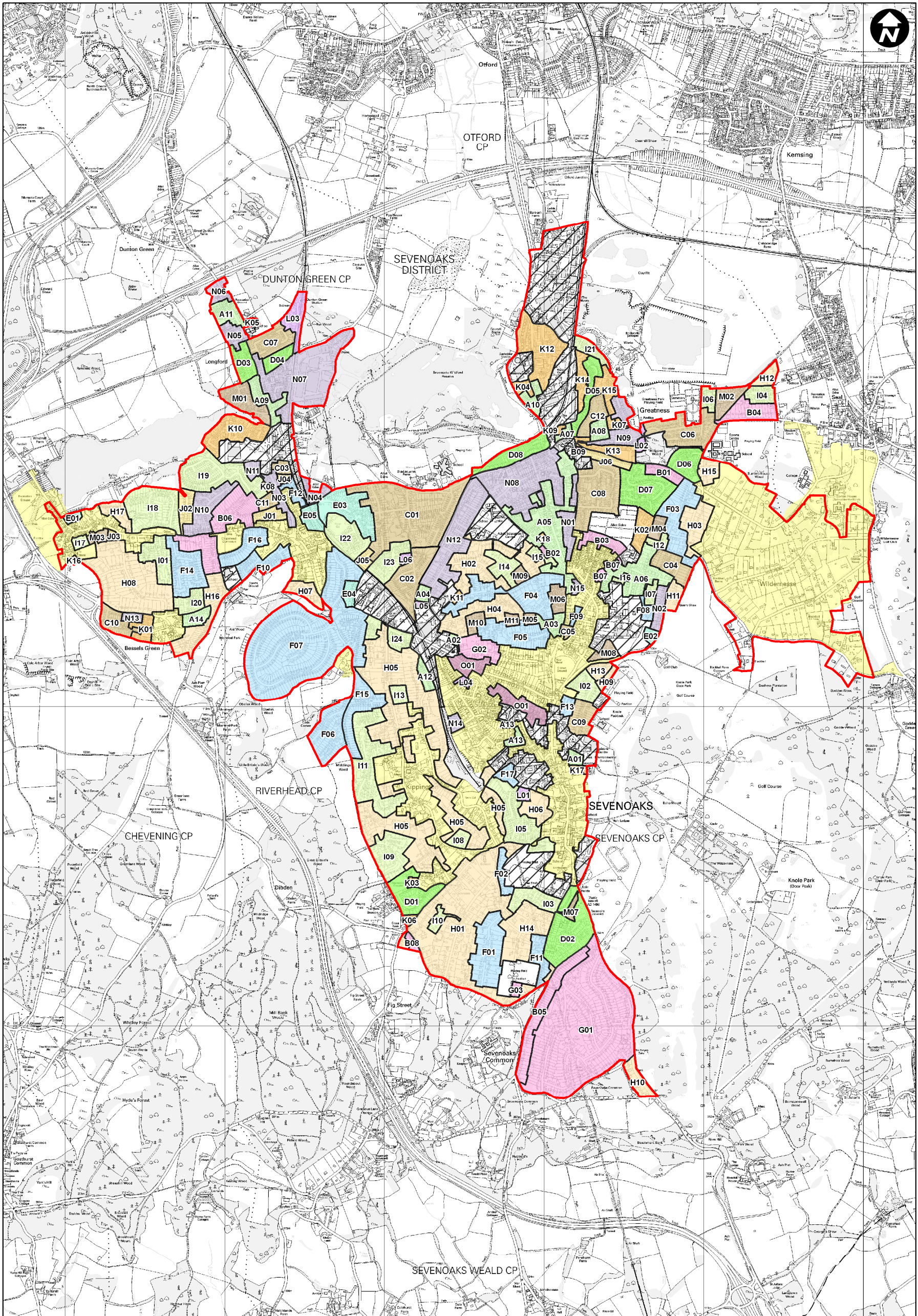
N13 Westerham Road (west)

N14 Clarendon Road

N15 Hollybush Lane

**O Town Centre Fringe Mixed Use Area**

O01 Tubbs Hill/ London Road/ Pembroke Road



Map 2: Sevenoaks Residential Character Areas