

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP

31 January 2013 at 5.30 pm
Conference Room, Argyle Road, Sevenoaks

AGENDA

Membership:

Chairman: Cllr. Mrs. Davison

Cllrs. Bosley, Mrs. Cook, Davison, Mrs. Dawson, Fittock and Walshe

	<u>Pages</u>	<u>Contact</u>
Apologies for Absence		
1. Welcome		
2. Minutes Minutes of the meeting of the Group held on 9 October 2012	(Pages 1 - 6)	
3. Declarations of Interest Any interests not already registered		
4. Matters Arising including actions from last meeting	(Pages 7 - 8)	
5. Allocations and Development Management Plan	(Pages 9 - 22)	Alan Dyer Tel: 01732 227196
6. Community Infrastructure Levy Charging Schedule	(Pages 23-102)	Alan Dyer Tel: 01732 227196
7. Local Development Framework - Annual Monitoring Report - Update	(Pages 103 - 180)	Helen French Tel: 01732 227357
8. Any other business		
9. Date of next meeting 5 March 2013		

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 Local Councils (KALC) with a preference for the Chairman of the KALC (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

Minutes of the meeting held on 9 October 2012 commencing at 5.30 pm

Present: Cllr. Mrs. Davison (Chairman)

Cllrs. Mrs. Cook, Davison, Fittock, Walshe and Mr. Czarnowski

Apologies for absence were received from Cllrs. Bosley and Parry

Cllrs. Brookbank, Clark, Edwards-Winser and Pett were also present.

10. Welcome

The Chairman welcomed everyone to the meeting.

11. Minutes

Resolved: That the minutes of the meeting of the Local Development Framework Advisory Group held on 7 June 2012 be approved and signed by the Chairman as a correct record.

12. Declarations of Interest

No declarations of interest were made.

13. Matters Arising including actions from last meeting

The completed actions were noted.

14. Allocations and Development Management Plan

The Group Manager – Planning explained that responses had been received to the supplementary site allocations consultations since the Group had last considered the document.

It was emphasised that local plans needed to be consistent with national policies in order to be found sound. Model wording had been inserted into Policy SC1 of the Development Management Policies to include a presumption in favour of sustainable development consistent with the National Planning Policy Framework (NPPF). Officers had also prepared a Green Belt Supplementary Planning Document (SPD) to provide further interpretation of the Green Belt policies found in the Allocations and Development Management Plan. The Green Belt SPD provided for a local interpretation of the NPPF Policy which allowed the infilling of villages provided that it did not have an adverse effect on the openness of the Green Belt.

The total figure for housing supply in the period 2006 to 2026 was placed at 3,648. This was higher than the minimum figure required in the Core Strategy of 3,300 but some flexibility was necessary to show the plan would be sound. The proposed housing

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allocations in Policy H1 were at 674, higher than the figure of 561 in the 2010 consultation.

The Group considered those sites on which supplementary consultations had taken place.

Bovis Manor House, New Ash Green

A local District Councillor, who was not on the Group, stressed that the local Members believed the site's omission from the 2007 employment land review was a mistake. Manor House was the single largest employment site in the parish, there was a shortage of jobs in the area and the transport links made travel to other areas difficult. Although the site could have a residential use it would be better for employment. Another local ward Member added that loss of the site would stop New Ash Green remaining a sustainable development in its own right.

The Group Manager – Planning explained that mixed-usage posed problems because of the limited size of the site.

Some Members of the Group voiced concern at the loss of an employment site. A Member suggested that although other sites may be more sustainable this site was well placed and could be used in the future.

The Group recommended that the site should be left as non-allocated land and would allow any applications for the site to be considered on their merits.

GSK, Powder Mills, Leigh

The local Member thanked the Planning Policy Manager and Planning Officer who explored the site and talked to the parish council working group. She hoped some business would be retained on the site and supported readvertising for that purpose. It was felt 75 dwellings was still too many for the site, though that figure was lower than an earlier proposal, as the local area was isolated, had few facilities, had dangerous roads and the local schools were full. Further, the usual density for residential properties in a hamlet was 15 per hectare but the proposal amounted to 25 dwellings per hectare. She proposed a maximum of 60 dwellings which would equate to approximately 20 per hectare.

The Group Manager – Planning reminded Councillors that the policy allowed for replacement buildings on the site so long as they would not have a greater impact on the area. He thought the appropriate size of the buffer to be placed between the employment and residential land may need further consideration. This may lead to a limited reduction in the number of units.

In light of these comments the Group recommended that Officers should review the approximate number of residential units on the Powder Mills site.

Warren Court Farm, Halstead

Officers confirmed a new plan would be produced to clarify a small adjustment to the Green Belt boundary.

Broom Hill, Swanley

A resident from near to the site thanked Councillors for not continuing with the residential elements of the allocation and proposed that the western part of the site be redesignated as Green Belt land. Another local resident requested the land be designated for high-tech jobs rather than warehouses, which would be unsuitable in the area due to their noise. The Group Manager – Planning reminded the meeting that government guidance was for flexible and market-driven uses of employment land and that policies should not place too many restrictions on the type of activity to take place on employment land. Noise and traffic would be considered in any planning application made.

Officers considered that the open field area played a significant planning role in creating a visual break in the development and a buffer between the existing residential and proposed employment spaces.

United House, Swanley

A local Member, who was not on the Group, stated that it was again important to retain employment in the area and believed it would not be adequately replaced elsewhere. Any residential allocation could also impinge upon the adjacent Swantex site as residents would be concerned by the noise of the factory. This had long been a source of employment and apprenticeships for local workers.

A Member of the Group, who also sat on the Town Council, stated that the Town Council was concerned by the proposals which reflected a further increase of residential accommodation in Swanley without due consideration of the impact on schools, pollution and traffic.

Officers advised that although Members were concerned at the number of residential units allocated for Swanley, the Core Strategy had proposed that 18% of the District's new housing should be in Swanley as it was the second largest town in the District. There would no longer be housing units arising from a redevelopment of the town centre and there had been relatively few completions recently in Swanley. Any further reductions in the housing allocation would make the Council's allocation more marginal towards the overall target set in the Core Strategy. The original proposal of 116 units for the site would be difficult to defend.

Officers advised that the density of the proposal was for 75 dwellings per hectare whereas the original proposal had been for 50 per hectare. Officers had considered that the access to the site was too limited for the site to be mixed use but a well-designed residential application could allow parking and landscaping to act as a buffer between the adjacent employment site and the proposed residential element.

It was agreed that Officers would review the proposals and carry out further discussions with Swanley Town Council.

Fort Halstead

The meeting was advised the owners of the site were promoting its redevelopment. The Core Strategy had identified the site for employment and policy EMP3 was being brought forward and would provide criteria for future proposals to be judged against. Any application for residential use would need to show the residential element was necessary for the viability of the development and was in scale with the Green Belt and Area of Outstanding Natural Beauty.

Resolved: That the revised Allocations and Development Management Plan, as amended, be noted and supported and that the amended Plan be recommended to Cabinet and Full Council for pre-submission publication.

15. Gypsy and Traveller DPD Update

The National Planning Policy for Traveller Sites stated that local authorities should provide adequate sites to meet local needs. If there were insufficient provision the Council would be susceptible to challenge should it refuse a particular application. The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment carried out in March 2012 found a need to allocate 40 pitches in the District between 2012 and 2016 and an indicative need of a further 32 pitches from 2017 to 2026.

The report advised how this need could be met, without considering specific sites. The Group Manager planning advised that further work was being carried out to review the scope for making provision on non-Green Belt land. To give an indication to the Group, a total of 41 permanent sites by 2016 could be provided by converting temporary sites to permanent, converting unauthorised sites or sites with lapsed permission to permanent and by adopting those sites promoted by Gypsy site owners and occupiers. However, these were not proposals by the Council.

Noting that existing provision was spread unevenly across the District, Members would need to consider whether future provision should follow past provision or whether it should be found in new sites. Within the District most permanent authorised sites were in Ash, followed by Swanley and then Edenbridge. Provision and future requirements were higher in the District than most places in the County except for Maidstone and Swale. Any provision for transit camps would probably need to be considered County-wide.

The Council would also need to consider whether need would be met by private pitches or public ones. Members noted that private pitches would could allow sites to follow demand but further public sites may be required as existing ones were full and had waiting lists.

Officers had assumed a nil net movement between mobile and bricks-and-mortar accommodation.

Resolved: That the report be noted.

16. Local Development Framework - Annual Monitoring Report

The Annual Monitoring Report covered the year ending 31 March 2012 but was incomplete as Officers were still awaiting further information from outside agencies. This interim Report was being considered by the Advisory Group before the full Report was submitted to Cabinet in November 2012.

174 net housing units had been completed within the year 2011/12 which was above the target figure of 165. This meant 1,360 units had been completed since 2006 and the Council was still in a position to meet the Core Strategy housing target.

The NPPF required the Council to have a 5 year supply of deliverable housing sites together with a 5% buffer, which would equate to 867 dwellings for the District in the period 2012/13 to 2016/17. The Council had identified 1522 units, which exceeded the target by 655 units.

Average housing density continued to be above the target of 40 dwellings per hectare.

Employment floorspace across the District had increased and this mostly resulted from a conversion in the Swanley area of a farm to mixed B use. The increase of retail floorspace in the main settlements had remained on target.

Officers had tracked the number of empty retail units in the main centres of the District. 5% of the units in Sevenoaks were vacant from a total of 335, with 5% from 107 units in Swanley and 7% from 140 units in Edenbridge. The national average figure for empty retail units was closer to 10%. Some Members were concerned that a number of shops were about to close in Sevenoaks town centre and another Member suggested the Council should be ready to consider pop-up units if the trend continues. Members were pleased there were fewer empty units than in retail centres in neighbouring districts.

Action: The updated version of the Local Development Framework Annual Monitoring Report to be reported to the December meeting of the LDF Advisory Group for information.

17. Any other business

There was no other business.

18. Date of next meeting 5 December 2012

The proposed date of the next meeting of the Advisory Group was noted.

THE MEETING WAS CONCLUDED AT 7.42 PM

CHAIRMAN

ACTION SHEET - Actions from the previous meeting

ACTIONS FROM 09.10.12			
Action	Description	Status and last updated	Contact Officer
ACTION 1	The updated version of the Local Development Framework Annual Monitoring Report to be reported to the December meeting of the LDF Advisory Group for information.	Item added to agenda of meeting on 31 January 2013	Helen French Ext. 7357

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ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN DRAFT FOR SUBMISSION

LDF Advisory Group – 31 January 2013

Report of the: Deputy Chief Executive and Director of Community and Planning Services

Status: For consideration

Also considered by: Cabinet – 7 February 2013
Council – 19 February 2013

Key Decision: No

Executive Summary:

This report brings forward the Allocations and Development Management Plan (ADMP) Pre-Submission document for consideration prior to public consultation and submission to an independent Inspector. A Pre-Submission version of the ADMP was previously considered by the LDF Advisory Group in October 2012. This required further work to resolve a number of site issues.

In addition, the ADMP is a composite of five separate draft allocation and development management consultation plans. The comments received from five consultation exercises, together with the Council's response, are reported. The Plan has been restructured to bring these draft plans together in a logical order, with consistent wording. The Plan has also been revised to ensure it is consistent with the principles and policies set out in the Government's new National Planning Policy Framework (NPPF, March 2012).

The version that is now reported is the document which the Council would wish to see submitted for independent examination. A formal decision to publish this pre submission version of the ADMP will be made through Cabinet and Full Council.

All the appendices are available electronically and paper copies can be provided to Members on request.

This report supports all the key aims of the Community Plan

Portfolio Holder Cllr. Mrs Davison

Head of Service Group Manager Planning – Alan Dyer

Recommendation That the revised Allocations and Development Management Plan be noted and supported and that the Plan be recommended to Cabinet and Full Council for pre-submission publication.

Reason for recommendation: To progress the publication and adoption of the Allocations

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and Development Management Plan.

Background

- 1 The Allocations and Development Management Plan (ADMP) contains proposals for the development of key sites and detailed development management policies which, in combination with Core Strategy policies, will provide the framework against which future development proposals will be assessed and determined. The ADMP is required to be consistent with the adopted Core Strategy and the National Planning Policy Framework (NPPF), be positively prepared, justified as the most appropriate strategy and deliverable over the plan period. Once the ADMP is adopted as a Development Plan Document (DPD), together with the Core Strategy, it will replace all of the remaining saved policies of the Sevenoaks District Local Plan. The draft document can be taken into account in determining planning applications, but is only afforded limited weight at this stage until it has been externally examined and adopted. The document is included at **Appendix 1** and the related site allocations in **Appendices 2 – 7**. All the appendices are available electronically and paper copies can be provided to Members on request.
- 2 Several consultation rounds have taken place on draft proposals for site allocations, development management policies and open space allocations:
 - January - March 2010 – Allocations (Options) consultation
 - May – August 2011 – Development Management Policies consultation
 - September – November 2011 – Open Space Allocations consultation
 - March – May 2012 – Supplementary Site Allocations consultation (10 sites)
 - June – August 2012 – Supplementary consultation on Broom Hill, Swanley
- 3 The comments received from these consultation exercises, together with the Council’s response, are summarised in **Appendix 9**.
- 4 The proposed timetable for adoption of the ADMP is set out below.

Date	Stage
Winter 2013 LDFAG (31 January) Cabinet (7 February) Full Council (19 February)	Committee / Cabinet/ Council sign-off of pre-submission plan
Spring 2013	Pre-submission publication consultation

Summer 2013	Submission
Autumn 2013	Independent Hearing - 'Examination'
Winter 2013	Inspectors Report
Early 2014	Adoption

Discussion at Environment Select Committee (4 September) and LDF Advisory Group (9 October)

- 5 The ADMP was considered by Environment Select Committee (ESC) on 4 September. The discussion focused on two sites in Swanley – Broom Hill and United House. The discussion on Broom Hill related to the proposal to remove residential development from the site allocation and the discussion on United House related to the proposal to allocate the site for residential rather than mixed-use.
- 6 The LDF Advisory Group also considered the ADMP on 9 October and following discussion about a number of issues and sites the Group supported the document in the knowledge that discussions continued with local stakeholders/site promoters on site allocations in order to progress the plan to pre-submission publication. The agreed actions have been incorporated into the document and a number of site proposals amended following stakeholder discussions as set out below.
- 7 The ADMP document has been modified since its consideration by ESC and the LDF Advisory Group and the principal amendments are set out in this report.

Allocations and Development Management Plan – Update

Allocations

- 8 Since consideration by the Environment Select Committee and LDF Advisory Group, further research and policy development has been undertaken on a number of sites. Specifically, in order to inform the further assessment of four sites, consultants were appointed to consider the prospects for retaining business uses on the sites. Their report is included as a background document to this report.
- 9 The following sites have also been updated since the draft was last considered by LDF Advisory Group in October 2012, where the Council has worked with site promoters and local stakeholders to finalise the allocations:

Housing Allocations

United House, Swanley

- 10 On the basis of the consultants report, the United House site has been deleted as a housing allocation and is instead allocated for mixed use development (see below).

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Manor House, New Ash Green

- 11 Consultants have recommended that part of the site could have potential for office use, but that the remainder of the site could be released from business use and developed for housing. These detailed considerations can be assessed as part of the Neighbourhood Plan for Ash-cum-Ridley Parish. On the recommendation of the LDF Advisory Group, the site is left as non-allocated land which will allow consideration through a Neighbourhood Plan or through planning applications for the site which would be considered on their merits.

Mixed Use Allocations

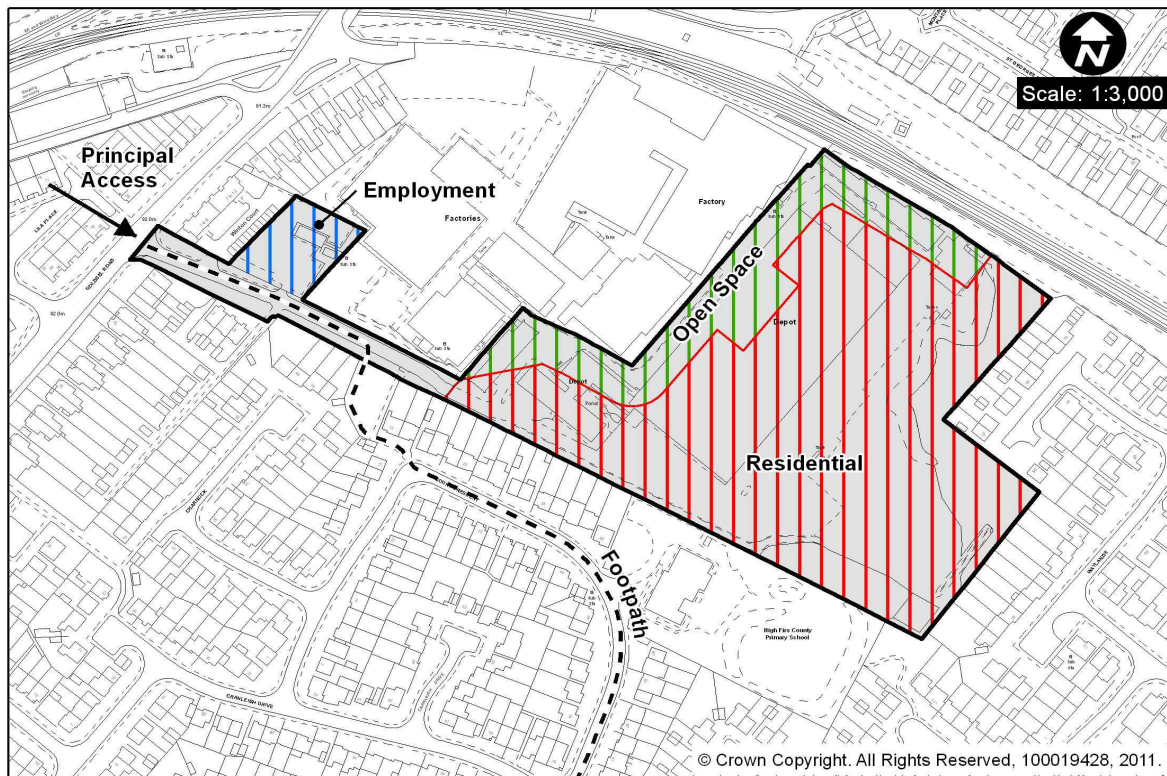
Land West of Bligh's meadow, Sevenoaks

- 12 This site now has planning permission and has been removed from the mixed use allocations.

United House, Swanley

- 13 On the basis of the consultants report, the United House site has been allocated for mixed use development.
- 14 The detailed assessment revealed the two storey Gate House and Main Office blocks were refurbished in the 1970s and contain a combination of open plan and cellular offices. There are no lifts in either building. A further ancillary office block, North Block, is located at the northern edge of the site, which was built approximately 50 years ago. Total office floorspace on the site is currently approximately 2,500 sqm. The Main Warehouse is approximately 50 years old, may also have asbestos (according to an independent report) and has relatively low eaves which are considered unsuitable for modern users and uses.
- 15 The report concludes that the site's constrained location and access do not lend themselves to logistical or manufacturing uses. Similarly, retaining the Main Office and Gate House for office use may impact negatively on marketability of site as these offices would require significant investment to bring up to modern standards by way of fitting lifts to ensure they are DDA compliant and introducing air conditioning throughout. Nevertheless, demand and supply of office uses in Sevenoaks District is broadly in balance over the long-term and existing provision should be retained on suitable sites. The recommended viable option is to allow redevelopment of most of site for residential use with new office space to be provided on the existing car park closest to Goldsel Road which has the highest visibility in the site. In relation to density, the sustainable location of the site and its context make it suitable for a density of approximately 75 dwellings per hectare.
- 16 In terms of the potential conflicts with existing adjoining employment uses, Environment Health officers have confirmed that acceptable noise mitigation measures can be achieved to allow residential development to co-exist with existing surrounding business uses. Nevertheless, residential development in this location would require a substantial on site provision of open space which should be allocated within the central part of the site creating a buffer with existing employment uses.

- 17 The recommended option is in line with the recommendation in the Employment Land Review (December 2012) and is illustrated on the plan below. This would provide new office space of circa 2,000 -2,300 square metres on the existing car park closest to Goldsel Road which is the highest visibility part of the site. Open space provision is also required (0.7ha) and is best located close to a public footpath connecting the site to the residential area to the south and abutting the adjoining industrial use and the central part of the site is allocated as public open space within in the AMDP. The recommended option is also to allow redevelopment of the remainder of the site (3.17ha) for residential uses. At a density of approximately 75 dwellings per hectare, this would give a residential capacity on the remainder of the site of approximately 185 dwellings.



GSK Major Developed Employment Site

- 18 Following consultant reports on the GSK Major Developed Employment site and further consideration of the functional floodplain and open space requirements, the approximate residential capacity for the site has been amended to 60 dwellings.

- 19 The impact of the above changes to the housing land supply is summarised below:

Summary of Housing Supply Components as at 1 April 2012	No. of units
Completions 2006 – 2012	1,360
Permissions (at 01.04.2012)	970
Permissions granted on Proposed Allocations since 01.04.12	44

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Windfall Allowance Small Sites 2017 – 2026	432
Proposed Housing Allocations	394
Proposed units from Mixed Use Allocations	340
TOTAL	3,540

Land for Business

Trading Estate to the rear of Premier Inn, Swanley

- 20 The consultants report states that the site is mostly in retail use rather than office or industrial use and therefore protection as land for B1 – B8 uses under Policy EMP1 is inappropriate. For this reason it is proposed that the site should be left as non-allocated land allowing any applications for the site to be considered on their merits.

Swanley Library and Information Centre

- 21 The site is not primarily in office or industrial use and therefore protection as land for B1 – B8 uses under Policy EMP1 is inappropriate. The site is located within the designated Swanley Town Centre and any development proposals would best be considered under the town centre policy.LC2. The loss of the facilities located in this area would be protected by Policy CF2. For these reasons it is proposed to delete this area from Policy EMP1.

Lime Tree Walk, Sevenoaks

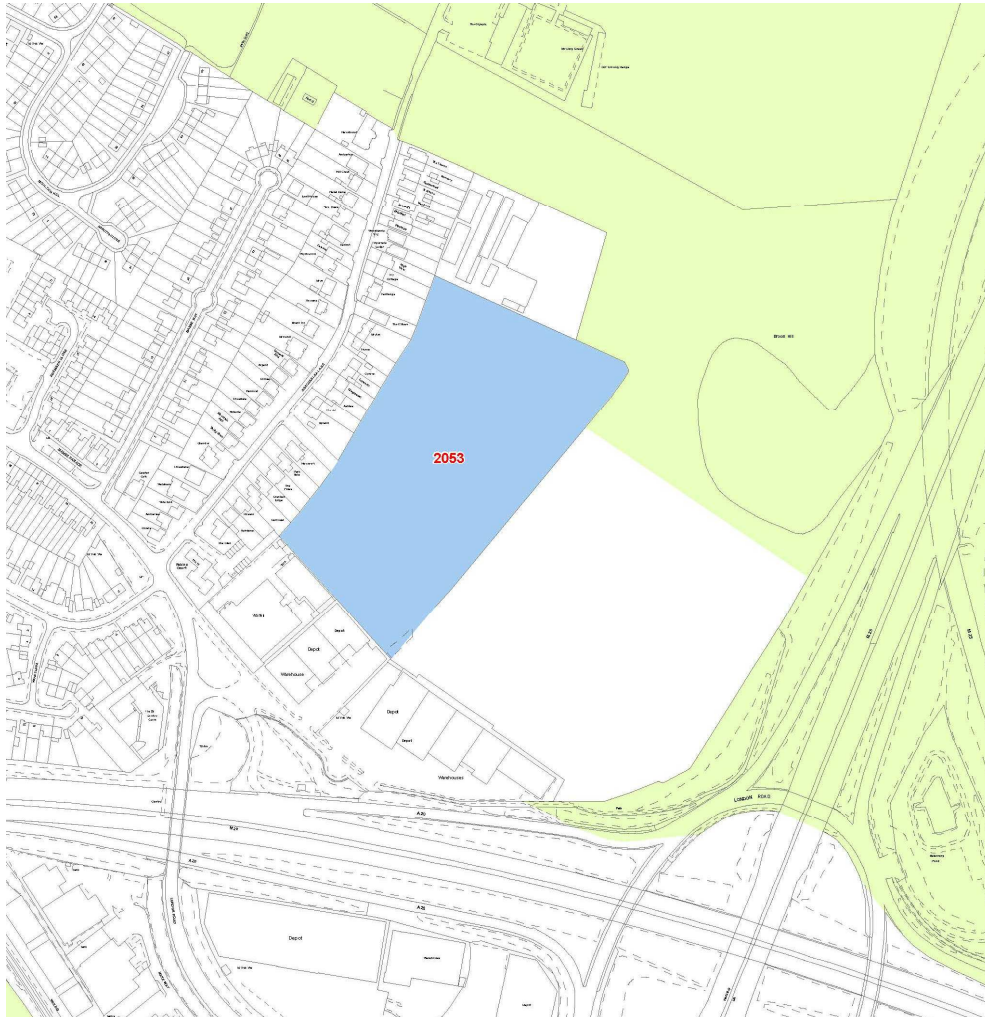
- 22 The site was surveyed and found suitable for future employment use in the Employment Land Review. The site is therefore proposed to be protected for business use under Policy EMP1.

Open Space

- 23 The Open Space sites for protection were considered by the LDF Advisory Group on 7 September 2011 prior to the public consultation during September – November 2011. The summary of comments and officer responses to the public consultation and updated maps were considered by the LDF Advisory Group on 12 March 2012. The following changes have been made to the Open Space sites for protection since March 2012:

Additional area of natural and semi natural open space in Swanley at Broom Hill

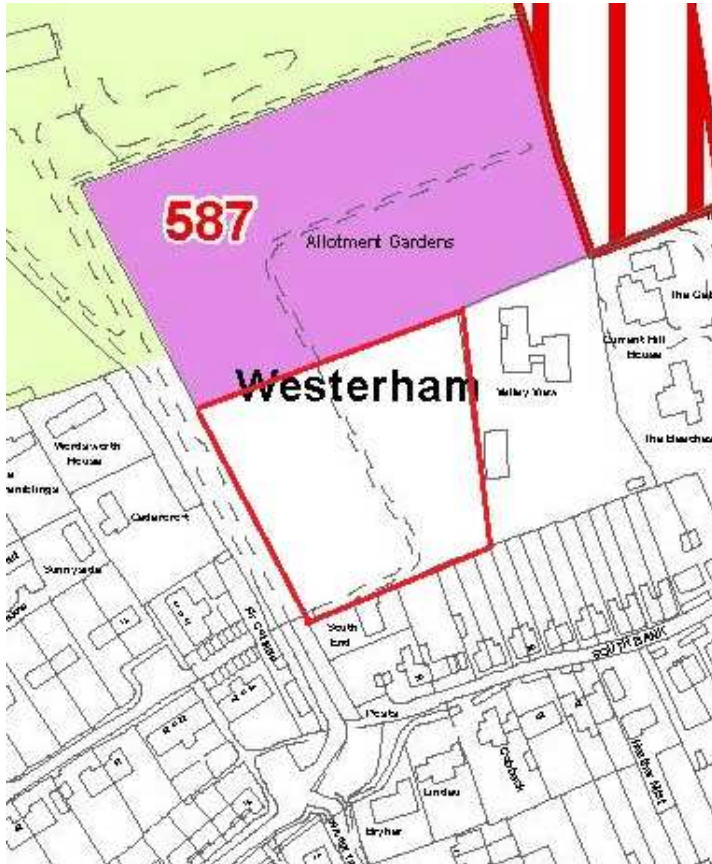
Replaces a potential housing allocation contained in the Supplementary Site Allocations consultations in 2012 as the most appropriate use for the site. This accords with the recommendation of the LDF Advisory Group in October where the case for making this change is set out.



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Removal of part of allotment open space in Westerham at Currant Hill allotments

For consistency with the housing allocation H1(m)



Extension of natural and semi natural open space adjoining Bubblestone Road in Otford.
The amendment has been made in response to consultation response from Otford Parish Council Area. The site forms part of the natural and semi natural environment surrounding Bishop's Palace and should be allocated in the same way as adjoining land.



Development Management Policies

- 24 The Plan has been restructured to bring the Allocations DPD and the Development Management Policies DPD together in a logical order. The consistency of wording between and within the former two documents has been improved. The Plan has been revised to ensure it is consistent with the principles and policies set out in the Government’s new National Planning Policy Framework and so that it does not repeat Core Strategy policies. As the ADMP will be read as a whole, cross-referencing of Plan policies is not necessary and has been avoided.
- 25 The following policies which overlapped have been combined. This simplification does not change the impact of the policies which will not be diminished as a result.

Former Policy	ADMP Combined Policy	Reason
Policy SC1 - Design Principles Policy SC4 – Crime and Disorder	Policy EN1 – Design Principles	Policy SC4 is covered in Policy SC2(h). Policy SC2(h) and the reasoned justification has been expanded to cover safe and secure environments.
Policy LC4 - Neighbourhood Centres Policy LC 5 – Village Centres	Policy LC4 – Neighbourhood and Village Centres	The criteria in the policies were exactly the same. The policies have now been combined.
Policy SC6 - Re-use of School Playing Fields Policy GI2 – Open Space	Policy GI2 – Loss of Open Space	Both policies sought to protect against the loss of open space with the same criteria. The policies have now been combined.
Policy LT1 – Hotels and Tourist Accommodation Policy LT2 - New Tourist Attractions and Tourist Facilities.	Policy LT1 – Tourist Accommodation and Visitor Attractions	Both policies sought to encourage hotels and tourist attractions. Former LT1 sought to protect hotels only. LT2 did not seek to protect tourist attractions. The new policy seeks to encourage tourist accommodation and facilities and to protect both types of use.

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Green Belt Boundary

- 26 The Core Strategy established that Green Belt land was not required to meet the Council's development needs up to 2026. However, in line with paragraph 4.1.17 of the Core Strategy the Council undertook a public consultation into the proposed Development Management Policies section of the emerging Allocations and Development Management Plan in May-Aug 2011. The consultation provided opportunity for land owners to promote examples of Minor Green Belt Boundary Amendments where it was felt that the land no longer contributed to Green Belt openness and where exceptional circumstances exist that would justify an amendment to the settlement boundary. At this time there was an opportunity to put forward proposals for The Council received 18 submissions for Green Belt Boundary Amendments. Following the consultation, officers considered all the comments received including the proposed Green Belt Boundary Amendments and a schedule of responses is included on Pages 63 - 71 and 74 - 80 in Appendix 9.
- 27 The Council concluded that there are two instances of sites demonstrating exceptional circumstances that warrant a minor amendment of the green belt boundary. Minor changes to the Green Belt boundary require a new policy to be added to the ADMP. No other Green Belt Boundary Amendments are proposed within the Allocations and Development Management Plan draft for submission however, all representations made regarding the draft submission will be considered by a Planning Inspector at an Independent Examination.
- 28 The following Policy has been added to the ADMP:

New Policy
POLICY GB10 – GREEN BELT BOUNDARY
The Green Belt boundary will be maintained with the exception of small scale adjustments.
a) Land at Billings Hill Shaw, Hartley, as defined in Map 4, is designated as Green Belt land
b) Land at Warren Court, Halstead, as defined in Map 4, is removed from the Green Belt
(Maps of the relevant areas are included in the ADMP)

- Fort Halstead
- 29 Fort Halstead is a Major Developed Employment Site within the Green Belt that was originally a Ministry of Defence research establishment and is still occupied by defence related industries. DSTL has announced its intention to withdraw from the site by 2016. The Council has worked with the owners and other interested parties to develop achievable proposals for the future use and redevelopment of the site. The Council's starting point will remain the policy framework provided by the Core Strategy and relevant national policy. The Green Belt and AONB status of the site constrains the scale of development that can acceptably be

accommodated. However, there is substantial development on the site at present and it remains an important employment site. The Council will expect future redevelopment to be employment-led, though it recognises that in view of the size of the site there may be some scope for widening the mix of uses subject to policy considerations. These include the requirement for the resultant development to comply with sustainability principles, including sustainable transport proposals for accessing the site. The Council has amended Policy EMP3 (Fort Halstead) which states the broad principles that will apply when redevelopment proposals are being considered.

Conclusion and Next Steps

- 30 The ADMP has been reviewed and updated in relation to progress on allocated sites, the amalgamation of plans and the publication of the NPPF. The report enables Members to consider changes to the plan.
- 31 It is recommended that the revised Allocations and Development Management Plan be noted and supported and that the Plan be recommended to Cabinet and Full Council for pre-submission publication.
- 32 Following publication there will be a further opportunity to make representations before submission for independent examination to confirm the soundness of the plan.

Options

- 33 The options are to agree, vary or reject the document. The document is considered appropriate to assist in achieving the detailed objectives of the Core Strategy.

Key Implications

Financial

- 34 Budgetary provision has been made for the cost involved in preparing the ADMP. Combining the site allocations and development policies into one document will achieve a significant budget saving in publication and examination costs compared with maintaining two separate DPDs.

Community Impact and Outcomes

- 35 These issues are addressed in the preparation of the documents concerned.
- 36 The Council has undertaken Sustainability Appraisal (SA) of the sites and policies, which have been published alongside the consultation documents, to ensure that the decision-making process takes into account the Government's key objective of Sustainable Development. The purpose of this document is to appraise a number of alternative approaches to Site Allocations and Development Management Policies that have emerged (subsequent to previous iterations of the policies). The appraisal findings from this SA have informed the preparation of the pre-submission plan.

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Legal, Human Rights etc.

- 37 The preparation of an LDF is a requirement under planning legislation. The adopted Allocations and Development Management Plan will form part of the “Development Plan” and has special status in the determination of planning applications. Production of DPDs is in accordance with the Town and Country Planning Local Development (England) Regulations 2004 (as amended).

Equality Impacts

<p>The Council has undertaken an Equalities Impact Assessment (EQIA) of the ADMP Pre-Submission document, to ensure that the decision-making process takes into account equalities issues. The EQIA assesses if there is anything in the policy document that could discriminate or put anyone at a disadvantage, particularly in relation to hard to reach groups.</p>		
Question	Answer	Explanation / Evidence
<p>a. Does the decision being made or recommended through this paper have potential to disadvantage or discriminate against different groups in the community?</p>	No	<p>The EQIA concludes that the ADMP does not have a differential impact which will adversely affect any groups in the community.</p>
<p>b. Does the decision being made or recommended through this paper have the potential to promote equality of opportunity?</p>	Yes	<p>The ADMP is expected to have a positive impact on those people within the community who share the following characteristics:</p> <p>Age:</p> <p>Policy EN1: Design Principles ensures that new development is designed to a high quality and should be inclusive and make satisfactory provision for the safe and easy access of those with disabilities.</p> <p>The Town Centre and Shopping policies seek to achieve maintain vital and viable town centres in Sevenoaks, Swanley and Edenbridge that offer the quality, range and diversity of retail, services and community facilities to meet the needs of the population they serve.</p> <p>The local centre policies aim to ensure that shops and services in the defined neighbourhood and village centres provide a range of day to day facilities for local residents and, therefore, reducing the need to travel.</p>

<p>The Council has undertaken an Equalities Impact Assessment (EQIA) of the ADMP Pre-Submission document, to ensure that the decision-making process takes into account equalities issues. The EQIA assesses if there is anything in the policy document that could discriminate or put anyone at a disadvantage, particularly in relation to hard to reach groups.</p>		
Question	Answer	Explanation / Evidence
		<p>Some housing allocations have been identified as potentially suitable for older people/those with special needs.</p> <p>Disability: Policy EN1: Design Principles ensures that new development is designed to a high quality and should be inclusive and make satisfactory provision for the safe and easy access of those with disabilities.</p>
<p>c. What steps can be taken to mitigate, reduce, avoid or minimise the impacts identified above?</p>		<p>The EQIA concludes that the ADMP does not have a differential impact which will adversely affect any groups in the community therefore no steps are required.</p>

Sustainability Checklist

38 The ADMP is accompanied by a Sustainability Appraisal (see Background Papers).

Risk Assessment Statement

39 LDF documents are subject to independent examination and the principal risk involved with their preparation is that the examination finds the document to be unsound. The ADMP should be consistent with national policy, align with the adopted Core Strategy, be positively prepared, justified as the most appropriate strategy, and deliverable over the plan period. The document will progress to publication in which the Council will be required to meet the requirements as set out in the Town and Country Planning Local Development (England) Regulations, at which time it will formally seek the views of key stakeholders in accordance with the Council’s Statement of Community Involvement. The outcome of these processes is unknown but the Local Planning Authority has sought to comply with the tests to which the ADMP will be subjected.

Appendices

Please note: All the appendices are available electronically and paper copies can be provided to Members on request.

Appendix 1 – Allocations and Development Management Plan Pre-Submission document

Appendix 2 - Policy H1 - Housing Allocation Maps and

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Development Guidance

Appendix 3 – Policy Emp1 - Land For Business Allocation Maps (Separate Document)

Appendix 4 – Policy H2 - Mixed Use Development Allocation Maps

Appendix 5 - Policy Emp2 - Major Developed Employment Sites In the Green Belt

Appendix 6 - Town And Local Centre Maps

Appendix 7 - Policy Lc4 – Neighbourhood and Village Centre Maps

Appendix 8 – Policy Gi2 - Open Space Allocations

Appendix 9 - Summary of Public Consultation

Background Papers:

[Core Strategy, adopted February 2011](#)

Sustainability Appraisal, January 2013 (Not yet complete)

Duty to Cooperate Statement, January 2013 (Not yet complete)

Employment Land Review in relation to:

- United House, Swanley
- Manor House New Ash Green
- Trading Estate to r/o Premier Inn, Swanley
- West Kingsdown Industrial Estate

URS, December 2012.

Equality Impact Assessment

Contact Officer(s):

Tony Fullwood Ext 7178

Kristen Paterson

Deputy Chief Executive and Director of Community and Planning Services

COMMUNITY INFRASTRUCTURE LEVY – DRAFT CHARGING SCHEDULE

LDF Advisory Group – 31 January 2013

Report of the: Deputy Chief Executive and Community and Planning Services Director

Status: For Consideration

Also considered by: Environment Select Committee – 15 January 2013

Cabinet – 7 February 2013

Council – 19 February 2013

Key Decision: No

Executive Summary: The Community Infrastructure Levy (CIL) is a new mechanism for securing contributions from developers towards the provision of infrastructure that is required to support development. In order to begin charging CIL, SDC must prepare a Charging Schedule, which will set out what developers will need to pay in £ per sq m of new buildings and any variations by area or type of development. Following consultation between June and August 2012, responses to the consultation have been reviewed and additional work on the evidence base has been undertaken.

A Draft Charging Schedule (Appendix A) has been prepared and it is proposed that this is put to full Council to agree in February 2013. It is recommended that the proposed residential charges remain at £75/m² and £125/m², based on the same charge areas previously consulted on. Proposed charges for supermarkets and retail warehouses continue to be at £125/m² but on the basis of additional viability evidence it is proposed that other retail uses are not charged CIL. If agreed, the Draft Charging Schedule would be published for interested parties to comment on and would then be submitted for independent examination. If found sound, it is likely that the Council would be in a position to adopt the Charging Schedule in late 2013 / early 2014.

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

Portfolio Holder Cllr. Mrs Jill Davison

Head of Service Group Manager Planning – Alan Dyer

Recommendation to LDF Advisory Group that it endorses the following recommendation to Full Council:

- (a) That the Community Infrastructure Levy Draft Charging Schedule is agreed for publication and submission for independent examination.

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-
- (b) That the Portfolio Holder is authorised to agree minor presentational changes and detailed amendments to the Charging Schedule to assist the clarity of the document.
 - (c) That the consultation document is published on the Council's website and made available to purchase in hard copy at a price to be agreed by the Portfolio Holder.
-

Reason for recommendation:

To ensure that the Council is able to progress the CIL Charging Schedule in accordance with the Local Development Scheme and to continue to secure developer contributions for infrastructure.

Introduction

- 1 The Community Infrastructure Levy (CIL) is a new mechanism for securing contributions from developers towards the provision of infrastructure that is required to support development. In order to begin charging CIL, SDC must prepare a Charging Schedule, which will set out what developers will need to pay in £ per sq m of new buildings. Charges can be varied by area or type of development.
- 2 The Council consulted on a Preliminary Draft Charging Schedule between June and August 2012. Following this consultation, the Council has prepared and commissioned further evidence and considered the representations made during the consultation. As a result, some amendments have been made to the Draft Charging Schedule. If approved by Members, the Draft Charging Schedule would be published and submitted for examination. If found sound by an independent examiner, the Charging Schedule could be adopted by Sevenoaks District Council and CIL could be levied on developments granted planning permission after the charge comes into force.

Summary of Previous Consultation (Preliminary Draft Charging Schedule)

Previously Proposed Charges

- 3 The Preliminary Draft Charging Schedule consultation document set out an initial proposal for the level that CIL could be set at. For residential development, these were £125/m² in some parts of the District and £75/m² in others (see Appendix A for the proposed areas). Retail was the only other form of development proposed to have a CIL charge levied on it. It was proposed that convenience stores of 280 sq m or more and retail warehouses would be charged £125/m² and all other retail development (in all A class uses) would be charged £50/m².
- 4 These proposed charges were based on engagement with infrastructure providers and a CIL Viability Assessment, which, amongst other things, considered standard build costs, percentages of developers' profits, the impacts of the Council's affordable housing and sustainable construction policies and land values.
- 5 A nil charge was proposed for some uses, including offices, warehousing, hotels, residential care homes and agricultural buildings, because the Viability

Assessment concluded that the development of units in those uses would be at a significant risk of not being viable if a CIL charge was to be levied.

Estimated Receipts

- 6 It was noted that the receipts that are generated by CIL are dependent on a number of factors, including:
- The amount of development that comes forward and where it occurs;
 - The amount of affordable housing (which is offered 100% relief from CIL) that is secured on development sites;
 - The size of dwellings built; and
 - The floorspace of existing buildings on development sites that have recently been in use (for 6 of the previous 12 months) as this is subtracted from the new floorspace to be developed when CIL is calculated.
- 7 As a very rough estimate, it was predicted that SDC may receive approximately £5-6 million over the period 2014 to 2026 (not adjusted for inflation). This does not take account of the percentages to be paid to town and parish councils.

Infrastructure Requirements

- 8 A funding gap of approximately £24,000,000, before CIL receipts were taken into account, was identified against the cost of delivering infrastructure considered to be required by infrastructure providers. This included a scheme of approximately £13,000,000 for flood defence works in Edenbridge, proposed increases in primary and secondary school capacity in Sevenoaks District, transport schemes and leisure and community schemes proposed by SDC colleagues. The consultation document was clear that the list of schemes to be funded through CIL was purely indicative and stated that the Council did not have to definitively identify what CIL would be used to fund throughout the plan period in advance. This remains the case.

Representations on the Preliminary Draft Charging Schedule

- 9 The following key points were raised during the consultation between June and August 2012:
- Some respondents objected to the proposal to charge £75/m² in some areas and £125/m² in others. This included some developers, who considered that the charge should be set at the lower level, and parish councils. Additionally, some parish councils suggested that different charging levels should be set at a more fine-grained level than wards. It should be noted that some parish councils supported the approach and more than half did not respond.
 - Some developers that responded suggested that the CIL charge would make the developments that they are undertaking, or are likely to undertake, unviable. Other developers did not object to the proposals.

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- Representatives of major supermarket companies objected to the proposal for different charges between large and small retail units.
- Infrastructure providers stressed the need for their schemes to be funded through CIL to ensure that they are available to support development. Some town and parish councils proposed additional schemes for inclusion in the CIL Infrastructure Plan. Infrastructure providers also wanted to see a commitment to updating the Infrastructure Plan regularly.
- Most respondents who commented supported the introduction of policies on payment in instalments. There was a more mixed response to the question on whether the Council should offer relief in exceptional circumstances and for investment developments by charities.

10 Summaries of each comment raised and a proposed response can be found in Appendix B.

Proposed Draft Charging Schedule

11 It is proposed that the Council should publish for comment and then submit to independent examination a Charging Schedule with the following charges:

Development Type	Area A	Area B
Residential (C3 use class)	£125 per sq m	£75 per sq m
Supermarkets and superstores(1) primarily selling convenience goods(2)	£125 per sq m	
Retail warehousing(3)	£125 per sq m	
Other forms of development	£0 per sq m	

- (1) Superstores/supermarkets are shopping destinations in their own right (of 500 sq m of sales floorspace or more) where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.
- (2) Convenience goods: Food and non-alcoholic beverages, Tobacco, Alcoholic beverages (off-trade), Newspapers and periodicals, Non-durable household goods.
- (3) Retail warehouses are large stores (of 500 sq m of sales floorspace or more) specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

12 Areas A and B are set out on the map included within the Draft Charging Schedule (Appendix A). These areas are the same as those proposed during the Preliminary Draft Charging Schedule consultation.

Residential Charges

- 13 The CIL Viability Assessment concludes that in certain parts of the District a charge of no more than £75 per m² can be levied without putting development at significant risk of being non-viable. However, in other areas a charge of £125 per m² could be charged without making development non-viable. Wards have been categorised into areas that can sustain charges of £75 per m² and £125 per m². Ward boundaries have been used because information on average house prices and average house prices per m² are readily available at that level. In reality, house prices will vary street by street or even by sides of street but it is not considered possible or to be in accordance with Government guidance to set charges on such a basis.
- 14 On the basis of the evidence available, it is considered that the two options open to the Council to achieve a sound charging schedule are:
- 1) To propose charges of £75 and £125 per m² for residential development based on ward boundaries as proposed by the CIL Viability Assessment.
 - 2) Propose a single charge of £75 per m² for residential development across the whole District.
- 15 Both schemes are considered to be technically sound, on the basis of evidence available, and each has distinct advantages and disadvantages. Whilst the two charge approach can lead to charging boundaries that do not relate to obvious distinctions in viability, such as between Eynsford and Farningham, it is forecast to allow SDC to levy approximately an additional £1 million over the period 2014-2026 (£5-6 million). The single charge approach would be more simplistic but would lead to less money being available to spend on infrastructure (£4-5 million). The two charge approach does not mean that less money will be available from SDC to spend on infrastructure in areas with lower charges as funds do not have to be spent in the area of the District in which they are collected. There is, therefore, a financial benefit of having the two charge approach for all areas which accommodate development. However, it is uncertain what impact this would have on the money passed to town and parish councils.
- 16 Given the significant infrastructure funding gap identified in the Draft Infrastructure Plan (see paragraph 22, below), it is recommended that the two charge (£75 and £125 per m²) approach is taken forward in the Draft Charging Schedule in order to maximise the receipts. A comparison with sound charging schedules and proposed charges in neighbouring/nearby authorities is presented in Background Paper 6.
- 17 Following representations, further advice has been sought from the Council's viability consultants to consider whether housing for older people in Use Class C3 would be viable if it were to be subject to the proposed residential charges. It is not considered that any changes to the previously proposed charges are required,

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with it continuing to be proposed that this use is charged the same as 'regular' market housing.

Retail Charges

- 18 The Preliminary Draft Charging Schedule proposed different charges for stores selling convenience goods of less than 280m² of sales floorspace and those of 280m² or more. As they have in Sevenoaks District, supermarket companies have objected to a split between large and small retail in Charging Schedules across the country. Recent examinations have confirmed that differentiating between different types of retail use is not prohibited by the CIL regulations, as the supermarket companies have claimed, subject to local authorities having sufficient evidence to justify the charge. Advice has been sought from the Council's viability consultants as to whether additional viability evidence is required on this issue. On the basis of this additional evidence, it is considered that requiring CIL on retail developments such as supermarkets and retail warehouses is sound and should be carried forward in the Draft Charging Schedule. However, following further evidence gathering, proposed definitions of these uses include thresholds of 500m² rather than 280m², as previously proposed.
- 19 The Council's viability consultants were also asked to consider whether town centre comparison retail would be viable if a CIL charge were to be levied on it. Their assessment indicated that it would not. It is, therefore, proposed that retail developments other than supermarkets/superstores and retail warehouses are not charged CIL.

Forecast Receipts

- 20 On the basis of the same assumptions previously considered (see paragraph 6, above), it is still forecast that the proposed CIL charges will generate approximately £5-6 million over the period 2014 to 2026 to be spent on infrastructure to support development.

Infrastructure Planning

- 21 A Draft Infrastructure Plan was published alongside the Preliminary Draft Charging Schedule to provide an indication of the schemes that may be required to support development. The Planning Policy Team has continued to engage with infrastructure providers, including KCC, SDC teams and town and parish councils, to identify schemes that they consider are necessary to support development and could be funded through CIL. A number of changes have been made to the Draft CIL Infrastructure Plan following the consultation on the Preliminary Draft Charging Schedule and on-going engagement, for example:
- Revising the proposed flood defence scheme in Edenbridge, including reducing the estimated funding gap from £13,000,000 to £3,500,000, on the basis of further engagement with the Environment Agency. This funding gap results from the identification of the EA's current preferred option, which it is estimated would cost approximately £4,500,000, and its estimate that approximately £1,000,000 could be available from Flood Defence Aid in Grant for the scheme;

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- Including a calculation of the financial contribution (approx. £1,250,000) needed to meet the needs of new pupils that would be required to travel out of the District to attend secondary schools, on the basis of further engagement with Kent County Council. KCC has not identified how this need will be met and this is an issue on which there will need to be on-going engagement, which may result in further changes to the funding gap. This is in addition to funding for additional school secondary places at existing schools in the District (which has been estimated to cost approx. £3,000,000); and
 - The addition of new schemes proposed by town and parish councils during the consultation period.
- 22 As a result of the changes that have been made, the identified funding gap has been reduced to approximately £19 million in the Draft Infrastructure Plan. The Draft Infrastructure Plan is 'Background Paper 3' to this report and a summary is provided in the 'Summary of Evidence and Proposals' document (Appendix C). Engagement on infrastructure projects will continue through the process of preparing the CIL Charging Schedule.
- 23 Suggestions of indicative projects that could be undertaken by SDC have previously been put forward by SDC teams. These include the possible redevelopment of Whiteoak Leisure Centre, providing community development services to integrate new residents into the District, outdoor gym facilities and new and/or improved Youth Zone vans and services. Unless these schemes are prioritised above all others, CIL will meet only a very limited percentage of the funding gap identified for SDC schemes.
- 24 The Council does not need to specify the projects on which it will spend CIL receipts at the outset. This can be determined on the basis of local priorities when receipts are received. The list of infrastructure projects previously identified in the Draft Infrastructure Plan should, therefore, only be treated as indicative. All schemes in the draft Infrastructure Plan have been categorised into:
- 'potential strategic schemes for CIL funding', which are those schemes considered to support the broad distribution of development proposed in the Core Strategy and have been used to identify the funding gap;
 - 'potential local schemes for CIL funding', which are those schemes that town and parish councils would like to see developed and are likely to be appropriate uses of the CIL receipts to be paid directly to them; and
 - 'other schemes', which are schemes where more information is required, a commitment from the responsible organisation is required, or the scheme is not an appropriate use of CIL.
- 25 The Council does, however, need to identify the types of infrastructure that it expects to fund through CIL and that which it expects to continue to seek contributions for / provision of through planning obligations / s106 agreements, following changes to Government guidance in December 2012. This is intended to ensure that developers are able to identify how each approach will be used and

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that they will not be charged twice for the same infrastructure. Only draft lists need to be provided at this stage and the Council is able to identify broad categories of infrastructure rather than specific projects. The following are the proposed lists:

To be funded through CIL (not in order of priority):

- Transport schemes except for site-specific access improvements;
- Flood Defence schemes;
- Water quality schemes;
- Schools;
- Health and social care facilities;
- Police and emergency services facilities;
- Community facilities;
- Green infrastructure except for site-specific improvements or mitigation measures; and
- CIL administration.

To be funded/secured through s106 agreements/planning obligations (not in order of priority):

- Site specific access improvements (these could also be secured through s278 of the Highways Act 1980 in some circumstances);
- On-site open space, for example children's play areas;
- Site specific green infrastructure, including biodiversity mitigation and improvement;
- On-site crime reduction and emergency services infrastructure, for example CCTV or fire hydrants; and
- Site specific Public Rights of Way diversions or impact mitigation.

- 26 The Government's view is that the Community Infrastructure Levy should support and incentivise new development by placing control over a 'meaningful proportion' of the funds raised with the town/parish council where development takes place. It has announced that 15% of the CIL receipts associated with a development (capped at £100 per existing council tax dwelling) will be paid to the town and parish councils in areas without neighbourhood plans and that 25% will be passed to town and parish councils in areas with neighbourhood plans (without a cap). The Government is still to publish revised regulations to introduce this but it is expected that they will be published in Spring 2013. It is not necessary to delay the submission of the Charging Schedule until these are published.

Implementation

- 27 The June 2012 consultation document sought views from stakeholders on a number of the issues that the Council will need to address in implementing CIL. This included consultation questions on whether the Council should offer relief from CIL in exceptional circumstances, for investment developments by charities (as opposed to development of facilities to be used for charitable purposes, which are already exempt) and whether it should introduce an instalments policy. Policies on these issues do not need to be set out at the time that the Council adopts the Charging Schedule and do not need to be subject to Examination. It is, therefore, recommended that the Council continues to keep these issues under review, as more authorities implement charging schedules, and that a final decision is not made on these issues at this stage.
- 28 However, on the basis of an initial review of the legislation, it is considered that there will be little benefit in offering relief in exceptional circumstances. This is due to the fact that there are stringent regulations governing when this relief can be offered and it is for the Council to ensure that any exemption is compliant with EU State Aid legislation. The offer of exemptions in exceptional circumstances is not comparable with the flexibility and negotiation that is available on the Core Strategy affordable housing policy (SP3) and it is anticipated that any policy that was introduced will be applied very rarely, if at all.
- 29 Exemptions for investment development by charities are unlikely to be required in Sevenoaks District as only residential and retail development will be liable to pay CIL under the proposed Charging Schedule and affordable housing is already offered 100% relief. It is considered that the infrastructure requirements resulting from the development of any market dwellings should be met, regardless of whether they are built by a charity. It is unlikely that a charity would undertake a major new retail development, as opposed to occupying a small existing but vacant unit, which would not be liable to pay CIL. It is, therefore, considered unlikely that a policy on offering relief for investment developments by charities will be required.
- 30 It is proposed that an instalment policy should be prepared to assist developers' cash flows and improve the viability of schemes.
- 31 The Planning Policy team is preparing an implementation plan that will help to explain the process of calculating and charging to developers, landowners, stakeholders, Council Officers and Members and the public. This will address issues such as monitoring processes and the prioritisation of infrastructure schemes. The implementation plan requires the involvement of a number of Council teams and will be brought to Members prior to the adoption of the CIL Charging Schedule.

Timetable

- 32 The anticipated timescale for preparing the CIL Charging Schedule is as follows:

Consultation on draft Charging Schedule	March 2013 – April 2013
Submission of draft Charging Schedule for Examination	May 2013

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Examination of draft Charging Schedule	Autumn 2013
Adoption of Charging Schedule	Early 2014

Other Options Considered and/or Rejected

- 33 The Council could choose not to prepare a CIL Charging Schedule. However, this is likely to lead to less funding being secured for infrastructure required to support development. The Council would need to rely on using planning obligations, which will have a more limited scope for securing contributions towards infrastructure after April 2014.
- 34 The Council could choose to propose a higher or lower CIL Charge, including £75 per m² for residential across the District. However, the proposed charge is based on evidence that it would not make the scale of development proposed in the Core Strategy unviable. There is a significant risk that a higher CIL charge would be found unsound by an independent Examiner. A lower charge, including a standard rate across the District, would mean that less money would be available to be spent on infrastructure to support development.

Key Implications

Financial

- 35 Budgetary provision has been made for the cost involved in preparing the Community Infrastructure Levy through the LDF budget. The CIL Regulations allow for the Council to use receipts secured through CIL to pay for its administration.

Community Impact and Outcomes

- 36 The CIL Charging Schedule will assist the Council in securing contributions from developers to the provision of infrastructure required to support development.

Legal, Human Rights etc.

- 37 The Draft Charging Schedule (included in the consultation document) will be consulted upon and submitted for examination in accordance with the relevant legislation and national policy.

Equality Impacts

- 38 An Equality Impact Assessment of the CIL Charging Schedule has been carried out. It is set out as 'Background Paper 4' to this report.

Consideration of impacts under the Public Sector Equality Duty:		
Question	Answer	Explanation / Evidence
a. Does the decision being made or recommended through this paper have potential to disadvantage or discriminate against different groups in the community?	No	The CIL Charging Schedule will help to fund infrastructure requirements for the local community surrounding any new development. This will have a positive impact on all aspects of the community, as the fund will help to

Consideration of impacts under the Public Sector Equality Duty:		
Question	Answer	Explanation / Evidence
b. Does the decision being made or recommended through this paper have the potential to promote equality of opportunity?	Yes	address any deficiencies.
c. What steps can be taken to mitigate, reduce, avoid or minimise the impacts identified above?		n/a

Sustainability Checklist

- 39 The adoption of a CIL Charging Schedule will ensure that the Council can implement Core Strategy Policy SP9, which aims to ensure that development is supported by sufficient infrastructure. This is important in ensuring that development comes forward in a sustainable manner. CIL Charging Schedules do not need to be subject to a formal Sustainability Appraisal.

Conclusions

- 40 The Draft Charging Schedule is considered to be based on a robust evidence base that shows that the proposed CIL charges are viable and required to provide infrastructure to support development. It has been produced following consultation with local stakeholders. It is recommended that the Charging Schedule is published and submitted for independent examination.

Risk Assessment Statement

- 41 The Draft Charging Schedule has been prepared in accordance with national policy and legislation.
- 42 If the Draft Charging Schedule is not approved then the Council will not be able to prepare the Charging Schedule in accordance with the Local Development Scheme. This may lead to it being adopted after the restrictions on the pooling of planning obligations come into force (April 2014), which would mean that contributions from some developments towards necessary infrastructure would not be able to be secured during this time.

Appendices

Appendix A – CIL: Preliminary Draft Charging Schedule: Consultation Document

Appendix B – Representations on the Draft Charging Schedule and proposed SDC response.

Appendix C – Summary of Evidence and Proposals

Background Papers:

1. CIL Viability Assessment Report

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2. CIL Viability Assessment Addendum
3. Draft CIL Infrastructure Plan
4. Equality Impact Assessment
5. An Introduction to the Community Infrastructure Levy
6. Comparison with sound charging schedules and neighbouring/nearby authorities (December 2012).

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Kristen Paterson

Deputy Chief Executive and Community and Planning Services Director



COMMUNITY INFRASTRUCTURE LEVY:

DRAFT CHARGING SCHEDULE:

February 2013

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Consultation

Once adopted, the Community Infrastructure Charging Schedule will set out a standard rate that developers will need to pay when undertaking different types of development in different parts of the District. Funds collected through CIL must be spent on infrastructure required to support development of the area.

An explanatory document has been published alongside this Charging Schedule but this will not form part of the Council's formally submitted document.

The consultation is carried out in accordance with regulation 16 of the Community Infrastructure Levy Regulations 2010, as amended.

Statement of the Representations Procedure

This document was published on XX/XX/XX. Comments should be made before 5pm on XX/XX/XX. Comments should be submitted via the Council's consultation web-portal, by email to ldf.consultation@sevenoaks.gov.uk or in writing to:

Planning Policy
Sevenoaks District Council
Argyle Road
Sevenoaks
TN13 1HG

Representations on the Draft Charging Schedule will be made available to the person appointed to examine the soundness of the Charging Schedule during an independent examination. Persons making representations may request the right to be heard by an examiner.

Persons making representation may also be accompanied by a request to be notified at a specified address of:

- The draft charging schedule being submitted to the examiner;
- The publication of the recommendations of the examiner and the reasons for those recommendations;
- The approval of the charging schedule by the charging authority.

The Council's timetable for producing an adopted CIL Charging Schedule is:

Consultation on draft Charging Schedule ends	April 2013
Submission of draft Charging Schedule for Examination	April/May 2013
Examination of draft Charging Schedule	August/September 2013
Adoption of Charging Schedule	Early 2014

Background

Sevenoaks District Council's Community Infrastructure Levy Draft Charging Schedule is subject to consultation between X March 2013 and X April 2013. Views expressed on the Draft Charging Schedule will be made available to the person appointed to examine the soundness of the Charging Schedule during an examination.

Charging Authority

The Charging Authority will be Sevenoaks District Council.

Date of Approval

It is anticipated that the Charging Schedule will be subject to independent examination in summer/autumn 2013 and adopted in late 2013 or early 2014.

Date of Effect

It is anticipated that the Charging Schedule will come into effect in late 2013 / early 2014.

Statutory Compliance

The draft Charging Schedule has been prepared in accordance with the Community Infrastructure Levy Regulations 2010, Part 11 of the Planning Act 2008 and statutory guidance in 'Community Infrastructure Levy: Guidance' (CLG, 2012).

In accordance with Regulation 14, in setting the CIL rate the Council has aimed to strike what it considers to be an appropriate balance between

- the desirability of funding from CIL (in whole or part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
- the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

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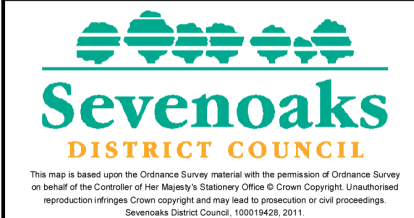
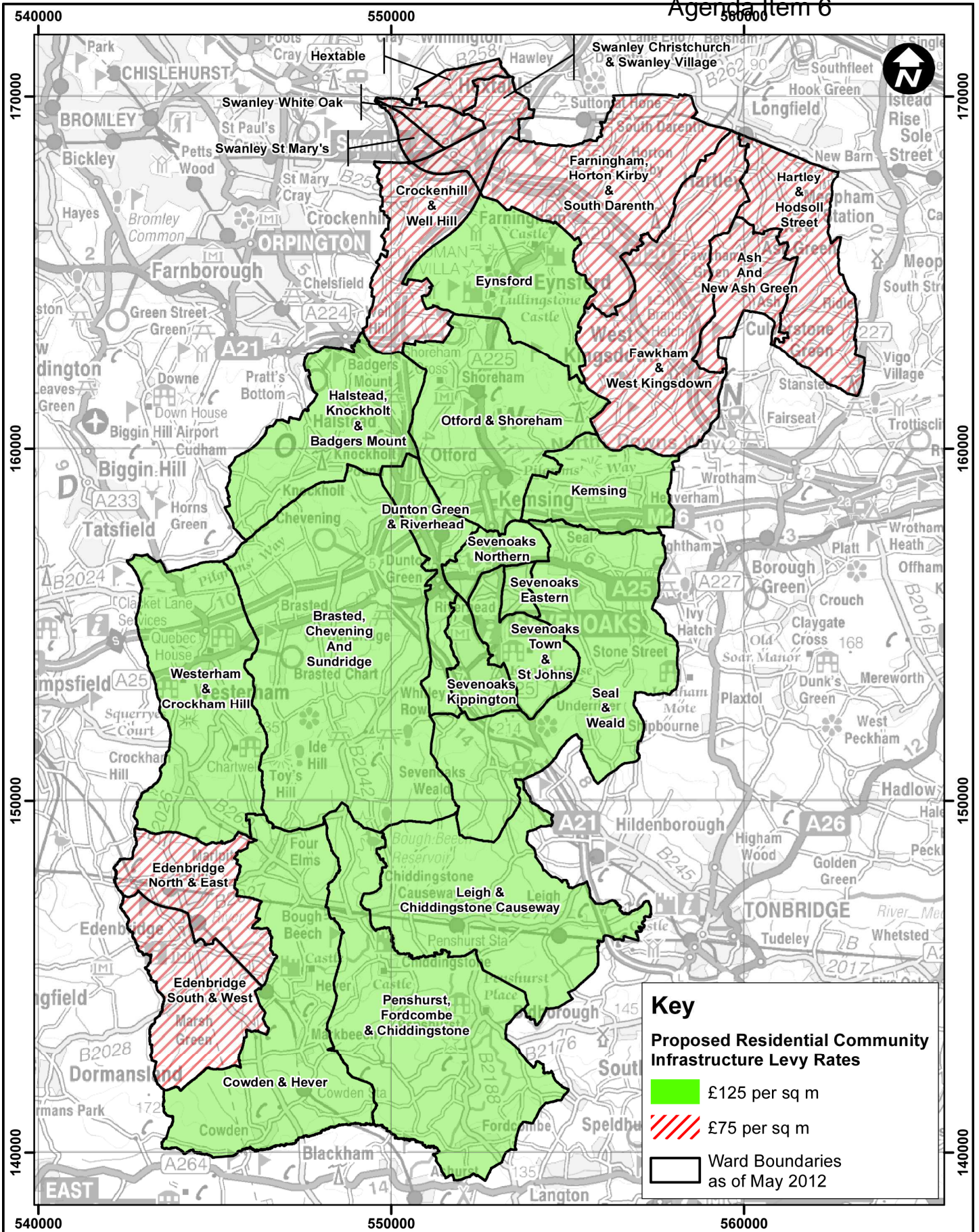
The CIL Rate

Developers will be liable to pay the following CIL rates in Sevenoaks District, subject to any exemptions, relief or reductions that may be available under the CIL regulations or local discretionary exemptions:

Development Type	Area A	Area B
Residential (C3 use class)	£125 per m ²	£75 per m ²
Supermarkets and superstores(1) primarily selling convenience goods(2)	£125 per m ²	
Retail warehousing(3)	£125 per m ²	
Other forms of development	£0 per m ²	

- (1) Superstores/supermarkets are shopping destinations in their own right (of 500 sq m of sales floorspace or more) where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.
- (2) Convenience goods: Food and non-alcoholic beverages, Tobacco, Alcoholic beverages (off-trade), Newspapers and periodicals, Non-durable household goods.
- (3) Retail warehouses are large stores (of 500 sq m of sales floorspace or more) specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

Areas A and B are set out on the map, below



Proposed Residential Community Infrastructure Levy Rates

Sevenoaks District Council

Scale: 1:140,000
Date: May 2012

Preliminary Draft CIL Charging Schedule: Proposed Residential Community Infrastructure Levy Rates

Produced by the GIS Team, Sevenoaks District Council

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Calculating how much CIL developers will pay.

Calculating the Charge

SDC will calculate the amount of CIL payable (“chargeable amount”) in respect of a chargeable development in accordance with regulation 40 of the Community Infrastructure Levy Regulations 2010, as amended in 2011.

Inflation

Under Regulation 40, the CIL rate will be index linked with the Royal Institute of Chartered Surveyors “All In Tender Price Index”.

The current All In Tender Price Index is (to be set out at time of adoption).

Existing Floorspace on a Development Site

Regulation 40 provides that the total floorspace of any existing buildings on a development site should be subtracted from the floorspace of the chargeable development, where the existing buildings have been in use for at least six months within the period of 12 months ending on the day planning permission first permits the chargeable development.

Exemptions and Relief

The following forms of development are exempt from paying CIL:

- buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (Reg 6); and
- developments of under 100 sq m that do not result in the creation of 1 or more additional dwellings (Reg 42);
- development by a charity where the development will be used wholly or mainly for charitable purposes (Reg 43).

The following types of development are able to apply for relief from paying CIL:

- social housing (Reg. 48, 49, 50, 51, 52, 53, 54).

In addition, the Council has the option to offer discretionary relief for

- development by a charity where the profits of the development will be used for charitable purposes (Regs. 44, 45, 46, 47, 48); and
- exceptional circumstances (Regs. 55, 56, 57, 58)

The Council’s policy on whether discretionary relief is offered will be set out in a separate policy document, in accordance with the relevant regulations.

Respondent Name	Comment ID	Officer's Summary	SDC Proposed Response
Background			
Wealden Homes	CILPD3	It needs to be made clear that the taxable space is net internal area. Only useable space should be subject to taxation and that the RICS document 'Code of Measuring Practice' be referenced to determine this. The document needs to clarify how fractions of m2 are rounded. Allowing existing floorspace that has recently been in use to be discounted from the CIL charge is detrimental to bringing forward brownfield land where the site has not been in use for several years. We strongly contend that the existing floorspace should be used for 'netting off' notwithstanding when the site was lost in a particular use. Such an approach would aid the delivery of brownfield sites but as discussed the legislation does not allow for this. There is a need to highlight and emphasise the fact that the CIL figures are subject to indexation and the index also needs to be referenced. Detailed changes to paragraphs 2.4, 2.5 and 2.9 are suggested.	The approach to measuring internal areas for the purposes of calculating CIL will be set out in an Implementation Plan, which it is proposed will be published alongside the adopted CIL Charging Schedule, or before. The restrictions regarding when the floorspace of existing buildings on a site can be subtracted from the proposed new floorspace are set out in the CIL Regulations 2010. This is not an issue over which the Council has local discretion. Detailed changes are noted and will be taken into account in preparing the Draft Charging Schedule and supporting documents.
Armstrong (Kent) LLP C/O CBRE	CILPD67	AK LLP suggests that the District Council reflect any amendments to the CIL Regulations in the next iteration of its CIL Charging Schedule (i.e. Draft Charging Schedule) which is anticipated to be published for a period of public consultation in December 2012/January 2013.	Noted. The impact of any changes in CIL Regulations will be assessed and the need for changes to the Charging Schedule considered.
Kent Police	CILPD49	No comment	Noted.
Brasted Parish Council; Edenbridge Town Council; Swanley Town Council	CILPD27 CILPD17 CILPD8	The Core Strategy provides an appropriate basis for the preparation of CIL and the interpretation of the legislative and national policy context is correct.	Noted and welcomed
Crockenhill Parish Council	CILPD75	It is not clear how Neighbourhood Plans will be taken into account. Whilst these will sit below and therefore will not be in conflict with the Core Strategy, they will refine the general strategy and will provide detail for future development.	Neighbourhood plans form part of the development plan. There is an opportunity for town and parish councils to identify infrastructure to be funded as a result of development in their neighbourhood plans.
Kent County Council	CILPD105	The Core Strategy and emerging LDF documents provide an appropriate basis for preparing a Charging Schedule, together with other evidence provided to SDC, and flexibility in response to new development proposals that may come forward.	Noted and welcomed

Kent Police	CILPD50	<p>Whilst Kent Police would not seek to be considered for any contributions based upon the current planned growth of housing within the SDC area should this number increase significantly then that situation would change in order to cover the cost of necessary infrastructure growth as a direct result of the developments. As such SDC should include reference to required reviews.</p> <p>The reference to infrastructure is too restricted and does not take in to account the requirements of the NPPF to set out strategic priorities which should include, amongst other matters, 'provision of health, security, community and cultural infrastructure and other local facilities'.</p>	Noted. Infrastructure plans for CIL can be reviewed regularly. The list of types of infrastructure in this section is taken from the Planning Act (as amended by the CIL Regulations). It is noted that this list is not definitive.
Kent Wildlife Trust	CILPD99	We agree with the criteria regarding the types of development that would be exempt from paying CIL contained within Paragraph 2.2.	Noted.
McCarthy and Stone Retirement Lifestyles Ltd	CILPD39	Owner occupier retirement housing has not been adequately considered as part of the background research into the Core Strategy. The ageing of society poses one of our greatest housing challenges. The Government has recognised this and has set out its aims and objectives of providing more specialised housing for older people in 'A National Strategy for Housing in an Ageing Society- Lifetime Homes, Lifetime Neighbourhoods'. The National Strategy identifies the important role the planning system has in delivering housing choice for older people. The Community Infrastructure Levy should take account of this.	The views of McCarthy and Stone are noted. However, even if the Council were to agree with this point, it is not considered that this is an issue that the CIL Charging Schedule can address.
Sevenoaks Town Council	CILPD87	The Town Council notes that it did not support the housing density set for the Sevenoaks Area, and continues to consider it excessive, and the business density element deficient.	Noted.
Infrastructure Requirements and Use of CIL Receipts			
Natural England	CILPD63	<p>CIL is an important means of delivering biodiversity and green infrastructure networks. In the absence of a CIL funded approach to enhancing the natural environment, we would be concerned that the only enhancements would be ad hoc, plan would fail to deliver a strategic approach, and as such may not be consistent with the NPPF.</p> <p>Potential infrastructure requirements may include access to natural greenspace; allotment provision; infrastructure identified in the local Rights of Way Improvement Plan; infrastructure identified by any Local Nature Partnerships and or BAP projects; infrastructure identified by any AONB management plans; infrastructure identified by any Green infrastructure strategies; other community aspirations or other green infrastructure projects (e.g. street tree planting); infrastructure identified to deliver climate</p>	The Council's CIL Infrastructure Plan includes green infrastructure schemes, such as improvements to Kent Wildlife Trust's nature reserves, provision of new allotments in certain areas and outdoor green gyms in Sevenoaks, Swanley and Edenbridge. The infrastructure that CIL funding will be spent on does not need to be identified at the outset and SDC will consider the merits of funding additional green infrastructure schemes proposed by the relevant bodies.

		change mitigation and adaptation; and any infrastructure requirements needed to ensure that the Local Plan is Habitats Regulation Assessment compliant.	
Edenbridge Town Council	CILPD24	Concern at the proposal from the Environment Agency to invest 11,000,000 in a flood defence scheme for Edenbridge. A number of various options are available and some of the schemes may well be unacceptable to the residents of the town. It is also concerned that this will tie up all the CIL available for this area.	The Council has undertaken further engagement with the Environment Agency. It is now advising that a scheme with a funding gap of £3.5m is currently considered to be the most cost-effective option. It is unlikely that CIL will meet this funding gap in full as the Council will need to consider other infrastructure requirements resulting from development in Edenbridge.
Eynsford Parish Council	CILPD37	Support the intention to place control over a 'meaningful proportion' of CIL in the hands of town and parish councils.	Support noted. Amended CIL Regulations to introduce this are still awaited from Government.
Sevenoaks Cycle Forum	CILPD7	Sevenoaks Cycle Forum welcomes the commitment on Page 11 to using the CIL process to advance the district Cycle Strategy. This marks a shift towards the promotion of cycling and walking as sustainable means of transport, which has been sadly lacking in the approach to major developments in recent years.	Support noted.
Southern Water	CILPD25	Southern Water supports paragraph 3.9 which explains that the CIL is not suitable for securing contributions from developers towards water, sewerage and sewage disposal infrastructure. Southern Water seeks developer contributions towards local on-site and off-site water and wastewater infrastructure required to service individual sites. It is important that this is recognised in documents that discuss developer contributions, as it will add to the cost of the development and impact on viability. As water and sewerage infrastructure falls outside the CIL and S106 Planning Obligations, we look to the planning authority to support connection off-site in planning policies, and subsequently in planning conditions attached to planning permissions.	Noted.
Planning Potential Ltd	CILPD74	Questions that the population in the District will remain static over the period of 2010 to 2026. Question whether or not the Council have assessed this detail appropriately in their evidence base.	The population forecasts referred to in the document are Kent County Council's Strategy-Based Forecasts. Forecasts should only be treated as indicative for the whole of the District Council area.
Brasted Parish Council	CILPD28	Brasted Parish Council agrees with Q3-5 and is pleased to note the inclusion of funding for a refurbished playground in Appendix B: Potential local schemes for CIL funding and Appendix C: Other proposed schemes.	Noted.

Crockenhill Parish Council	CILPD76	Whilst CIL monies maybe used for revenue in all provision of facilities and services the issue is the revenue costs and how these will be found which often prevents the development of the provision. An annual review of the list of infrastructure schemes should be applied to ensure needs have not changed.	CIL can be used to cover revenue costs but it is likely to also be necessary to consider other sources of funding. Schemes to be funded through CIL will be regularly reviewed.
Edenbridge Town Council	CILPD18	Railway bridge widening for HGV access to Edenbridge from the North is also needed to support development. A list of infrastructure to be funded through CIL should be published. Flood defences in Edenbridge should be a priority for the use of CIL.	Support for Railway Bridge widening has been added to the list of schemes in appendix C of the CIL Infrastructure Plan. Schemes to be funded through CIL will be regularly reviewed. Support for flood defences in Edenbridge noted.
Environmental Agency	CILPD94	The document should refer to 'green infrastructure' instead of 'open space'. This should include rivers, streams and wetlands in the District as well as other open spaces. Improvements to still water and river fisheries, of which there are approximately 14 in the District, should be included. No funding is already committed for them but there are options for enhancements of the facilities e.g. for disabled anglers and of the aquatic environment for which CIL funding would be useful.	Further information on schemes to improve still water and river fisheries has been sought from the Environment Agency.
Environmental Agency	CILPD97	We are pleased to see the projects which were previously identified have been included in the Draft CIL Infrastructure plan.	Noted.
Eynsford Parish Council	CILPD36	Support the Council publishing a list of schemes to be funded through CIL. Prioritisation should be driven by the specific needs of the areas where the development is taking place.	Noted.
Hartley Parish Council	CILPD1	The following should be included as potential local schemes for CIL funding: 1) Refurbishment of Hartley Village Hall, Ash Road - To upgrade existing facilities - not yet costed 2) New Burial Ground - To provide additional burial spaces as current capacity is only approx 6 years - Cost £40,000. 3) Refurbishment of Woodland Avenue Recreation Ground - To upgrade the existing well used facility as existing equipment is dated and not stimulating or challenging for users - Cost £40,000. 4) Sewer improvements in Gorsewood Road - To improve the existing problematic sewerage system - not yet costed 5) Sewer improvements at Rectory Meadow - To improve the existing problematic sewerage system - not yet costed. 6) Sewer improvements at Northfield - To improve the existing problematic sewerage system - not yet costed.	Proposed schemes have been added to the CIL Infrastructure Plan (appendices B and C).

Highways Agency	CILPD68	Support the intention that the Infrastructure Delivery Plan will be a live list. The HA has no schemes planned for the area, other than the Managed Motorways scheme for M25 J5-7. However, the ability to add schemes made necessary, in whole or part, by development within Sevenoaks District will assist in ensuring that the Strategic Road Network (SRN) continues to serve its purpose.	Support noted.
Highways Agency	CILPD69	Where development would have a direct or indirect impact on the SRN, Department for Transport policy requires that there is sufficient certainty that the impact will be appropriately mitigated before planning permission may be granted. Consequently we would request that the Council in future iterations of its CIL framework makes clear that such works on or affecting the SRN will be suitably prioritised, funded and delivered in a timely manner.	Noted. To date the Highways Agency has not identified any schemes that require CIL funding to support development. Further consideration can be given to whether Highways Agency schemes required as a result of specific developments are best delivered through s106/s278 agreements than CIL.
Highways Agency	CILPD70	HA would welcome clarification as to how the Council intends to manage situations whereby contributions towards the cost of SRN improvements come feasibly from various sources including CIL and/or S106, given the regulations regarding avoiding double charging and the ending of the ability to pool S106 contributions from more than 5 sites permitted since 6 April 2010.	To date the Highways Agency has not identified any schemes that require CIL funding to support development. Further consideration can be given to whether Highways Agency schemes required as a result of specific developments are best delivered through s106/s278 agreements than CIL. Any infrastructure that needs to be funded through more than 5 financial contributions from developers will need to be funded through CIL.
Highways Agency	CILPD71	The Council should extend the commitment to keep strategic priorities under review to include working with relevant bodies such as the HA, in order to ensure that such infrastructure is appropriately prioritised, funded and delivered.	Schemes to be funded through CIL will be regularly reviewed. This will require consultation with relevant stakeholders.
Kent County Council	CILPD106	KCC welcomes the inclusion of Transport, Schools, Health Care, and Community Facilities among the types of infrastructure to be supported by CIL receipts, and the references to projects such as the Cycle Strategy. It would be helpful to include Family and Social Care facilities in the scope of Health Care. KCC believes that the projects for which it will seek CIL funding will be those that are necessary to support development and that it may not be possible or appropriate for development to proceed, particularly in the absence of proper provision for transport and local schools. KCC wishes to reach agreement with the District Council on a clear infrastructure plan for its services that support development, and the contribution that CIL receipts can make to their funding. Work is also in hand to examine the costs of	Support and commitment to on-going engagement welcomed. SDC officers have continued to discuss these issues with Kent County Council following the consultation.

		<p>increasing school capacity to ensure that the projects proposed are cost-effective.</p> <p>The largest funding gap identified at page 11 is for Open Space, Sport and Recreation. KCC also notes that the flood defences at Edenbridge may primarily protect existing development and as such would not be eligible for CIL funding (para. 5.3). KCC notes that the initial list of projects is not a robust assessment of the necessity of the schemes, and welcomes the suggestion that infrastructure providers may be asked to provide evidence to justify the release of funds if this ensures that CIL is used to support development as intended (para. 3.8).</p> <p>Circumstances may arise in which on- site provision of primary school capacity is appropriate, and KCC wishes to give further consideration with the District Council to the appropriate use of S106 obligations for its services in parallel with CIL charges, and the allocation of sites.</p> <p>Clearly other infrastructure needs may arise over time in response to the development that comes forward. KCC welcomes the District Council's intention to produce and keep up to date a Regulation 123 list of projects to be funded by CIL, and will assist in that as required (para. 3.14).</p>	
<p>Kent County Council</p>	<p>CILPD106</p>	<p>KCC welcomes reference to its population forecasts for planning infrastructure. However, its own approach to assessing the implications of new development for its services takes into account local changes in age structure and the capacity of local services. KCC therefore cautions against an over simple approach to the assessment of local service impacts.</p> <p>KCC provided a list of infrastructure expected to be needed for its services in May this year. However it is understood that the costs provided for the period 2007-11 were not included and these may need to be rolled forward into future years. These projects are a Sevenoaks Local Hub, a changing facility at Sevenoaks Local Hub, co-location with Health at Sevenoaks, a changing facility at White Oak, a changing facility at Gateway, Sevenoaks Integrated Dementia day care centre at Dunton Green.</p> <p>KCC wishes to discuss the estimate for new school provision to ensure there is no underestimate of the cost for Education.</p> <p>The infrastructure plan is based on there being no new schools and the costs are for the expansion of existing schools. In the information provided to the District Council on 9th May 2012 a value was included for secondary school capacity to reduce out-of-District movements by pupils resident in the area. KCC wishes to give further consideration to funding for secondary education capacity in South West Kent in so far as this is due to pressures from new development.</p>	<p>Additional Adult Social Services and Education schemes have been included within the CIL Infrastructure Plan (appendix A). SDC officers have continued to engage with KCC following the consultation and will continue to do so through the examination and implementation of CIL.</p>

Kent Police	CILPD51	<p>The list of schemes that are necessary to support development is appropriate but should growth significantly exceed current projection then off site infrastructure would be required in order to deliver safe and sustainable communities. Such infrastructure would include additional staff accommodation; additional custody accommodation/facilities for the increase in detainees and other matters. The document should acknowledge potential for changes to projected growth in the future and that such matters will be reviewed identifying that off site infrastructure may be required.</p> <p>Priorities will be dependent upon the development type, its location, design etc but if residents do not feel safe then they may not use local facilities. As such, perhaps on site crime reduction and emergency service infrastructure takes a priority over provision of open space/rights of way.</p>	Noted. Schemes to be funded through CIL will be regularly reviewed.
Kent Wildlife Trust	CILPD100	Within 3.11 the requirement for site specific infrastructure includes site specific biodiversity mitigation and improvement. We recommend that in line with the NPPF site specific green Infrastructure also be included within this section.	Para 3.11 of the consultation document will not be carried forward in the Draft Charging Schedule. However, this change has been made to the CIL Infrastructure Plan.
Kent Wildlife Trust	CILPD101	We welcome the inclusion of the provision of allotments and extensions to Wildlife Sites within the Draft Charging Schedule as these projects will provide an important contribution to the creation of a District wide Green Infrastructure along with other funding streams. Kent Wildlife Trust supports the aim to publish a list of infrastructure to be funded from CIL. In relation to biodiversity we recommend that specific projects are identified to ensure that CIL contributes to the network of Biodiversity Opportunity Areas identified within Figure 7 of the Core Strategy.	Support noted. The Council will consider the case for funding biodiversity improvement schemes that are promoted by organisations such as Kent Wildlife Trust.

Otford Parish Council	CILPD35	<p>Additional Schemes:</p> <ol style="list-style-type: none"> 1. Build new primary school on outskirts of village with provision for staff cars 2. Traffic Calming by use of Shared Space; delineated by block paving 3. Building of retirement homes for long term aging Otford population 4. Development of green car park 5. Creation of a toddlers' playground at Hale Lane 6. Maintenance of existing toddlers' playground equipment in village centre 7. Develop the Palace Tower and Palace Field as an historical asset 8. Facilities to produce printed and audio materials for the audio and visually impaired 9. Re-instate road and drains in Tudor Drive and Crescent 10. Siting of VAS for speed reduction of incoming traffic to Otford on the Shoreham Road 11. Siting of a SID in Pilgrims Way East together with width and weight restriction signs 12. Outdoor gym equipment i.e. Various keep fit equipment adjacent to a pathway around the outside of Otford recreation ground 13. Development of cycle ways around the village 14. Acquisition of a youth centre 15. Skate park and zip wire 	Proposed schemes have been added to the CIL Infrastructure Plan (appendices B and C).
Planning Potential Ltd	CILPD85	<p>Paragraph 3.8 suggests that the evidence base upon which the Council has made its decisions is based on an " ... initial period of consultation ... " and " ... not a robust assessment of the necessity of the schemes suggested ... "</p> <p>We would therefore question the findings and conclusions of the consultation document based on what is clearly not a robust evidence base, nor indeed, a definitive infrastructure scheme.</p>	It is not agreed that the CIL Charging Schedule is not based on a robust evidence base. However, it is not considered that the Council is required to identify infrastructure schemes to be funded through CIL with absolute certainty.

Sevenoaks Town Council	CILPD88	<p>A lack of deficit has been identified for museum spaces, galleries and performance art. The Town Council also notes a lack of Open Space and Green Infrastructure had been identified at a District and County level. The Town Council believes that the District Council should take a more holistic view of the infrastructure needed to support new development on an individual Town or Parish level.</p> <p>The Town Council supports the District's proposal to publish the list of infrastructure funded through CIL receipts, stressing the need for publication to be via a variety of media to maximise visibility. Any such list much be updated regularly.</p> <p>The Town Council believes that the priority for CIL funding should be infrastructure projects for which no other source of funding is available. CIL receipts should be used to fund infrastructure that increase community cohesion, and improves the economic and social stability of the area; not to make up a short fall in the funding of grey infrastructure which should be funded through existing Council tax receipts.</p>	<p>The Council will consider the case for funding museums, galleries and performance art schemes that are promoted to it by relevant organisations. A scheme to integrate new residents into existing communities is included in the CIL Infrastructure Plan. It is not considered to be in accordance with the CIL regulations to fund schemes through CIL that should be funded through Council Tax.</p>
Sport England	CILPD103	<p>Sport England is not aware of a robust evidence base for playing fields, sport and recreation (including built sports facilities) for Sevenoaks. It is not clear how this lack of evidence base has been/will be taken into account to develop this document.</p> <p>Sport England supports the identification of the need for on-site open space as part of a list of the types of infrastructure that will be funded through planning obligations, however, Sport England recommends that this bullet point is amended to read 'On-site open space, for example children's play areas and outdoor sports facilities'.</p> <p>However, as only outdoor sports facilities are included within the above list, Sport England objects to this as if planning obligations do not include indoor sports facilities there may be a lack of contributions collected towards the provision of such facilities.</p>	<p>Sevenoaks District Council published an Open Space, Sport and Recreation Study and an Indoor Sport and Recreation Facilities Study in 2009 to support the preparation of the LDF Core Strategy. A number of schemes identified in the CIL Infrastructure Plan, including the provision of allotments and outdoor green gyms and improvements to natural and semi natural green space would address a number of the deficiencies identified. SDC will continue to work with town and parish councils to identify deliverable schemes to meet identified deficiencies.</p>
Swanley Town Council	CILPD9	<p>The identified schemes are necessary although the Town Council would consider that the provision of additional allotments in Swanley is of lesser importance than the potential to consider improvements to areas affected by flooding such as Goldsel Road and Hilda May Avenue.</p> <p>The Town Council has identified the following projects be considered for Swanley:</p> <p>1) Swanley Park Utilities and Drainage improvements; To investigate the foul drainage from New Barn Road properties to include Swanley Park and the potential to link with the proposals of Hextable Parish Council to extend the mains foul sewer in College Road</p>	<p>Identified schemes have been included in appendix C of the CIL Infrastructure Plan. Schemes to be funded through CIL will be regularly reviewed. Swanley Town Council's views on priority infrastructure noted.</p>

		<p>2) To provide new play equipment in Swanley Parks; The Town Council's policy is to provide and encourage provision of larger play sites with sufficient play equipment and play value to service an area or neighbourhood, rather than small play areas in new build developments. This is due to the experience of such smaller play areas being more susceptible to vandalism and damage.</p> <p>3) Provision of surface drainage to Goldsel Road; Goldsel Road floods during heavy rainfall and requires full and proper investigation and an improved engineered solution with connection to storm water drains linking to the balancing pond at London Road. The site at Hilda May Avenue at the junction of London Road is also affected by flooding in heavy rainfall and the provision of surface drainage should also be considered here. Swanley Town Council supports the publication of a list of schemes to be funded through CIL, as the proposed list will initially be based on the infrastructure plan that will be prepared to support the submitted Charging Schedule and will be reviewed regularly. Community facilities and improvements to existing health care facilities should be the priority for CIL funding.</p>	
Westerham Town Council	CILPD57	<p>Parking provision to support local community centres is required as are better services for the elderly.</p> <p>It is agreed that a list of schemes to be funded through CIL should be published but this should not limit the projects which can be considered. If much of the spending is being used to improve services in and around Sevenoaks then Public Transport must be improved to benefit the outlying district communities. Also provision of better sports, recreation and youth facilities in hub towns Edenbridge and Westerham.</p>	Identified schemes have been included in appendix C of the CIL Infrastructure Plan. Schemes to be funded through CIL will be regularly reviewed. Westerham Town Council's views on priority infrastructure noted.
Development Viability			
Moat Homes Ltd	CILPD48	<p>Moat supports the aims within the viability assessment. We do agree with DSP's view that a simple tariff system is the way forward. The two tariff areas represent distinct markets. We believe that the tariff levels set seem reasonable and should not in themselves dampen new residential development.</p> <p>There are indeed difficulties in bringing forward residential development in the district, particularly because of its rural nature and the amount of Green Belt land. We sympathise with a view that one lower tariff rate should apply across the District. However, we do not see any areas of the district that require a lower CIL tariff rate to kick-start development and on balance feel the recommendations can be supported.</p>	Support noted and welcomed.

Chevening Parish Council	CILPD26	£125 per square metre charge is too high. There should be one charge for the whole district.	Given the scale of the infrastructure funding gap identified, it is considered that the proposed approach of charging £125/m ² in certain areas and £75/m ² in others, which the Viability Assessment has indicated is viable, should be taken forward in the Draft Charging Schedule, as a result of the additional receipts that are forecast.
Hextable Parish Council	CILPD16	There should only be one charge for the entire district. The lower charge proposed for some areas of the district could lead to inappropriate building in green belt areas.	Given the scale of the infrastructure funding gap identified, it is considered that the proposed approach of charging £125/m ² in certain areas and £75/m ² in others, which the Viability Assessment has indicated is viable, should be taken forward in the Draft Charging Schedule, as a result of the additional receipts that are forecast. It is not considered that a lower charge in one part of the District will lead to inappropriate building in Green Belt areas. Applications for development in the Green Belt will still need to be determined in accordance with national and local policies which prevent inappropriate development in the Green Belt unless there are very special circumstances.

Tatham Homes Ltd	CILPD15	<p>The proposed C.I.L. tax on new smaller residential development will prevent new development.</p> <p>All new development will take place on previously developed land due to the Green Belt restrictions on the majority of towns in the District. Future small scale residential development could only take place on existing residential sites as there is also a presumption against the use of employment land for residential development.</p> <p>If GRLV is less or equal to the existing value of the house on the site there is no point the owner selling the house for development. Even if there is a slight premium to be sought it would not be worth all the hassle in going through the planning process.</p> <p>This combined with the Affordable housing contributions already imposed would result in no new private housing, no new affordable housing and no contributions to C.I.L.</p> <p>If a home owner is just selling part of their garden for development and the land value received is not significant, they will likely not sell as they believe the Tax has just become too onerous and will likely wait until it is reverted.</p>	SDC considers that the CIL Viability Assessment provides a sound evidence base for preparing the CIL Charging Schedule. The Viability Assessment is based on a residual land value assessment which considers the types of development expected to come forward in Sevenoaks District. This includes the types of smaller sites (in terms of number of units) that may be developed through the sale of residential gardens. Amongst other things, it takes into account standard build rates in Sevenoaks District, a reasonable rate of developer's profit, the impacts of providing affordable housing in accordance with the Council's policies and assumed land values (which considers existing residential land values and existing PDL/Commercial values). The assessment identifies that there is scope for charges of £125 per sq m in some parts of the District and £75 per sq m in others based on gross development values.
Wealden Homes	CILPD4	<p>The 20% profit figure should read 'developers gross profit'. All references to profit levels should be 'gross'.</p> <p>Detailed wording / formatting changes to paragraphs 4.4 and 4.7 are proposed.</p>	Detailed changes are noted and will be taken into account in preparing the Draft Charging Schedule and supporting documents.
Brasted Parish Council	CILPD29	It is agreed that the viability study represents an appropriate basis for determining the level of CIL that would be viable in the District.	Noted and welcomed.
Crockenhill Parish Council	CILPD78	We are unable to comment upon the efficacy of the methodology and therefore have to assume this is a tried and tested method.	Noted.
Edenbridge Town Council	CILPD19	Surprised that large scale Care Homes are excluded for the requirement.	The viability appraisals from the CIL Viability Assessment calculated that generally across the District the value of completed care homes in C2 use would currently be insufficient to achieve a high enough land value, once standard build costs and other fees related to development are taken into account. It is recommended that this conclusion is reconsidered in a future review of the CIL Charging Schedule when market conditions may be different.
Kent County Council	CILPD107	KCC wishes to evaluate other Viability Assessments coming forward in Kent before forming a detailed view on this matter.	Noted.

Kent Police	CILPD52	No comment.	Noted.
Kent Wildlife Trust	CILPD102	Kent Wildlife Trust welcomes the proposed charges set out within the table in paragraph 4.7 of the CIL Charging Schedule. However we do have concerns regarding the exemption of hotels within the CIL Viability Assessment. Hotel visitors are likely to wish to explore the natural habitats within Sevenoaks and are therefore likely to have a deleterious impact on the natural habitat.	The viability appraisals from the CIL Viability Assessment calculated that generally across the District the value of completed hotels would currently be insufficient to achieve a high enough land value, once standard build costs (from BCIS) and other fees related to development are taken into account. It is recommended that this conclusion is reconsidered in a future review of the CIL Charging Schedule when market conditions may be different.
McCarthy and Stone Retirement Lifestyles Ltd	CILPD41	<p>The scenarios set out in the viability testing have not considered very important retirement housing and extra care developments in much detail, bearing in mind that this will become even more significant over the period of the Core Strategy. Nearly all types of retirement developments are impacted on financially by communal space and also a slower sales rate than other residential development. To apply a CIL rate based on 'pounds per square metre of gross internal floor space' would unreasonably penalise a retirement housing developer who would have a building of typically 70% net saleable area to acquire revenue from, compared to other forms of residential accommodation that would have 90-100% net saleable floor area to acquire revenue from.</p> <p>The viability report, which accompanied the proposed Schedule, makes a number of assumptions and generalisations when it comes to some of the inputs. It also acknowledges that some of these can be quite influential in the final figures derived at. The report does not provide the detailed viability appraisals themselves and what all assumptions and inputs have been used.</p> <p>In the case of retirement housing there is a much longer sales period which reflects the niche market and sales pattern of a typical retirement housing development. This has a significant knock on effect upon the final return on investment. This is particularly important with empty property costs, finance costs and sales and marketing which extend typically for a longer time period. Sales and marketing fees are typically in excess of 6%, for example, and increasing in the ever fragile housing market.</p>	The Council has commissioned additional viability appraisals on sheltered housing in C3 use. This indicates that the same charge should be applied to this use as is applied to other residential development in C3 use.
McCarthy and Stone Retirement Lifestyles Ltd	CILPD41	In the foreseeable economic climate 20 % developer profits may still not be enough incentive to achieve the required finance backing for a retirement scheme to proceed and the developer take on the risk of return. Similarly the incentives required to acquire land, particularly brownfield sites the type	20% developers profit is considered to be a reasonable average to apply in Viability Assessments and has been used in many of those completed to date. The CIL Viability Assessment Addendum

where sustainable uses such as retirement housing are best located, in the first place is likely to be 30%+ of current existing use market value. Retirement housing does not have the same impact upon open space, sports, recreation, education and strategic transport and should not be lumped in with the same CIL as family residential housing. Typically a retirement scheme will be located in a highly sustainable location very close to public transport, shops and services and will inevitably have a relatively large amount of floorspace reflecting its central location and yet will not have the same proportionate impact upon local infrastructure. Either the exceptions and reductions on levy are set out to respect this; it is explicitly set out as a separate charging cost; or retirement housing is acknowledged to have very similar viability implications and those falling within Class C3 are exempted in the same way as the Class C2 use are being proposed. It is considered that the chosen 'metric' of 'pounds per square metre of gross internal floor space' unfairly penalises my Client and other developers of similar retirement housing when assessed against other forms of residential accommodation. The oversimplification of the charging level by setting this at a uniform £125/£75per sq m across the board is seen as unduly harmful to specialised housing and care providers such as McCarthy and Stone, particularly when similar care /extra care developments (Class C2 uses) are exempted. Inadequate viability testing would appear to have been undertaken to cover this point.

considers retirement housing and extra care developments in C3 use in more detail. CIL charges can only be varied on the basis of viability rather than the infrastructure requirements of development.

Planning Potential Ltd	CILPD82	<p>We do question the effect of cross subsidisation of only charging for residential and retail, with all other forms of development being nil rated. The effect of this will undoubtedly mean that the entire infrastructure delivery schedule will be funded by developments in only the residential and retail sector.</p> <p>What we believe would be a more beneficial and fair approach is to apply a flat rate across the board and that the Council should determine (which they have already done although discussed in more detail below) the total infrastructure requirements in financial terms, then calculate the total gross floor space to be developed or delivered within the plan period, and then to divide one by the other providing a rate per sq m of development that takes place irrespective of its use classes. This will provide a fair and transparent approach to all uses whilst retaining viability.</p> <p>We also note that the viability assessment has assumed static levels of developers profit of any development, however it is not clear how flexible the approach may be taken to assumed profit level, through other funding regimes i.e.: (other than high street lenders), which may well be at higher rates.</p>	<p>The proposal to charge CIL on only retail and residential uses is based on viability evidence that suggests that other types of development that are likely to come forward during the Core Strategy period would not be viable if a CIL charge were to be applied to them. The approach proposed by Planning Potential is not considered to be consistent with the CIL Regulations and statutory guidance. 20% developers profit is considered to be a reasonable average to apply in Viability Assessments and has been used in many of those completed to date.</p>
Sevenoaks Town Council	CILPD89	<p>The Town Council believes that the CIL charge is based on inappropriate evidence as it has been based on relative affluence rather than infrastructure needs.</p>	<p>The approach is considered to be consistent with legislation and statutory guidance on the setting of CIL charges.</p>
Swanley Town Council	CILPD10	<p>The viability assessment has taken into account how the District Council's other policies impact on development viability and, therefore, represents an appropriate basis for determining the level of CIL that would be viable.</p>	<p>Noted and welcomed.</p>
Westerham Town Council	CILPD58	<p>The viability study is considered to represent an appropriate basis for determining the level of CIL in principle. However, it is questioned whether this is then fixed for the duration of the LDF plan and whether inflation is considered.</p>	<p>SDC will keep under consideration the need to review the CIL Charging Schedule. It does not need to be fixed for the duration of the LDF plan period. Inflation will automatically be applied to the CIL charge through changes in the RICS All In Tender Price Index.</p>
Proposed CIL Charge			
Berkeley Homes (Captial) PLC	CILPD34	<p>The conclusion that the viability of individual sites does not need to be considered assumes that the quantum of development required in the district will not be affected to any substantial degree by measures that will render individual development schemes unviable. In a district as constrained as Sevenoaks through the use of Green Belt and landscape policies the supply streams of housing are concentrated into the existing urban area. As a result, the plan-led delivery of growth is highly dependent</p>	<p>It is not possible to vary the level of CIL on the basis of costs associated with individual developments. CIL is intended to be set at a fixed level so that it offers greater certainty. SDC considers that the CIL Viability Assessment provides a sound evidence base for preparing the CIL Charging Schedule. The Viability Assessment is based on a residual land</p>

		<p>on a limited number of sites. A varied rate of CIL that reflects the costs associated with existing development sites should be considered. It is evident that the valuation of sites with different characteristics will not produce the same results. Accordingly, the lower valuation must be taken if viability is to be maintained across the board. The suggested approach with a flat rate across 2 geographical areas will be detrimental to the viability of individual development sites, especially in the higher rate locations. Although CIL may be only a small proportion of total costs, the viability of existing acquired sites has already been arrived at taking account of all factors. Changes to these however small relatively will alter profit margins. The introduction of CIL should not be applied to existing residential development sites at a rate that would exceed existing S106 contributions where such sites have been acquired for development by the house-building industry prior to the formulation and application of such considerations. This must therefore be at the lower rate. It is considered that the maximum level to be set across the district should be at the lower rate of £75 per sq m.</p>	<p>value assessment which considers the types of development expected to come forward in Sevenoaks District. Amongst other things, it takes into account standard build rates in Sevenoaks District, a reasonable rate of developer's profit, the impacts of providing affordable housing in accordance with the Council's policies and assumed land values (which considers existing residential land values and existing PDL/Commercial values). The assessment identifies that there is scope for charges of £125 per sq m in some parts of the District and £75 per sq m in others based on gross development values. CIL will not apply on existing sites that have been granted full planning permission and are built out in accordance with it.</p>
Armstrong (Kent) LLP C/O CBRE	CILPD64	<p>AK LLP considers that, having regard to the importance of retaining the future employment potential of QinetiQ following the relocation of DSTL and the costs of achieving a viable optimal planning balance between the constraints and opportunities of the Fort Halstead site, there is a need to examine the effects of imposing CIL on viability of development, having regard to the likely costs of the important Section 106 obligations needed to achieve the sustainable Fort Halstead vision. Failure to achieve this balance could result in a nationally unique site having no viable future, especially if QinetiQ decide to relocate their operations to an alternative site. AK LLP therefore suggest that the District Council should set a lower rate for all intended uses of development at Fort Halstead, to ensure the optimal planning balance between its continued sustainable use and the contribution that it is required to make towards the wider infrastructure costs of the District.</p>	<p>SDC considers that the CIL Viability Assessment provides a sound evidence base for preparing the CIL Charging Schedule. The Viability Assessment is based on a residual land value assessment which considers the types of development expected to come forward in Sevenoaks District. Amongst other things, it takes into account standard build rates in Sevenoaks District, a reasonable rate of developer's profit, the impacts of providing affordable housing in accordance with the Council's policies and assumed land values (which considers existing residential land values and existing PDL/Commercial values). The assessment identifies that there is scope for charges of £125 per sq m in some parts of the District and £75 per sq m in others based on gross development values. No alternative viability evidence has been put forward.</p>
Kent County Council	CILPD108	<p>KCC wishes to evaluate further evidence coming forward in Kent on viability before forming a detailed view on whether SDC's proposed charge represents an appropriate balance between the desirability of funding infrastructure and ensuring development remains viable.</p>	<p>Noted. The estimate for CIL receipts is considered to be reasonable based on the scale and type of development proposed in the Core Strategy. If more development were to come forward than proposed,</p>

		<p>KCC supports the need for different charges by area and use. The estimate for CIL receipts is considered to be conservative. KCC would welcome confirmation in the text that buildings for its community services are zero rated. KCC would also welcome confirmation in the text that a zero charge will be applied to eligible waste and mineral uses, for which it is the planning authority.</p>	<p>receipts would be higher but so would infrastructure costs. It is considered sufficiently clear that community service buildings and minerals and waste uses are zero rated.</p>
Shoreham Parish Council	CILPD40	<p>Shoreham Parish Council feels that there should be no CIL for development in the Green Belt as we feel it would not have the opportunity to be spent in the locality, particularly in areas such as Well Hill and East Hill. Shoreham Parish Council is not convinced the level is set correctly. They should be the same across the district.</p>	<p>Given the scale of the infrastructure funding gap identified, it is considered that the proposed approach of charging £125/m² in certain areas and £75/m² in others, which the Viability Assessment has indicated is viable, should be taken forward in the Draft Charging Schedule, as a result of the additional receipts that are forecast. Variations in the CIL charge need to be justified on the basis of viability evidence. No evidence has been provided to suggest that development in the Green Belt would not be viable if CIL were to be charged on it.</p>
Planning Potential Ltd	CILPD77	<p>Object to the approach taken by the Council in the charging schedule, to the somewhat disproportionate loading of the Community Infrastructure Levy (CIL) on only two limited classes of development that being large format retail uses, and residential development. We do not believe that the draft approach taken in the charging schedule achieves an appropriate balance between the desirability of funding the cost of infrastructure required to support development, and its potential effect on the viability of proposed development.</p> <p>The primary objection is to the Council's approach to set a differential rate between large format retail and small format retail development. It is quite clear to us that clause 13 (1) of the Community Infrastructure Regulations 2010 (as amended), provides that a charging authority may set differential rates from different zones in which development would be situated, and or by reference to different intended uses of development. Further, it would appear that only having undertaken fine-grained sampling, could it allow a differential rate within any particular use class to be based on size thresholds.</p> <p>It is quite clear to us that the Council should revisit their approach, as this is clearly contradicting the CIL Regulations by not having addressed this approach with the benefit of the fine-grained assessment.</p>	<p>The proposal to charge CIL on only retail and residential uses is based on viability evidence that suggests that other types of development that are likely to come forward during the Core Strategy period would not be viable if a CIL charge were to be applied to them. It is not agreed that the Community Infrastructure Levy Regulations prevent Charging Authorities from setting different charges for large and small format retail development. This approach has been found sound in examinations of adopted Charging Schedules. Further viability evidence has been prepared to support the Council's proposed approach.</p>

Brasted Parish Council	CILPD30	It is agreed that the proposed level of CIL represents an appropriate balance between the desirability of funding infrastructure through CIL and ensuring that development remains viable.	Noted and welcomed.
Crockenhill Parish Council	CILPD79	We can appreciate different levels of CIL are required given the extent of the differences of the cost of housing across the Council district. However, the different levels of CIL in the viability study are based on district wards. In our view this does not take account of the variations within wards. We would suggest that district ward boundaries are not a sufficiently detailed and that the Council may lose out if a more detailed approach is not applied.	Wards are considered to be a reasonable basis on which to differentiate between different levels of CIL charge, given that detailed information on house prices is readily available at that level. It is agreed that viability is very likely to vary within each ward. However, in reality viability may vary on a street by street basis. Setting different CIL levels on this basis would be very difficult and require a substantial amount of evidence.
Edenbridge Town Council	CILPD20	Support the proposed levels of CIL and the need to differentiate by use class and/or area.	Noted and welcomed.
Eynsford Parish Council	CILPD38	Support for different levels of charge by area and/or use.	Noted and welcomed.
Hartley Parish Council	CILPD2	Hartley Parish Council does not agree with the need for different CIL levels by area within the District, and considers that the charge should be the same throughout the District.	If a single charge were to be applied across the whole District then, on the basis of the CIL Viability Assessment, it would need to be set at £75 per sq m. SDC considers that the financial benefit of charging £125 per sq m in some areas outweighs the benefit of a consistent approach across the District.
Kent Police	CILPD53	No comment.	Noted.
McCarthy and Stone Retirement Lifestyles Ltd	CILPD44	It is noted from the CIL regulations when considering exemptions to CIL payment lists a set of criteria which includes that 'relief from CIL should be fair and not create undue distortions of competition'. This criterion is equally valid when considering the application of CIL to differing forms of development. It is my Client's belief that the current Schedule is neither fair, nor do they prevent distortions of competition, when applied to specialist forms of older persons accommodation such as retirement housing. It is requested that either specialist housing is treated the same as say a Class C2 use such as a care home or extra care housing which is given a nil contribution for very similar viability reasons or exception clauses are proposed.	The Council has commissioned additional viability appraisals on sheltered housing in C3 use. This indicates that the same charge should be applied to this use as is applied to other residential development in C3 use. The original CIL Viability Assessment report considered that generally across the District the value of completed care homes in C2 use would currently be insufficient to achieve a high enough land value, once standard build costs and other fees related to development are taken into account. On the basis of this evidence, it is not considered that the CIL Charging Schedule will distort competition between C2 care homes and C3 extra care housing.

<p>Planning Potential Ltd</p>	<p>CILPD83</p>	<p>The effect of placing a higher burdensome figure on the areas of which regeneration and development is to be directed (and supported) may indeed have the opposite effect of directing development to the lower tariff areas on viability grounds. Whilst we do not necessarily disagree with the principle of having different rates for different geographical areas, we wonder whether the difference between the two figures should be reduced so that the difference is not so burdensome.</p>	<p>It is not agreed that a 'higher burdensome figure' is placed on areas to which regeneration and development is to be directed. Development in Swanley, which is a key location for development in the Core Strategy, would be subject to the lower charge. The split between £75 per sq m and £125 per sq m is considered to be supported by viability evidence and to represent an appropriate balance between the need to fund infrastructure and ensure that development remains viable.</p>
<p>Sainsbury's Supermarkets Ltd c/o WYG</p>	<p>CILPD104</p>	<p>We are of the opinion that the regulations do not allow Councils to set differential sub-rates for the same intended use. There is no difference in the intended use of development between a small and large retail scheme. Both are retail uses. The basis of differentiating the same use on the definition of the Sunday Trading laws is flawed as, arguably, a shop of 279m²; has no discernibly different intended use from one of 281m². Both developments would be proposed for retail use and it is artificial to pretend that there is any real difference between them simply by virtue of size. In addition, whilst Regulation 13 permits differentiation in relation to use, but does not refer to viability as being the justification for differentiation. If we are correct that Regulation 13 does not permit differentiation then, unless the Council is willing to prejudice development proposed in the development plan, it should adopt the lower CIL rate for all retail development. The retail warehousing scenario in the Viability Assessment unrealistically assumes that a 2,500m²; net supermarkets could be accommodated on a site of 0.81 hectares. On the basis of Sainsbury's standard formats, excluding a PFS, a circa 2 hectare site would be required to develop a 2,500m² net store. Furthermore, whilst miscellaneous fees of £126,100 for BREEAM have been added into the costing, this in our experience is significantly under estimated, especially when the Council's 2011 adopted Core Strategy requires all new commercial development, including Use Class A1, to reach Very Good standard. In addition, the increasing of this requirement to Excellent standard from 2013 will put additional pressures on developers and may burden investment.</p>	<p>It is not agreed that the Community Infrastructure Levy Regulations prevent Charging Authorities from setting different charges for large and small format retail development. This approach has been found sound in examinations of adopted Charging Schedules. Further viability evidence has been prepared to support the Council's proposed approach. Core Strategy Policy SP2 allows for some flexibility if it is not technically or financially feasible to meet the sustainable construction standard required.</p>

Sevenoaks Town Council	CILPD90	<p>The Town Council remains concerned that this charge may deter development in the area. The need to fund infrastructure must not come at the cost of making any development unviable. The impact on development in the area must be reviewed within a 1-2 year period from adoption, to determine whether development is being deterred by the introduction of this levy.</p> <p>The Town Council is concerned that the levy will skew development towards larger housing (of which there is an abundance in Sevenoaks), rather than the low cost housing that is needed in the area.</p> <p>The Town Council believes that office developments should be incorporated into the charging schedule, as they increase the burden on certain types of local infrastructure.</p> <p>The all-encompassing nature of the charges by area may disadvantage small contained areas of low affluence within the higher charging band. There is insufficient flexibility on viability of developments, which may discourage lower cost housing in Sevenoaks Town area, resulting in more local workers being priced out of the area.</p>	<p>The impact of the proposed charges on viability has been considered through the CIL Viability Assessment. It concludes that development would remain viable with the levels of CIL proposed. The Council is able to review the CIL Charging Schedule if it is clear that the charges are deterring development. The CIL charges will be applied on a £ per sq m basis. It is not, therefore, agreed that the levy will necessarily skew development towards larger housing. The CIL Viability Assessment suggests that new office developments would not be viable if they were to be charged CIL. The CIL charges are intended to be set at levels that the majority of development would be able to meet. It should not necessarily be the case that development would not be viable in areas of lower affluence.</p>
Swanley Town Council	CILPD11	<p>The proposed level of CIL represents an appropriate balance between the desirability of funding infrastructure through CIL and ensuring that development remains viable.</p> <p>The preliminary draft charge for residential development in Swanley should be at the same level as Sevenoaks Area A of £125 per square metre.</p> <p>The estimate for the receipts that CIL will generate is reasonable; the figure is based on a number of aspects including housing development identified in the Core Strategy.</p>	<p>The CIL Viability Assessment concludes that charging £125 per sq m is likely to have an unacceptable impact on the viability of development in Swanley.</p>
VALAD Europe c/o Indigo Planning Ltd	CILPD112	VALAD Europe supports the case for a nil charge for B1c/B2/B8 uses.	Noted.

WM Morrison Supermarkets PLC c/o Peacock & Smith Ltd	CILPD98	<p>WM Morrison Supermarkets PLC strongly objects to the proposed Community Infrastructure Levy (CIL) rate of £125/sq m for all retail units with a gross floor area of 280 sq m. Our client is concerned that the suggested 'abnormal' charge will have a significant adverse impact on the overall viability of future (large) retail development in the district. A balance has not been found between infrastructure funding requirements and viability.</p> <p>Following the CIL examination in Poole, where Sainsbury's representation stated that, while the CIL regulations allow charging authorities to set differential rates for different geographical zones or for different uses of development, they do not permit differential rates within the same intended use of development, there is no justification for the council to propose differential rates for retail development.</p> <p>It should also be noted that the proposed £120/sq m charge for large retail development is significantly higher than those being proposed or adopted by other local authorities e.g. £53/sq m for Portsmouth; £70/sq m in LB Redbridge; £80/sq m in LB Lewisham and LB Brent; and £100/sq m in LB Merton.</p>	<p>It is not agreed that the Community Infrastructure Levy Regulations prevent Charging Authorities from setting different charges for large and small format retail development. This approach has been found sound in examinations of adopted Charging Schedules. Further viability evidence has been prepared to support the Council's proposed approach.</p>
Westerham Town Council	CILPD59	<p>Some flexibility in the charge must be allowed. Over a twenty year term there must be some scope for review and amendment taken from early adopters.</p> <p>In principle, it is agreed that there is a need for different charges by use and/or area.</p>	<p>The CIL system allows very little flexibility in the application of the charges. However, the Council is able to review the CIL Charging Schedule before the end of the Core Strategy period if it is deemed necessary to do so.</p>
Exemptions and Relief			
Armstrong (Kent) LLP C/O CBRE	CILPD65	<p>If the District Council does not consider it appropriate to set a differential nil rate for Fort Halstead, AK LLP requests that an exemption and relief policy related to Fort Halstead is included within the separate document which the District Council is proposing to produce. Clearly this separate document will need to be subject to consultation as soon as possible in order that the impact of such exemptions and reliefs can be considered in the examination of the draft Charging Schedule.</p>	<p>No viability evidence has been provided to indicate why a nil rate should be applied to any residential development at Fort Halstead. The Council will keep the need for an exceptional circumstances relief policy under review. However, it is considered that the restrictions imposed on the use of any policy by the CIL Regulations and the need to comply with State Aid legislation mean that any policy will only apply in very limited circumstances.</p>

Brasted Parish Council	CILPD31	Q12 - There should not be development by a charity where the profits from development will be used for charitable purposes without contribution. This would offer an untenable loophole. Q13 - Exceptional circumstances for relief should be justified on a case by case basis following assessment by a qualified officer and local representatives.	Noted. The Council will make a formal decision on whether to offer relief for investment developments by charities and in exceptional circumstances following the publication of the Draft Charging Schedule. It is currently considered that there will be very few circumstances where either of these exceptions would apply.
Crockenhill Parish Council	CILPD80	If a care home is built by any organisation other than a charity it will be profit making and should be treated as any other business. We note that the erection of agricultural buildings often requires investment into the business. However this does ignore the long term planning that often means the building will be rented out for light industrial use or once the farm is redundant developed into housing in which case a substantial profit is used. Affordable housing and provision by charities should be exempt.	Noted. In circumstances where an agricultural building is converted into one or more dwellings CIL will be chargeable. Affordable housing and development by charities to be used for charitable purposes will be exempt from CIL.
Edenbridge Town Council	CILPD21	Agree that development by a charity where the profits would be used for charitable purposes should be exempt. Buildings for community use should be exempt or offered relief.	Noted. The Council will make a formal decision on whether to offer relief for investment developments by charities and in exceptional circumstances following the publication of the Draft Charging Schedule. It is currently considered that there will be very few circumstances where either of these exceptions would apply. Buildings for community use will not be charged CIL under the Council's proposals.
Environmental Agency	CILPD95	Exceptional relief should be offered where a large proportion of a non-charitable development is benefiting from pro bono contributions of professional time and services or because the project is of particular social, environmental or other community benefit, then relief might be offered.	This does not appear to be in accordance with the CIL Regulations.
Eynsford Parish Council	CILPD45	Support relief for charities where profits from development would be used for charitable purposes but not relief in exceptional circumstances.	Noted. The Council will make a formal decision on whether to offer relief for investment developments by charities and in exceptional circumstances following the publication of the Draft Charging Schedule. It is currently considered that there will be very few circumstances where either of these exceptions would apply.

GlaxoSmithKline c/o Nathaniel Lichfield & Partners	CILPD86	The Council should publish details of the proposed exceptional circumstances relief policy in a policy document that should be brought forward now, to be considered alongside the CIL Draft Charging Schedule. This approach should allow any schemes with a s106 obligation which can demonstrate that it is not viable for the development to proceed with the addition of the CIL charging rate, to negotiate a reduced or nil CIL contribution with the Council so as to ensure the scheme can go ahead. This would be consistent both with CLG guidance on CIL and with Government planning policy.	Noted. The Council will make a formal decision on whether to offer relief for investment developments by charities and in exceptional circumstances following the publication of the Draft Charging Schedule. It is currently considered that there will be very few circumstances where either of these exceptions would apply. Where a development is granted planning permission before the Council's Charging Schedule is adopted, any development built out in accordance with that permission will not be liable to pay CIL.
Kent County Council	CILPD109	KCC supports the use of discretionary relief for development by a charity where the profits from development will be used for charitable purposes and in exceptional circumstances.	Noted. The Council will make a formal decision on whether to offer relief for investment developments by charities and in exceptional circumstances following the publication of the Draft Charging Schedule. It is currently considered that there will be very few circumstances where either of these exceptions would apply.
Kent Police	CILPD54	Discretionary relief should be offered to charities where the profits from development would be used for charitable purposes and in exceptional circumstances.	Noted. The Council will make a formal decision on whether to offer relief for investment developments by charities and in exceptional circumstances following the publication of the Draft Charging Schedule. It is currently considered that there will be very few circumstances where either of these exceptions would apply.
McCarthy and Stone Retirement Lifestyles Ltd	CILPD43	There will be a need to identify priorities in many instances between CIL and affordable housing for example where viability is marginal. The exception clause and relaxation options on CIL need to be spelt out or at the very least the process by which it will be judged.	Noted. The Council will make a formal decision on whether to offer relief for investment developments by charities and in exceptional circumstances following the publication of the Draft Charging Schedule. It is currently considered that there will be very few circumstances where either of these exceptions would apply.

Sevenoaks Town Council	CILPD91	<p>The Town Council notes that the District's interpretation of the legislation appears to be in line with national regulations, also noting that social enterprises had been omitted at a national level and should have been included.</p> <p>Sevenoaks Town Council supports relief for development by a charity where the profits will be used for charitable purposes and in exceptional circumstances.</p> <p>Exceptional circumstances should be judged on a scheme by scheme basis. Criteria should include the overall community benefit of the scheme and whether the CIL and Affordable Housing charge combined would make a development unviable. Any issues of viability must be confirmed by an independent outside body.</p>	<p>Noted. The Council will make a formal decision on whether to offer relief for investment developments by charities and in exceptional circumstances following the publication of the Draft Charging Schedule. It is currently considered that there will be very few circumstances where either of these exceptions would apply.</p>
Swanley Town Council	CILPD12	<p>Swanley Town Council does not support discretionary relief where development is undertaken by a charity where the profits from that development will be used for charitable purposes.</p> <p>The Town Council would request to be consulted when the District Council sets out policies on discretionary relief in a separate policy document, which it states will come into effect at the same time as the Charging Schedule, in accordance with the relevant regulations.</p>	<p>Noted. The Council will make a formal decision on whether to offer relief for investment developments by charities and in exceptional circumstances following the publication of the Draft Charging Schedule. It is currently considered that there will be very few circumstances where either of these exceptions would apply.</p>
Westerham Town Council	CILPD60	<p>Support discretionary relief for developments by a charity where the profits will be used for charitable purposes and in exceptional circumstances.</p> <p>Relief in exceptional circumstances should be offered if the benefit of the development is in the public interest where the developer is taking a higher risk than would normally be undertaken for a 20% return. For example larger schemes requiring high levels of third party funding unavailable from high street banks.</p>	<p>Noted. The Council will make a formal decision on whether to offer relief for investment developments by charities and in exceptional circumstances following the publication of the Draft Charging Schedule. It is currently considered that there will be very few circumstances where either of these exceptions would apply.</p>
Monitoring and Reporting			
Wealden Homes	CILPD5	<p>The annual report should set out how much money has gone to Town Councils and Parish Councils and from what developments. This acts as a cross reference with para 7 .5.</p>	<p>The principle of this is agreed. However, it is necessary to wait for the Government to implement the requirements to pay a 'meaningful proportion' to town and parish councils through regulations before the Council can make a commitment to this.</p>
Brasted Parish Council	CILPD32	<p>Parish Councils should be monitored in their spending of monies however this should not place an additional administrative burden on small councils.</p>	<p>Noted. It is understood that this issue will be addressed in revised CIL Regulations.</p>
Crockenhill Parish Council; Eynsford	CILPD81 CILPD46 CILPD92 CILPD13	<p>Monitoring arrangements for SDC are appropriate and similar arrangements should be put in place for town and parish councils.</p>	<p>Noted. It is understood that this issue will be addressed in revised CIL Regulations.</p>

Parish Council; Sevenoaks Town Council; Swanley Town Council; Westerham Town Council	CILPD61		
Edenbridge Town Council	CILPD22	The amount spent on administration should be under 5% of total.	Noted. This is currently required by the CIL Regulations.
Highways Agency	CILPD72	The Council may wish to assist the local community, developers and others, by including on its website/ in any annual report an indicative forward look/ profile of future spend that would then highlight the need for/ feed into any review of the Infrastructure Delivery Plan/ Regulation 123 List etc.	Noted. This will be considered.
Kent County Council	CILPD110	KCC supports the monitoring proposals and wishes to develop a protocol with the District Council for the provision of CIL receipts, and for the delivery of the services for which they are intended, and to comply with the monitoring requirement.	Noted. SDC would be keen to discuss this with KCC. It is important that organisations that are passed CIL funds by SDC are clearly able to demonstrate how it has been spent.
Kent Police	CILPD55	Proposals for monitoring but the District Council are supported. For public confidence proper controls need to be in place at all levels. As such the reporting by town and parish councils will ensure necessary information for such confidence is open for public scrutiny.	Noted. It is understood that this issue will be addressed in revised CIL Regulations.
Implementation			
Armstrong (Kent) LLP C/O CBRE	CILPD66	AK LLP considers that it is critical that the District Council should set instalment policies to assist the cash-flow and viability of strategic developments, so as to ensure that development can proceed be delivered. The separate document is likely to have implications for AK LLP's landholding at Fort Halstead and therefore requests that it is kept informed as to its progress and would also welcome the opportunity to comment on the emerging phasing of payments.	The Council will consider the need for an instalment policy and will aim to bring one forward at the time that the Charging Schedule is adopted.

Wealden Homes	CILPD6	<p>We agree that there should be flexibility to introduce instalment policies for payment.</p> <p>Wealden Homes propose different instalment policies for different sizes of scheme:</p> <p>1-5 units - 60 days payment for 2 units, payment on occupation for residual</p> <p>6-20 units - 60 days payment for 5 units, payment on occupation for residual</p> <p>20-50 units - 60 days payment for 10 units, payment on occupation for residual</p> <p>51- 100 units - 60 day payment for first 30 units, payment on occupation for residual</p> <p>100+ - By negotiation on a site by site basis subject to S106 negotiations</p>	The Council will consider the need for an instalment policy and will aim to bring one forward at the time that the Charging Schedule is adopted. Any instalment policy would need to be linked to days after commencement rather than dates of occupation, in accordance with the CIL Regulations.
Brasted Parish Council	CILPD33	Support instalment policies	Noted. The Council will make a formal decision on whether to offer the opportunity to pay in instalments following the publication of the Draft Charging Schedule. It is currently considered that this could help to support the cash flow of developments that are of marginal viability.
Edenbridge Town Council	CILPD23	<p>SDC probably has no choice but to introduce an instalments policy as developers are unlikely to pay upfront. It will add significantly to admin costs. Who will check when developments start and on the triggers for further payments?</p> <p>Certainly payment by instalments should not be available for payments under 20K.</p>	Noted. The Council will make a formal decision on whether to offer the opportunity to pay in instalments following the publication of the Draft Charging Schedule. It is currently considered that this could help to support the cash flow of developments that are of marginal viability.
Environmental Agency	CILPD96	Instalments should only be offered to those developers who can demonstrate real need and only for a limited time period.	Noted. The Council will make a formal decision on whether to offer the opportunity to pay in instalments following the publication of the Draft Charging Schedule. It is currently considered that this could help to support the cash flow of developments that are of marginal viability.
Eynsford Parish Council	CILPD47	All CIL payments should be made before the development commences or at least before completion.	Noted. The Council will make a formal decision on whether to offer the opportunity to pay in instalments following the publication of the Draft Charging Schedule. It is currently considered that this could help to support the cash flow of developments that are of marginal viability.

Highways Agency	CILPD73	The HA normally requires that any mitigation required on or affecting the SRN is in place prior to or at the point of occupation of the impacting development. We would wish to be assured by suitable text in future iterations of the CIL framework, that there would not be a risk that crucial infrastructure may be delayed due to any instalments arrangement.	Noted. The Council will make a formal decision on whether to offer the opportunity to pay in instalments following the publication of the Draft Charging Schedule. It is currently considered that this could help to support the cash flow of developments that are of marginal viability. Currently the HA has not identified any strategic infrastructure that should be funded through CIL. Site specific improvements to Highways Agency infrastructure may be best secured through s106/s278 agreements.
Kent County Council	CILPD111	KCC is supportive of the use of instalments policy but suggests that a balance needs to be struck between assisting developers cash-flow and commissioning infrastructure delivery at the right time.	Noted. The Council will make a formal decision on whether to offer the opportunity to pay in instalments following the publication of the Draft Charging Schedule. It is currently considered that this could help to support the cash flow of developments that are of marginal viability.
Kent Police	CILPD56	Many infrastructure providers have or need to put in place new/growth infrastructure to enable the development to proceed or to ensure it is sustainable from the outset. With current public sector financial constraints such instalments are probably not viable from many of the infrastructure providers perspective.	Noted. The Council will make a formal decision on whether to offer the opportunity to pay in instalments following the publication of the Draft Charging Schedule. It is currently considered that this could help to support the cash flow of developments that are of marginal viability.
McCarthy and Stone Retirement Lifestyles Ltd	CILPD42	My Client would welcome further flexibility in the timing of CIL as payments on commencement will introduce an additional financial cost on the development prior to the receipt of any revenue from the proposed development. This is particularly important in the case of retirement housing providers, as developments need to be completed in their entirety before a single unit of accommodation can be sold. It is considered that at the earliest, part payment on first occupation would be fairer and would reduce unnecessary financial costs to the developer. This should then be phased depending upon occupation levels.	Noted. The Council will make a formal decision on whether to offer the opportunity to pay in instalments following the publication of the Draft Charging Schedule. It is currently considered that this could help to support the cash flow of developments that are of marginal viability. However, it is considered that basing instalment policies on occupation would not be in accordance with the CIL Regulations.
Planning Potential Ltd	CILPD84	We do believe that Sevenoaks District Council should introduce an instalment policy for the payment of CIL. Exceptions and instalments policies should reflect consideration of each individual planning application on its own merits primarily on the viability of the scheme to be delivered.	Noted. The Council will make a formal decision on whether to offer the opportunity to pay in instalments following the publication of the Draft Charging Schedule. It is currently considered that this could help to support the cash flow of developments that are of marginal viability.

Sevenoaks Town Council	CILPD93	<p>The Town Council supports the introduction of an instalments policy, to reduce the burden on developers. To reduce the bureaucratic burden on the District Council the Town Council believes any such payments should be consistent with the method for obtain Affordable Housing contributions. The Town Council would support a system that was simple and easy to administer.</p> <p>The Town Council supports the introduction of a minimum threshold, but believes the limit should be set high enough to encourage large scale developments to take place.</p>	Noted. The Council will make a formal decision on whether to offer the opportunity to pay in instalments following the publication of the Draft Charging Schedule. It is currently considered that this could help to support the cash flow of developments that are of marginal viability.
Swanley Town Council	CILPD14	<p>Payments should be made in full. This will stop the potential for payments made to Town and Parish Councils from being delayed or potentially being received in instalments themselves, which in turn could delay projects that were proposed using CIL payments.</p>	Noted. The Council will make a formal decision on whether to offer the opportunity to pay in instalments following the publication of the Draft Charging Schedule. It is currently considered that this could help to support the cash flow of developments that are of marginal viability.
Westerham Town Council	CILPD62	<p>The use of instalments is supported. However, care should be taken in any deferred payment that the Council has recourse to some security of a bank guarantee or other collateral.</p> <p>Instalments should be by negotiation and exception dependent of developers own funding.</p> <p>Westerham Town Council does not think that there should be a threshold for instalment policies.</p>	Noted. The Council will make a formal decision on whether to offer the opportunity to pay in instalments following the publication of the Draft Charging Schedule. It is currently considered that this could help to support the cash flow of developments that are of marginal viability. Under the CIL Regulations, the Council must set out its instalments policy, if it considers it necessary to have one, in advance rather than negotiate on a site by site basis.



**COMMUNITY INFRASTRUCTURE LEVY:
DRAFT CHARGING SCHEDULE:
SUMMARY OF EVIDENCE AND PROPOSALS**

FEBRUARY 2012

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1. Consultation

- 1.1 Sevenoaks District Council consulted on a Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule between 28th June and 9th August 2012. SDC has now prepared a Draft Charging Schedule, which it proposes to submit for independent examination. This document summarises the Council's evidence that supports the Draft Charging Schedule, which is available to comment on between X and X. Once adopted, the Charging Schedule will set out a standard rate that developers will need to pay when undertaking different types of development in different parts of the District. Funds collected through CIL must be spent on infrastructure required to support development of the area.
- 1.2 The Council considers that there are many benefits of adopting a CIL Charging Schedule. In particular, a standard CIL charge will:
- aid infrastructure providers in planning the delivery and operation of infrastructure;
 - aid developers in identifying the likely costs associated with development;
 - improve accountability to the public for use of developer contributions for infrastructure;
 - ensure that payments are made to town and parish councils when development occurs in their areas so that they can deliver local priority infrastructure; and
 - increase the range of developments that are able to contribute towards infrastructure, including small residential developments which have often not been required to make contributions in the past.
- 1.3 Representations submitted on the Draft Charging Schedule will be made available to an independent examiner, who will consider the soundness of the charging schedule and whether the Council is able to adopt it, either as proposed or subject to amendments.
- 1.4 The CIL Draft Charging Schedule can be found on the CIL pages of the Council's website. Comments should be submitted via the Council's consultation web-portal, by email to ldf.consultation@sevenoaks.gov.uk or in writing to:

Planning Policy
Sevenoaks District Council
Argyle Road
Sevenoaks
TN13 1HG

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2. Background

The Community Infrastructure Levy and Charging Schedules

- 2.1 The Community Infrastructure Levy (CIL) is a locally set standard charge that can be applied to new development to fund infrastructure. It is calculated in £ per sq m net internal area of new buildings or extensions¹. In order to charge CIL, charging authorities must prepare a Charging Schedule. Sevenoaks District Council is the charging authority for Sevenoaks District. The Draft Charging Schedule sets out proposed CIL charges for different types of development and different areas of the District.
- 2.2 The CIL Charging Schedule sets out what certain forms of development will pay. However, the following types of development will not be liable to pay CIL:
- Changes of use that do not result in an additional dwelling.
 - New buildings or extensions of less than 100 sq m gross internal area unless they result in the development of one or more new dwellings. Therefore, the majority of residential extensions will not be required to pay CIL but some may.
 - Affordable housing, subject to the developer applying for relief in the manner set out in the regulations.
 - Development by a charity where the development will be used wholly or mainly for charitable purposes.
 - Buildings into which people do not normally go, or go only intermittently for the purpose of inspecting and maintaining fixed plant or machinery.
- 2.3 In addition, only the net additional floorspace on a development site will be expected to pay CIL if an existing building, or part of it, has recently been in use (defined as 6 months of the last 12).

Local Development Framework

- 2.5 Sevenoaks District Council adopted the Local Development Framework Core Strategy for the District in February 2011. The Core Strategy sets out policies on the overall scale and distribution of development and strategic policies that will be used to determine the type of development that comes forward and protect the natural and built environment. The Core Strategy provides for the development of 3,300 new dwellings to be built in Sevenoaks over the period 2006-2026. The current housing land supply position is summarised in section 3.
- 2.6 SDC is currently preparing the Allocations and Development Management Policies Plan (ADM Plan). This will identify new land use allocations for

¹ Further guidance on the measurement of net internal area and the calculation of CIL charges will be set out in an Implementation Plan, to be published alongside the Charging Schedule.

housing, employment and boundaries for other land use designations such as the Green Belt and AONB. The allocations will provide sufficient development sites to ensure that the Council can meet the remainder of the target for new dwellings to 2026 (approximately 1000 dwellings). The ADM Plan will also contain detailed policies that must be taken into account in determining planning applications.

- 2.7 The Community Infrastructure Levy will support the delivery of the Sevenoaks Core Strategy and the Allocations & Development Management Plan by contributing towards the infrastructure required to support the development planned. The provision of infrastructure to support development has been seen as key component of the Government's ambition to encourage local communities to welcome development. The Community Infrastructure Levy should also aid the delivery of development by ensuring that developers are able to calculate the costs of infrastructure contributions prior to purchasing land and/or preparing planning applications.

Legislative and National Policy Context

- 2.8 CIL Charging Schedules must set out the charge(s) in £ per sq m that development will be expected to pay to support the provision of infrastructure. Whilst the charge can be varied by area and type of development on the basis of viability evidence, there are no other reasons for setting differential CIL charges.
- 2.9 CIL may be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure. The Planning Act identifies the types of infrastructure that should be considered for funding through CIL, although the list is not definitive. These are:
- (a) roads and other transport facilities,
 - (b) flood defences,
 - (c) schools and other educational facilities,
 - (d) medical facilities,
 - (e) sporting and recreational facilities, and
 - (f) open spaces.
- 2.10 The provision of affordable housing or financial contributions towards it can not currently be secured through CIL. Whilst the Government recently consulted on whether this should be changed, it is yet to publish its decision and the amended regulations that would be required. Planning obligations will continue to be used to secure affordable housing, in accordance with the Core Strategy policy SP3.
- 2.11 In order to charge CIL, Sevenoaks District Council (SDC) needs to adopt a CIL Charging Schedule. This needs to be subject to independent examination and must be supported by evidence of a gap between the funding needed to provide the infrastructure required to support development and that which is already available. The Council must also show that the charging of CIL will not threaten delivery of its Plan (i.e. the

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Core Strategy) as a whole. This should be on the basis of an area-based approach that broadly tests viability across its area. The balance between the desirability of funding infrastructure through CIL and the effects on viability of development is for the Charging Authority to decide upon. Further guidance is provided in 'Community Infrastructure Levy: Guidance' (CLG, 2012).

- 2.12 The National Planning Policy Framework (NPPF) states that the cumulative impact of standards and policies should not put implementation of the plan at serious risk, and should facilitate development through the economic cycle (para 174). Development should provide competitive returns to a willing land owner and willing developer, when normal development costs and policy requirements have been taken into account (para 173). However, it is also recognised that development should not be permitted where it can not provide for the 'safeguards' necessary to make development acceptable (para 176).
- 2.13 Whilst there are some forms of development that are exempt or offered relief from paying CIL, it will generally be the case that qualifying forms of development (i.e. those identified in the Charging Schedule) will pay CIL without exception or negotiation. The regulations contain limited powers for the Council to offer relief from CIL in exceptional circumstances, at its discretion. However, the situations where this can occur are tightly prescribed and are subject to EU State Aid rules (see section 6).

Planning Obligations

- 2.14 The Community Infrastructure Levy will largely replace planning obligations, under section 106 of the Town and County Planning Act 1990, as the mechanism that local planning authorities use to secure developer contributions for infrastructure to support development. Information on recent planning obligations secured for infrastructure is set out in appendix A. Any planning obligations can only be taken into account in determining planning applications where they meet the following tests from regulation 122 of the CIL Regulations 2010:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 2.15 Developer contributions secured through planning obligations will no longer be able to be pooled from more than 5 different obligations to deliver the provision of a certain project or type of infrastructure from April 2014 or the date of adoption of the CIL Charging Schedule, whichever comes first. This restriction, from regulation 123 of the CIL Regs 2010, is intended to ensure that local planning authorities use CIL instead of planning obligations to secure contributions for infrastructure that serves a wider area than just the specific development site or group of sites.

- 2.16 In addition, planning obligations will not be able to be used to secure the provision of, or contributions to, infrastructure that could be funded through CIL. Local planning authorities can identify what infrastructure will be funded through CIL so that planning obligations can continue to be negotiated for other infrastructure. In order to do this, charging authorities can publish a list of infrastructure to which CIL will contribute on its website. This list is sometimes referred to as a 'Regulation 123 list', after the corresponding regulation in the CIL Regulations 2010. This list does not need to be the same as the infrastructure plan which is submitted to support the Charging Schedule at Examination and can be reviewed at any time. Sevenoaks District Council is considering the benefits and implications of preparing a Reg.123 list.
- 2.17 Affordable housing provision and contributions will continue to be secured through planning obligations, unless the Government amends the regulations that make it necessary or beneficial to secure these through CIL. Appendix B sets out how successful the Council has been in securing the provision of or contributions towards affordable housing between implementation of Core Strategy Policy SP3 in February 2011 and April 2012 (the end of the last AMR monitoring period).

3. Infrastructure Requirements and Use of CIL

Additional Housing Development Proposed

- 3.1 The adopted Sevenoaks District LDF Core Strategy plans for the development of 3,300 dwellings in the period 2006-2026. SDC's most recent [Annual Monitoring Report](#) sets out the housing land supply position within the District at 31 March 2012. 1360 additional dwellings had been completed in the period 2006-2012. A further 970² additional dwellings have extant planning consent and, therefore, should have had their infrastructure requirements taken into account through the development control process. To meet the remaining requirement, the Council has identified the potential for 879 dwellings to be developed on sites identified in the Strategic Housing Land Availability Assessment which are consistent with strategic Core Strategy policies and forecasts the development of 432 dwellings on small, as yet unidentified, sites from year 6 of the housing trajectory. This will mean that the Council will have a sufficient supply of new housing to meet or exceed the Core Strategy requirement of 3,300 dwellings.

Population Forecasts

- 3.2 In many cases, the need for additional or improved infrastructure is likely to result from an increase in population as a result of development, rather than the increase in the number of dwellings itself.
- 3.3 Kent County Council's most recent strategy-based [demographic forecasts](#) predict that, on the basis of the number of dwellings remaining to be developed over the Core Strategy period in the District, the total population in Sevenoaks District will remain relatively static over the period 2010 to 2026.
- 3.4 Where new infrastructure is required at the local level within the District or a specific new development, for example a new local play area, the requirement will be more closely related to the new population moving into the new development, regardless of where they have moved from and of the impact of wider demographic changes.

Draft CIL Infrastructure Plan

- 3.5 SDC's existing Infrastructure Delivery Plan is set out at appendix 4 to the adopted [Core Strategy](#). This document was prepared in 2010 on the basis of information provided by infrastructure providers. The Core Strategy is clear that this schedule is to be treated as a live document.
- 3.6 The existing Infrastructure Delivery Plan and engagement with infrastructure providers has been used to develop an initial indicative list of infrastructure to support development that could be funded through CIL.

² This figure is subject to a non-implementation rate of 10% on sites under 0.2 ha and 4% on sites of 0.2 ha and over. These rates are based on previously identified trends.

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It should be noted that there is no requirement for SDC to commit to funding these projects once CIL has been adopted. The Council will have the flexibility to spend CIL receipts on any other type of infrastructure that is considered to be a priority at the time, subject to restrictions that may be imposed by the publication of a Reg. 123 list (see para 3.10).

Scheme Type	Lead Body	Cost	Committed Funding *	Funding Gap
Transport Schemes, including Urban Traffic Management Control (UTMC) system for Sevenoaks and Implementation of selected routes from the Sevenoaks Cycling Strategy	Kent County Council	£1,980,000 - £2,130,000 (£2,055,000 assumed)	£0	£2,055,000
Flood Defence and Water Quality Infrastructure, including flood defence scheme in Edenbridge	Environment Agency	£4,800,000	£1,200,000	£3,600,000
Schools, including primary and secondary in Sevenoaks and Swanley	Kent County Council	£6,005,000	£0	£6,005,000
Health Care, including improvements to existing facilities in Sevenoaks, Swanley and Edenbridge	NHS	£1,021,000	£0	£1,021,000
Community facilities, including improvements to libraries, community learning, social	Kent County Council and Sevenoaks District Council	£1,993,000	£0	£1,993,000

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services and community development work to integrate new residents and SDC's youth zone scheme.				
Open Space, Sport and Recreation, including the redevelopment of Whiteoak Leisure Centre, provision of outdoor 'Green Gyms', provision of allotments in Sevenoaks and Swanley and additional facilities or extensions to wildlife sites.	Scheme-dependent, includes Sevenoaks District Council, Kent Wildlife Trust, Edenbridge Town Council and Sevenoaks Town Council	£7,465,500	£3,501,000	£3,964,500
Total		£23,339,000	£4,701,000	£18,638,000

* i.e. forecast Council Tax or Grant increase as a result of development, existing resources or revenue from redevelopment of other sites.

- 3.7 Once committed and anticipated funding has been taken into account, the infrastructure plan indicates that there is a need for approximately an additional £19,000,000 to support the provision of infrastructure required as a result of development. This funding gap has been taken into account in proposing the CIL charge, set out in the Draft Charging Schedule.
- 3.8 Inclusion of schemes in the draft plan, or summary above, does not guarantee that the Council will view them as a priority and make CIL funding available at the time that development comes forward. Given that the infrastructure funding gap is significantly greater than the forecast receipts from CIL, prioritisation of infrastructure schemes will be required.
- 3.9 In identifying the infrastructure that CIL will be used to fund, SDC will have regard to the need for sub-regional infrastructure that may be required as a result of development in Sevenoaks District and neighbouring districts/boroughs.
- 3.10 Whilst the Council is not required to provide certainty on the infrastructure projects that it will fund through CIL receipts, it is expected to set out a

draft list of the projects or types of projects that are anticipated to be funded through CIL. This list should form the basis of any regulation 123 list that the Council prepares. This is to ensure that a developer can identify clearly the types of infrastructure to be funded through CIL and what will be secured through planning obligations. The following list is the types of infrastructure that SDC expects to fund through CIL receipts:

- Transport schemes other than site-specific access improvements;
- Flood Defence schemes;
- Water quality schemes;
- Schools;
- Health and social care facilities;
- Police and emergency services facilities;
- Community facilities;
- Green infrastructure other than site-specific improvements or mitigation measures.

Types of Development to be funded through planning obligations

3.11 If infrastructure projects or types of infrastructure that CIL receipts will be used to deliver have been defined in Reg. 123 list, other types of infrastructure can be funded or delivered through planning obligations, subject to the restrictions set out in the CIL Regulations 2010. SDC is required to provide an indication of the types of infrastructure that it will secure through planning obligations. It is proposed that this would be most appropriate for site specific infrastructure, such as:

- Site specific access improvements (these could also be secured through s278 of the Highways Act 1980 in some circumstances);
- On-site open space, for example children's play areas;
- Site specific green infrastructure, including biodiversity mitigation and improvement;
- On-site crime reduction and emergency services infrastructure, for example CCTV or fire hydrants; and
- Site specific Public Rights of Way diversions or impact mitigation.

3.12 In addition, affordable housing provision and contributions will continue to be secured through planning obligations, unless the Government amends the regulations that make it necessary or beneficial to secure these through CIL.

3.13 Other mechanisms exist to ensure that developers provide sufficient infrastructure or financial payments to ensure that new development is provided with the necessary utilities, including water and sewerage infrastructure. SDC will support the timely provision of the necessary infrastructure. The costs of providing this infrastructure should be taken into account in establishing the viability of development.

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Role of Town and Parish Councils

- 3.14 It is expected that the Government will publish regulations in Spring 2013 that will establish the percentage of CIL receipts that charging authorities will pass on to town and parish councils when development occurs in their area. A Government announcement in January 2013 proposed that 15% of the CIL receipts associated with a development (capped at £100 per existing council tax dwelling) will be paid to the town and parish councils in areas without neighbourhood plans and that 25% will be passed to town and parish councils in areas with neighbourhood plans (without a cap).
- 3.15 The Council's draft CIL Infrastructure Delivery Schedule contains a list of the types of schemes that town and parish councils have indicated they may wish to fund through CIL receipts, when development occurs in their area. However, town and parish councils are not limited to funding these schemes and may decide to spend CIL receipts on other projects when development comes forward, subject to the limits placed on them by legislation.

4. Development Viability

Viability Study

4.1 In order to ensure that a CIL charge would not put at risk the delivery of the Core Strategy, the Council commissioned a CIL Viability Assessment to consider the levels of CIL charge that most development could pay and remain viable. The study was published alongside the Preliminary Draft Charging Schedule consultation document and an addendum has been published alongside the Draft Charging Schedule. The Viability Assessment has considered the justification for different charges in different parts of the district and for different land uses. Amongst others, the Viability Assessment (including the addendum) considered the viability of the following different types of development, using a residual land valuation model:

- Residential (including sheltered housing within Use Class C3);
- Supermarkets/Superstores
- Retail warehouses;
- Convenience stores;
- Comparison retail;
- Offices;
- Industrial;
- Warehouses;
- Hotels;
- Care Homes;
- Community Uses; and
- Agricultural.

4.2 The approach taken seeks to ensure that after development costs, including developers gross profit (20% on market housing), the provision of affordable housing and CIL, are taken into account, the residual value left in the overall value of development is sufficient to ensure that land can be purchased at a competitive price. Research undertaken by the consultants (Dixon Searle Partnership) and information from the Valuation Office Agency, RICS and the Land Registry has been used in assessing what overall values of development should be considered and what reasonable purchase prices for development land are in the District. A range of other sources, including consultation with a number of developers and agents, have been used to identify reasonable figures for other elements of the assessment, such as build costs.

Assumptions

4.3 Generic development scenarios were tested for the uses considered by the study. These are considered to be an appropriate representation of the types of development that are expected to come forward in the district, as proposed by the Core Strategy. The viability assessment does not consider the impact of CIL on specific sites proposed for development, in accordance with national guidance. It is recognised that some sites in the

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District may have site-specific abnormal costs that may lead to development not being viable. It is the Council's view that the proposed CIL charge is at a level that means that it will represent a relatively small proportion of the development costs and should not be the deciding factor in whether or not development is viable.

- 4.4 The viability assessment took into account how the Council's other policies impact on development viability. In particular, the assessment was based on the assumption that the Council's affordable housing policy (Core Strategy policy SP3) and sustainable construction policy (Core Strategy policy SP2) will be delivered.
- 4.5 The viability assessment is based on ensuring that developers can make a reasonable profit on both market and affordable housing and still afford to purchase the land at a competitive price. 20% developers gross profit on market housing and 6% on affordable housing is factored into the viability appraisals. The figure for market housing is higher than the figure applied in the Affordable Housing Viability Assessment in 2009, which considered 15% and 17.5%. This is due to the more restrictive actions of financial institutions in the current economic climate, which are tending to mean that only schemes that generate higher levels of profit are able to secure finance. Higher assumed profit margins also provide a degree of contingency against abnormal costs.
- 4.6 As far as is considered reasonable to do so, this assessment has considered the impact of CIL on the viability of development over time, through the use of a range of 'value points' that are expected to reflect development values at different stages of the economic cycle.

Conclusions

- 4.7 The CIL Viability Assessment finds that the CIL charges proposed in the Draft Charging Schedule would not put at serious risk the delivery of the LDF Core Strategy³. The proposed charges have also taken into account identified good practice on not setting charges near the limits of viability. Following this guidance ensures that some flexibility is built into the Charging Schedule.
- 4.8 The Viability Assessment proposed that residential charges could be varied across different areas in the District on the basis of different Gross Development Values (GDV) in those areas, with a charge of £125/m² in some areas and £75/m² in others. Ward boundaries have been proposed as the basis for differentiating between areas because information on GDV and GDV/m² is readily available for individual wards. The boundaries of the proposed charging areas are set out in the Charging Schedule.
- 4.9 The Viability Assessment notes that there are different viability considerations for different types of retail unit. The viability, and ability to pay a set CIL charge, is primarily related to the type of retail offer and

³ Community Infrastructure Levy: Guidance, para 29.

factors such as construction costs. It is proposed that supermarkets/superstores and large retail warehouses are charged CIL at £125/m², whilst other forms of retail are not charged. The Council's Viability Evidence shows that the type of retail development is a more significant factor in the viability than the size of the store. It is therefore proposed that the following definitions are used to identify supermarkets/superstores and retail warehouses for the purposes of determining whether a CIL Charge is payable:

Superstores/supermarkets - shopping destinations in their own right (of 500m² of sales floorspace or more) where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

Retail warehouses - large stores (of 500m² of sales floorspace or more) specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

It is proposed that a threshold of 500m² of sales/gross floorspace is included in the definitions to aid the identification of these stores. This proposed threshold is based on an assessment of the floorspace of existing supermarkets/superstores and retail warehouses in the District carried out by SDC, which can be found at appendices C and D.

- 4.10 Whilst the Council's viability evidence indicates that CIL could be charged at £50 or £75 per m² on small convenience stores, it is proposed that CIL is set at £0 for these types of development. This is due to the viability evidence indicating that comparison retail development, with the exception of retail warehouses, would not be viable with a CIL charge. It is considered that to charge small convenience stores but not small comparison goods stores would create a competitive advantage for comparison goods stores. It is also considered that the Council would find it difficult to determine which retail use small units will be occupied by at the time planning permission is granted and would have little control or the ability to charge CIL (unless floorspace is added) when different types of retail operators move into the units.
- 4.11 A nil charge has been proposed for some uses, including offices, warehousing, hotels, residential care homes (in C2 use) and agricultural buildings, as the Viability Assessment concludes that the development of units in those uses would be at a significant risk of not being viable across the District if a CIL charge was to be levied.

5. Estimated CIL Receipts for Development Proposed in the LDF Core Strategy

- 5.1 Through the infrastructure planning process, described previously in this document, SDC has been able to show that a funding gap of approximately £19,000,000 exists on the basis of an indicative list of infrastructure projects required to support development. This takes into account other sources of funding that may realistically be available to deliver these infrastructure projects.
- 5.2 It is estimated that, at the levels of CIL proposed, approximately £5-6 million will be secured to fund infrastructure improvements. This is before the 'meaningful proportion' to be paid to town and parish councils has been 'top-sliced' from the receipts and does not take into account the impact of inflation, which will be applied to CIL charges through a link to the RICS All In Tender Price Index or the contribution (5%) that can be used to cover the Council's administrative costs. The methodology applied in making this estimate is set out in Appendix E. In summary, the forecast receipts have been estimated on the basis of the following assumptions:
- The scale of housing development that needs to be delivered to meet the Core Strategy target will be permitted and the distribution of development will broadly accord with the housing trajectory in the 2012 Annual Monitoring Report;
 - Identified sites will be permitted with the percentage of affordable units, which are offered 100% relief from CIL, required by Core Strategy SP3;
 - Annual levels of development will be uniform across the plan period, which will mean that 14% of the dwellings (2 years supply of the 14 years of the plan period remaining) will be delivered before the CIL Charging Schedule comes into force.
 - Average floorspace of newly built dwellings will be 76 sq m (from CABE); and
 - An assumed 10% of the residential floorspace being developed will replace floorspace in existing use, meaning that CIL will not be payable on this element;
 - As a result of recent planning permissions for retail development, it has not been taken into account in forecasting the CIL receipts.
- 5.3 On the basis that the infrastructure funding gap is larger than the forecast receipts from CIL, it is considered that the introduction of the proposed CIL charges is justified.

6. Implementation

- 6.1 SDC will prepare an Implementation Plan for CIL that provides further guidance on the implementation of CIL, including the calculation of the charge (including measurement of net internal area), exemptions, relief, payment in instalments, prioritisation of infrastructure spending and monitoring. This will be published before or alongside the adopted version of the Charging Schedule. Initial consideration of a number of these issues is set out below. However, the Council will keep its position on these issues under review.

Exemptions and Relief

- 6.2 The Community Infrastructure Levy Regulations 2010 (as amended) identify certain types of development that are exempt, offered relief on a mandatory basis or offered relief at the charging authority's discretion. The Government's 'Community Infrastructure Levy Relief: Information Document' should be taken into account in considering whether development is likely to qualify for relief or exemption from CIL.
- 6.3 The following forms of development are exempt from paying CIL:
- buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (Reg 6); and
 - developments of under 100 sq m gross internal area that do not result in the development of 1 or more additional dwellings (Reg 42);
 - development by a charity where the development will be used wholly or mainly for charitable purposes (Reg 43).
- 6.4 Developers of social housing are able to apply for relief from paying CIL (Regs. 49 - 54). This relief must be granted by the Charging Authority where the tests in the regulations are met (Reg 49). It is assumed that all affordable housing to be developed in the District will meet the tests in the regulations and that the relief granted will be 100% under the formula set out in regulation 50. Relief must be claimed by the owner of the land, who must assume liability to pay CIL, and must be submitted and processed before the commencement of the chargeable development (Reg. 51). Developers should also be aware of the mechanisms, established by regulations 52 and 53, which set out processes that must be followed where land is transferred and situations where relief will be withdrawn, which may occur up to 7 years after development commenced.
- 6.5 The Council has the option to offer discretionary relief for:
- development by a charity where the profits of the development will be used for charitable purposes (Regs. 44 - 48); and
 - exceptional circumstances (Regs. 55 - 58).

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- 6.6 Whilst SDC proposes to keep the case for introducing exceptional circumstances relief under review, it is currently considered that there will be little benefit in offering it. There are stringent regulations governing when this relief can be offered and it is for the Council to ensure that any exemption is compliant with EU State Aid legislation. The offer of exemptions in exceptional circumstances is not comparable with the flexibility and negotiation that is available on the Core Strategy affordable housing policy (SP3) and it is anticipated that any policy that was introduced will be applied very rarely, if at all.
- 6.7 SDC also proposes to keep the case for introducing relief for investment development by charities under review. However, it is also considered that it is unlikely to be required in Sevenoaks District as only residential and retail development will be liable to pay CIL under the proposed Charging Schedule and affordable housing is already offered 100% relief. It is considered that the infrastructure requirements resulting from the development of any market dwellings should be met, regardless of whether they are built by a charity. It is unlikely that a charity would undertake new major retail development, as opposed to occupying a small existing but vacant unit, which would not be liable to pay CIL. It is, therefore, considered unlikely that a policy on offering relief for investment developments by charities will be required in Sevenoaks District.

Instalments Policy

- 6.8 Local authorities have the flexibility to introduce instalments policies for the payment of CIL (regulation 69B of the CIL Regulations 2010, as amended by the 2011 regulations). The flexibility to pay in instalments may help to improve the cash-flow of developments and ensure that those that are of marginal viability proceed. The policy does not have to be subjected to examination along with the Charging Schedule.
- 6.9 Where an instalment policy is not in place, the CIL charge is payable in full 60 days after the intended commencement date of the development (regulation 70). Any instalments policy must require payments a certain number of days after the commencement of development. SDC could not link instalment payments to the completion or occupation of a certain number of dwellings, as has sometimes been the case with s106 contributions.
- 6.10 SDC will consider the benefits and implications of introducing an instalments policy. If it is decided that a policy should be introduced then it will be published to come into force alongside the adopted Charging Schedule.

Monitoring

- 6.11 Once the CIL Charging Schedule has been adopted, SDC will publish annual reports on:
- the money collected in the financial year;

- the total amount of money spent in the financial year;
 - a summary of
 - what CIL has been spent on;
 - how much money has been spent on each scheme;
 - how much money has been spent to repay funds previously secured to forward fund infrastructure, including on interest payments; and
 - how much money has been spent on administrative costs;
 - the money that remains unspent at the end of the financial year.
- 6.12 The report will be published on the Council's website in the December following the financial year, along with, or as part of, the Council's Annual Monitoring Report for the LDF.
- 6.13 CIL receipts will only be transferred to infrastructure providers that can provide sufficient information to allow SDC to meet these monitoring requirements.
- 6.14 SDC is able to spend a proportion of the CIL receipts on the administration of the scheme. It will ensure that this spending is kept to a minimum to ensure that as much of the money received as possible is spent on infrastructure required to support development in the District.
- 6.15 It is anticipated that town and parish councils will have to report annually on the CIL receipts in the same way that SDC will be required to. This issue should be clarified when the Government publishes additional CIL regulations in 2013. SDC would also propose to report on the CIL receipts paid to town and parish councils on an annual basis.

Appendix A: Recent Planning Obligations secured for infrastructure provision / contributions

Applications determined between January 2009 and December 2012:

Application No	Address	Dwellings / Proposal	Decision Date	Types of Contribution		
				Affordable Housing	Total Infrastructure Contributions	Infrastructure Contributions per dwelling
08/02245/OUT	31-37 Park Lane, Kemsing, Sevenoaks, Kent, TN15 6NX	14 dwellings	29/04/2009	No	£30,663.64	£2,190.26
07/01932/FUL	Eden Valley School, Four Elms Road, Edenbridge, Kent, TN8 6AD	40 dwellings and community centre	29/07/2009	Yes (on site)	£92,320	£2,308
08/01915/FUL	Halstead Place School, Church Road, Halstead, Sevenoaks, Kent, TN14 7HQ	33 dwellings	20/02/2009	Yes (on site)	£85,485	£2,758
09/00650/OUT	Sevenoaks Police Station, Morewood Close, Sevenoaks, Kent, TN13 2HX	52 dwellings and 1,228 sq m of office floorspace	06/07/2009	Yes (on site - 21 units)	£30,375	£584.13

09/00274/FUL	St. Bartholomews Hospital Laundry, Bonney Way, Swanley, Kent, BR8 7BL	65 dwellings	27/10/2009	Yes (on site)	£206,520	£3,177.23
09/01319/FUL	Stacklands Retreat House, School Lane, West Kingsdown, Sevenoaks, Kent, TN15 6AN	14 dwellings	30/10/2009	No	£22,512	£1,608
09/01777/FUL	Manordene, Forge Lane, West Kingsdown, Sevenoaks, Kent, TN15 6JD	18 bed residential care home	09/11/2009	n/a	£6,480	£360
09/02322/FUL	Waitrose 58 - 62, High Street Sevenoaks, Kent, TN13 1JR	Supermarket redevelopment (1166 sq m of additional floorspace)	28/01/2010	n/a	£60,000	n/a
09/02415/FUL	Beeches, Mount Harry Road, Sevenoaks, Kent, TN13 3JN	11 dwellings	11/01/2010	No	£19,755	£1,795.95

09/02635/FUL	West Kent Cold Storage, Rye Lane, Dunton Green, Sevenoaks, Kent, TN14 5HD	500 dwellings, 2,300 sq m of commercial floorspace and 460 sq m medical facility	06/05/2010	Yes (on site)	£2,987,099	£5,974
09/02864/FUL	5 Dartford Road, Sevenoaks, Kent, TN13 3SX	11 dwellings	19/03/2010	No	£20,582.50	£1,871.14
10/00998/FUL	5 Dartford Road, Sevenoaks, Kent, TN13 3SX	11 dwellings	26/07/2010	No	£20,582.50	£1,871.14
10/00697/FUL	Deja Vu Nightclub & Restaurant (Formerly The Bull At Birchwood), London Road, Swanley, Kent, BR8 7QB	Hotel and pub / restaurant	30/07/2010	n/a	£15,000	n/a
10/01735/FUL	Former Eden Valley School, Four Elms Road, Edenbridge, Kent, TN8 6AD	40 dwellings and community centre	15/11/2010	Yes (on site)	£92,320	£2,308
10/02968/FUL	94 - 96 London Road, Sevenoaks, Kent, TN13 1BA	12 dwellings	21/01/2011	No	£1,647.83	£137.32

11/02087/FUL	J Sainsbury Plc, Otford Road, Sevenoaks, KENT, TN14 4EG	Extension to supermarket	16/11/2011	n/a	£284,500	n/a
11/02471/OUT	Sevenoaks Police Station, Morewood Close, Sevenoaks, Kent, TN13 2HX	52 dwellings	16/03/2012	yes (on site)	£27,773.72	£534.11
12/01055/FUL	Land rear of Garden Cottages, Leigh	13 dwellings	02/08/2012	yes (on site)	£36,386.28	£2,798.94
12/01279/FUL	Caffyns, 80 London Road, Sevenoaks	Supermarket development	05/09/2012	n/a	£5,000	n/a
11/02258/FUL	Land SW of Forge Garage, High Street, Penshurst	6 affordable dwellings	25/10/2012	all affordable	£3,500	£583.33

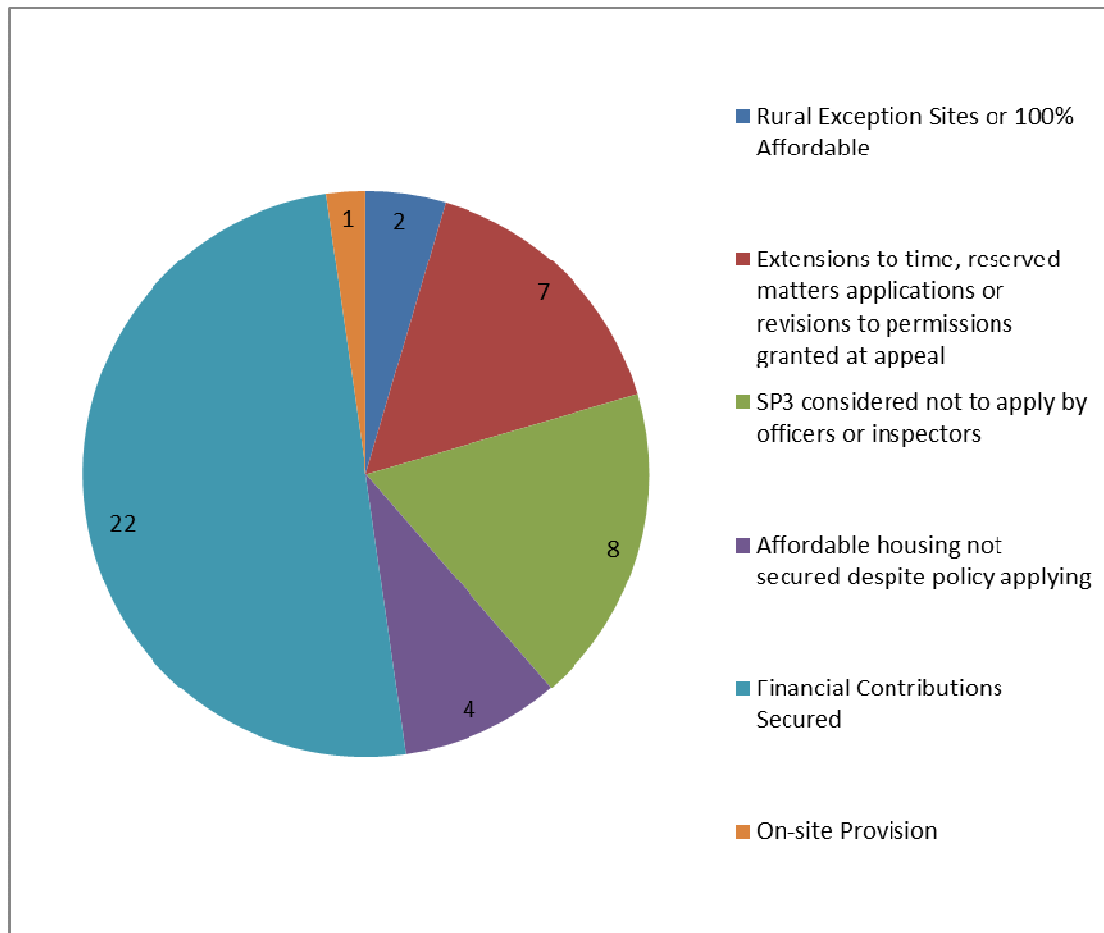
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Appendix B: Recent affordable housing provision / contributions

Core Strategy Policy SP3 was adopted in February 2011. It requires:

1. In residential developments of 15 dwellings or more gross 40% of the total number of units should be affordable;
2. In residential developments of 10-14 dwellings gross 30% of the total number of units should be affordable;
3. In residential developments of 5-9 units gross 20% of the total number of units should be affordable;
4. 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.

The Council expects that provision is made in accordance with this unless, in exceptional circumstances, a developer can show that the requirement would make development non-viable.



Breakdown of Planning Permissions involving a net gain in dwellings between February 2011 and March 2012.

Planning permission was granted for 44 applications that have involved a net gain in the number of dwellings between February 2011 (the adoption of the policy) and 31 March 2012 (the end of the last monitoring period). Of these, 2 were

rural exceptions sites or sites of 100% affordable housing to which SP3 did not apply.

Of the 42 permissions to which SP3 could have applied, 7 were to extend time limits on a previous planning permission, reserved matters applications or revisions to permissions granted at appeal. SP3 was not applied to these permissions. A further 8 permissions were granted on cases to which officers or a planning inspector accepted a case that SP3 should not apply.

Of the remaining 27 permissions, the Council has been successful in securing affordable housing contributions/provision on 23 permissions. This involved financial contributions on 22 permissions and on-site provision on 1 permission.

The table below shows the financial contributions/provision secured:

Site Address	Planning Permission	Decision Date	Dwellings	Affordable Housing	Financial Contribution
10 Cranmer Road	SE/11/00896	03/06/2011	2	0	£18,294
Woodland Chase Blackhall Lane	SE/11/01002	15/06/2011	1	0	£131,629
West Cross Keys House Ashgrove Road	SE/10/02732	07/07/2011	3	0	£174,018
Land Adj to 12 Vine Court Road	SE/11/01355	26/07/2011	1	0	£43,504
1 Oakhill Road, Sevenoaks	SE/11/01662	24/08/2011	1	0	£17,848
Former Elands Veterinary Clinic Station Road	SE/11/01831	09/09/2011	4	0	£29,000
4 West End	SE/11/02235	19/10/2011	1	0	£9,816
9 Wickenden Road	SE/11/02288	31/10/2011	1	0	£13,267
Land adj to 13 Westways	SE/11/02489	28/11/2011	2	0	£22,310
The Flat Above Options 35A High Street	SE/11/02657	09/12/2011	1	0	£5,354
Former Dukes Factory Chiddingstone Causeway	SE/11/02613	16/12/2011	4	0	£20,000
3 St Edmunds Cottages Fawkham Road	SE/11/02837	30/12/2011	1	0	£6,916

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101 High Street	SE/11/01709	11/01/2012	1	0	£4,961
26 Woodside Road	SE/11/01651	10/02/2012	1	0	£10,709
Former Bake House 9 High Street	SE/11/02312	13/02/2012	1	0	£9,071
Flat 2 73 Bradbourne Park Road	SE/11/02999	06/03/2012	2	0	£2,900
104 Seal Road	SE/12/00108	16/03/2012	3	0	£20,133
Sevenoaks Police Station Morewood Close	SE/11/02471	16/03/2012	52	21	40% on-site provision
High Wills Hays Main Road	SE/11/02698	19/03/2012	1	0	£15,617
Woodlands 42 Childsbridge Lane	SE/11/03068	27/03/2012	1	0	£22,310
33 Glebe Place	SE/11/01656	28/03/2012	1	0	£11,155
Kentish Yeoman The Kentish Yeoman 10-12 High Street	SE/11/01735	29/03/2012	5	0	£25,000
12 Farm Road	SE/11/02570	30/03/2012	1	0	£8,700

Appendix C: Comparison of the floorspace of stores considered to meet the definition of a retail warehouses with stores selling similar goods that are not considered to be retail warehouses

Non-Retail Warehouse				Retail Warehouse			
Store	Gross Floorspace (sq m)	Net (Sales) Floorspace (sq m)	Source	Store	Gross Floorspace (sq m)	Net (Sales) Floorspace (sq m)	Source
John's House Furnishers, St John's, Sevenoaks	198		GIS	Wickes, Otford Road		2300	Retail Study Update 2009
Bathstore, Dunton Green	260		GIS	Currys, Otford Road		750	Retail Study Update 2009
Bathstore, Swanley	337		SE/03/00318	Carpetright, Otford Road		500	Retail Study Update 2009
Freeland Tiles, Dunton Green	96		GIS	Homebase, Riverside Retail Park		2960	Retail Study Update 2009
Oaks Flooring, St John's, Sevenoaks	73		GIS				
Chartwell Kitchens, Brasted	80		GIS				
Pets, Pantry & Hardware, New Ash Green	80		GIS				
Kitchen Gallery, Otford	73		GIS				

The Following stores have been excluded from this assessment due to the information on net floorspace from the Retail Study Update 2009 not being considered to be accurate:

- Halfords, Riverside Retail Park (sales floorspace of 190 sq m)
- Pets at Home, Riverside Retail Park (sales floorspace of 127 sq m)

Appendix D: Comparison of the floorspace of stores considered to meet the definition of a supermarket/superstore with stores selling similar goods that are not considered to be supermarkets/superstores

Convenience Store					Supermarket				
Store	Gross Floorspace (sq m)	Net (Sales) Floorspace (sq m)	Net convenience floorspace (sq m)	Source	Store	Gross Floorspace (sq m)	Net (Sales) Floorspace (sq m)	Net convenience floorspace (sq m)	Source
Budgens, Hartley	210			GIS	Sainsbury's, Otford Rd	10622	6502		SE/11/02087
Village Post Office and Stores, Hextable	188			GIS	Tesco, Dunton Green	7316	4560	2966	Retail Study 2009
Premier Convenience Store, Kemsing	126			CIL Viability Assessment	Waitrose, Sevenoaks		2298		SE/09/02322
One Stop, Otford	188			CIL Viability Assessment	Tesco, Sevenoaks		1808	1627	Retail Study 2009
Co-op, West Kingsdown	276			CIL Viability Assessment	Co-op, Edenbridge		1115	1059	Retail Study 2009
Marks & Spencer, Sevenoaks		294	294	Retail Study 2009	Asda, Swanley	8612	5343	3741	Retail Study 2009
Tesco, Edenbridge		413		Retail Study 2007	Aldi, Swanley	1211	990		Retail Study 2007
Co-op, Westerham	300			GIS	Lidl, Sevenoaks	1918	1280		SE/12/01279
					Co-op, New Ash Green	802			GIS

Appendix E: Estimate of CIL Receipts

Dwellings remaining to achieve Core Strategy Housing Target (from 2012 AMR)

Note: The inclusion of sites in this assessment does not indicate that the Council will allocate them for development or allocate them for the quantum of development set out. These sites are taken from the Council's 2012 Annual Monitoring Report, which provides an indication of how the Council may be able to meet its housing requirements.

Identified Sites	Dwellings	Affordable Housing%	Market Dwellings	Zone
<u>Sevenoaks</u>				
Hitchen Hatch Lane	17	40	10	A
Land West of Bligh's Meadow	22	40	13	A
Greatness Mills, Mill Lane	20	40	12	A
Cramptons Road Water Works	50	40	30	A
Johnsons (School at Oak Lane/Hopgarden Lane)	18	40	11	A
Sevenoaks School at Oak Lane & Hopgarden Lane	19	40	11	A
BT Exchange	25	40	15	A
Sevenoaks Gasholder Station Cramptons Road	35	40	21	A
<u>Swanley</u>				
Bus Garage & Kingdom Hall, Swanley	30	40	18	B
Land West of Cherry Avenue	50	40	30	B
United House, Goldsel Road	250	40	150	B
Bevan Place	46	40	28	B
<u>Edenbridge</u>				
Station Approach	20	40	12	B
<u>Rest of District</u>				
Foxs Garage, London Road	15	40	9	A

57 Top Dartford Road	14	30	10	B
Land rear of Garden Cottages	13	30	9	A
New Ash Green Village Centre	50	40	30	B
Manor House, New Ash Green	30	40	18	B
Warren Court Farm, Halstead	15	40	9	B
Glaxo Smith Kline, Leigh	75	40	45	A
Land at Croft Road, Westerham	15	40	9	A
Currant Hill Allotments, Westerham	20	40	12	A
Land West of London Road, Westerham	30	40	18	A

Windfalls				
Sevenoaks	198	10	198	A
Swanley	36	10	36	B
Edenbridge	72	10	72	B
Rest of District	126	10	126	50 / 50

Zone A

Total Number of Market Dwellings on Identified Sites	225
Windfalls (assumed to be on small sites and therefore not providing on site affordable housing)	261
Total Market Dwellings to be granted PP	486
Percentage assumed to be permitted before 2014 (2/14)	14.3%
Dwellings on which CIL is assumed payable	417
Annual delivery of market dwellings per annum until 2026 (12 years)	35

Assumed Residential Floorspace on which CIL is payable per dwelling

Average floorspace of newly build dwellings (CABE)

76 sq m

Assumed percentage of new build floorspace that is replacing existing floorspace on the site (and therefore excluded from the charge) 10%

Note: there is no objective basis for this figure

Assumed floorspace on which CIL is payable per dwelling 68 sq m

Potential Receipts from CIL - Implications of Different CIL Rates for Residential Development in Zone A

£25 per sq m

Per Dwelling = £1,710
 Total = £712,337
 Per Annum = £59,361

£50 per sq m

Per Dwelling = £3,420
 Total = £1,424,674
 Per Annum = £118,723

£75 per sq m

Per Dwelling = £5,130
 Total = £2,137,011
 Per Annum = £178,084

£100 per sq m

Per Dwelling = £6,840
 Total = £2,849,349
 Per Annum = £237,446

£125 per sq m

Per Dwelling = £8,550
 Total = £3,561,686
 Per Annum = £296,807

Zone B

Total Number of Market Dwellings on Identified Sites	305
Windfalls (assumed to be on small sites and therefore not providing on site affordable housing)	171
Total Market Dwellings to be granted PP	476
Percentage assumed to be permitted before 2014 (2/14)	14.3%
Dwellings on which CIL is assumed payable	408
Annual delivery of market dwellings per annum until 2026 (12 years)	34

Assumed Residential Floorspace on which CIL is payable per dwelling

Average floorspace of newly build dwellings (CABE) 76 sq m

Assumed percentage of new build floorspace that is replacing existing floorspace on the site (and therefore excluded from the charge) 10%

Note: there is no objective basis for this figure

Assumed floorspace on which CIL is payable per dwelling 68 sq m

Potential Receipts from CIL - Implications of Different CIL Rates for Residential Development in Zone B

£25 per sq m

Per Dwelling	=	£ 1,710
Total	=	£ 697,680
Per Annum	=	£ 58,140

£50 per sq m

Per Dwelling	=	£ 3,420
Total	=	£1,395,360
Per Annum	=	£ 116,280

£75 per sq m

Per Dwelling	=	£ 5,130
Total	=	£2,093,040
Per Annum	=	£ 174,420

£100 per sq m

Per Dwelling	=	£ 6,840
Total	=	£2,790,720
Per Annum	=	£ 232,560

£125 per sq m

Per Dwelling	=	£ 8,550
Total	=	£3,488,400
Per Annum	=	£ 290,700

Total Based on £125 per sq m in Zone A and £75 per sq m in Zone B

Total	=	£5,654,726
Per Annum	=	£471,227

Total Based on £75 per sq m District-wide

Total	=	£4,230,051
Per Annum	=	£352,504

LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT

LDF Advisory Group – 31 January 2013

Report of the: Deputy Chief Executive and Director of Community and Planning Services

Status: For information

Also considered by: None

Key Decision: No

Executive Summary:

The Annual Monitoring Report (AMR) (Appendix A) analyses the progress towards meeting the LDF milestones and targets 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. The October meeting of the Advisory Group considered the draft report and requested that the finalised version be presented to this meeting.

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 Group Planning Manager – Alan Dyer

Recommendation to the LDF Advisory Group: That the report be noted.

Introduction

- 1 The AMR is central to the new Local Development Framework (LDF) system. It reports on progress towards meeting the LDF milestones and targets 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 AMR is usually prepared by December each year. The AMR covering the period 1 April 2011 – 31 March 2012 was approved by Cabinet in November 2012.
- 3 This report is to accompany the finalised version of the document for information as requested at the LDF Advisory Group Meeting in October 2012.

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Changes since interim report

4. There have been no significant changes to the interim statistics reported to the LDF Advisory Group. The only change was the 5 year land supply has been reduced from 1522 to 1472 as the phasing of a site has been updated and is no longer phased within the first 5 years of the housing land supply. However, the 5 year land supply remains significantly above the requirement of 867 units.

Other Options Considered and/or Rejected

5. Not applicable

Key Implications

Financial

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

Community Impact and Outcomes

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

Legal, Human Rights etc.

8. 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)

9. None

Equality Impacts

10. 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

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

Risk Assessment Statement

12. The AMR is an important element of the LDF and failure to publish an annual will have implications for the performance of the Council.

Appendices:

The Local Development Framework Annual Monitoring Report 2012

Background Papers:

[The Core Strategy Adopted 2011](#)

Contact Officer(s):

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Deputy Chief Executive and Director of Community and Planning Services

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Local Development Framework



Annual Monitoring Report 2012



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Introduction

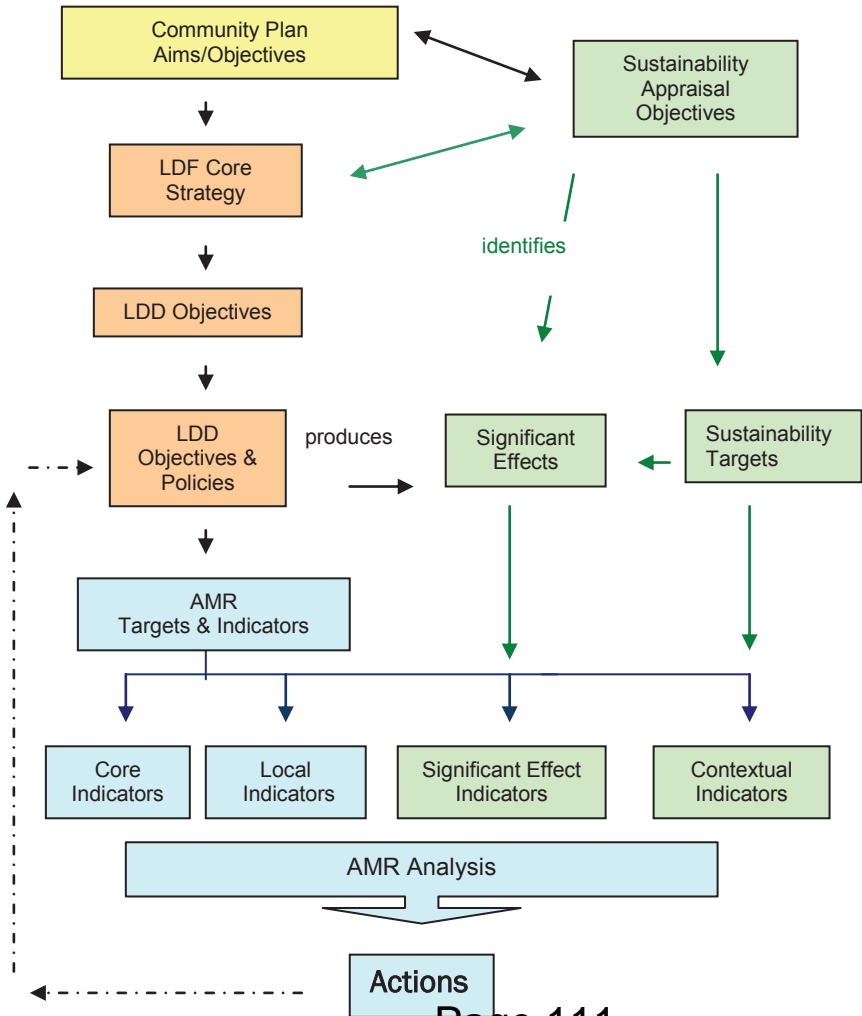
This is the eighth Local Development Framework Annual Monitoring Report. It covers the period 1st April 2011 to 31st March 2012.

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 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



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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 114,900 residents (Census 2011) 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.

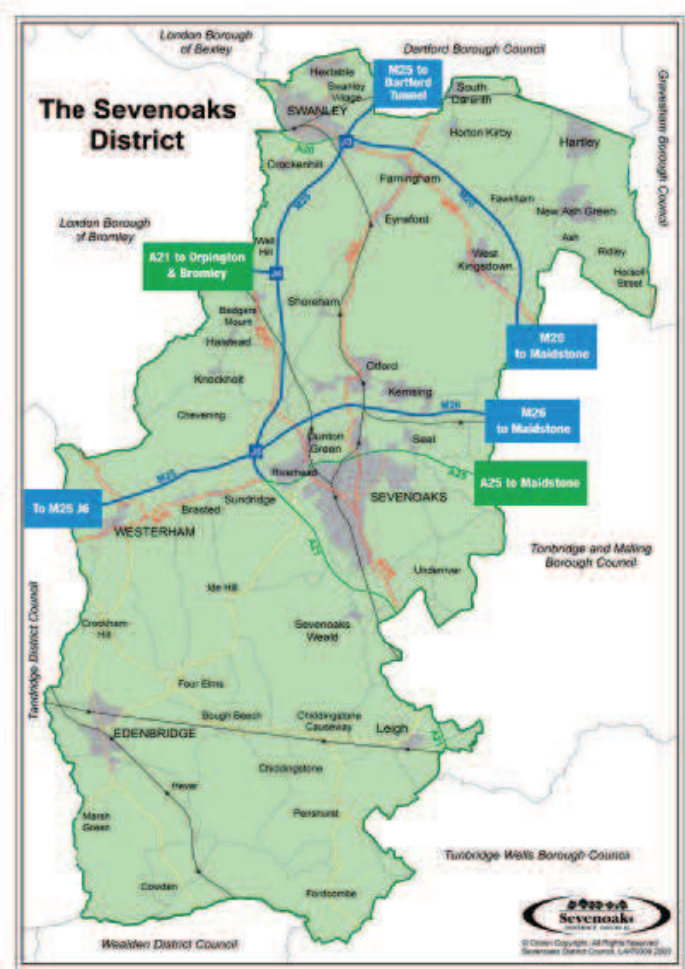


Figure II: Sevenoaks District

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 47% greater than the South East average¹. 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

¹ The Land Registry 2011

- 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.

Methodology and Preparation

This eighth report, for the period 1st April 2011 to 31st March 2012, is the first to be published following the adoption of the National Planning Policy Framework and the Localism Act 2011.

The structure of the report remains the same, however the report reflects the changed requirements.

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.

Progress on the Development Plan

The council agreed a revised Local Development Scheme which sets out the timetable for progressing the Council's LDF.

The Local Development Scheme has the following documents which are in preparation:

Table I: Progress on the Development Plan

Document Name	Type	LDS Key milestones	Current Progress
Allocations and Development Management	DPD	<p>Summer 2012 – Cabinet Approval</p> <p>Autumn 2012 – Pre Submission Consultation</p> <p>Winter 2012/13 – Submission</p> <p>Spring/Summer 2013 – Examination</p> <p>Autumn 2013 - Adoption</p>	<p>A deferred timetable has been agreed in October 2012, the document preparation is currently working in accordance with:</p> <p>Winter 2013 – Council Approval</p> <p>Spring 2013 – Pre Submission Consultation</p> <p>Summer 2013 – Submission</p> <p>Autumn 2013 – Examination</p> <p>Winter 2013/14 – Adoption</p> <p>This change in timetable is to provide additional time to resolve a limited number of site allocation issues prior to submission</p>
CIL Charging Schedule	DPD	<p>Summer 2012 – Informal Public Consultation</p> <p>Autumn/Winter 2012 – Pre submission Consultation</p> <p>Spring 2013 – Submission</p> <p>Summer 2013 – Examination</p> <p>Winter 2013 - Adoption</p>	<p>Informal Consultation June 2012</p> <p>Working towards Pre-submission consultation in Spring 2013 and Submission in Summer 2013.</p> <p>The timetable has been changed to accommodate additional evidence base work.</p>

Gypsy and Traveller	DPD	Autumn/Winter 2012 – Informal Public Consultation Summer 2013 – Pre Submission Consultation Autumn 2013 – Submission Spring/Summer 2014 – Examination Summer/Autumn 2014 - Adoption	Working towards informal public consultation in Spring 2013. The timetable has been changed to accommodate additional evidence base work.
Sevenoaks Residential Character Area Assessment	SPD	Spring 2012 – Adoption	Adopted 12 th April 2012
Swanley Residential Character Area Assessment	SPD	Jan 2014 – Start preparation Summer 2014 – Public Consultation Autumn 2014 - Adoption	Due to start 2014
Edenbridge Residential Character Area Assessment	SPD	Jan 2014 – Start preparation Summer 2014 – Public Consultation Autumn 2014 - Adoption	Due to start 2014
Green Belt	SPD	Autumn 2012 – Public Consultation Autumn 2013 – Adoption	Deferred timetable to be in line with Allocations and Development Management Plan. Winter 2013 – Cabinet Approval Spring 2013 – Public Consultation Winter 2013/14 - Adoption
Equine Development	SPD	Spring 2013 – Start Preparation Summer/Autumn 2013 – Public Consultation Winter 2013 – Adoption	Due to start 2013

The Local Development Scheme is in need of updating and this will be carried out during late 2012 early 2013.

Other LDF progress

Village Design Statements for Seal and Underriver were published for public consultation in June 2012, these documents are to be adopted as SPDs.

The Otford Parish Plan was published for public consultation in June 2012 and will be adopted as a SPD.

The Council consulted on three proposed Neighbourhood Plan Areas in June 2012 covering the Parishes of Ash-cum-Ridley, Edenbridge and Shoreham.

Duty to Co-operate

Section 33A of the Planning and Compulsory Purchase Act 2004 (inserted by Section 110 of the Localism Act) requires Local Planning Authorities to co-operate with other authorities and other statutory bodies in the production of development plan documents and other local development documents.

Regulation 34 (6) of the 2012 Town and Country Planning Regulations states that Authorities Monitoring Reports must give details of any co-operation taken during the report period.

Table II: Duty to Co-operate in 2011/12

Strategic Matter	Organisation co-operated with	Summary of Co-operation
Housing Allocations	Adjoining authorities where allocations are near District boundary.	<p>Consultation with Tonbridge and Malling in March 2012 on proposed housing allocation at Glaxo Smith Klein, Leigh.</p> <p>A supplementary sites consultation was carried out in March 2012 and all adjoining authorities were consulted.</p>
Green Infrastructure and Countryside Issues	Kent Downs and High Weald AONB Units	<p>The Council support and fund the Kent Downs and High Weald AONB units. The Joint Advisory Committees are attended by Officer and Member representatives. There is on going co-operation between the Council and the AONB units.</p> <p>The AONB units were asked to review the emerging Allocations and Development Management Plan and both units made comments which have been incorporated into the Plan. A meeting was held with Kent Downs AONB to discuss the plan and any potential amendments.</p> <p>The AONB units and other organisations such as the Environment Agency, Natural England and Kent Wildlife Trust were invited to a Green Infrastructure Workshop in June 2011.</p>
Transport	Kent County Council	Production of the Sevenoaks Cycling strategy

<p>Gypsy and Traveller Plan</p>	<p>Kent authorities</p>	<p>The review of the SDC Gypsy and Traveller Accommodation Assessment (GTAAs) was commissioned jointly with Maidstone Borough Council. Discussions were held with Tunbridge and Malling BC, Tunbridge Wells BC, Maidstone BC and Ashford BC (organised by Tunbridge Wells BC) regarding a consistent method across the authorities for reviewing GTAAs and a proposed approach of making provision to meet a 5 year need now and working together with other Kent authorities to share provision and accommodation opportunities more equitably in the future. This was discussed at the Kent Planning Policy Forum but the proposal to share provision and accommodation opportunities more equitably in the future was not supported by some other Kent authorities.</p>
<p>High Weald AONB Management Plan</p>	<p>High Weald AONB Unit</p>	<p>High Weald unit are in the process of reviewing the Management Plan. In September 2012 SDC reviewed initial draft of section 1.</p>
<p>Kent Downs AONB Management Plan</p>	<p>Kent Downs AONB Unit</p>	<p>Kent Downs unit are in the process of reviewing the Management Plan. In August/September 2012 SDC reviewed the Sustainability Appraisal, Statement of Community Involvement and Equalities Impact Assessment.</p>
<p>Community Infrastructure Levy</p>	<p>Tunbridge Wells BC and local infrastructure providers</p>	<p>SDC's CIL Viability Assessment was commissioned jointly with Tunbridge Wells BC. A meeting was also held with officers from Dartford Borough Council, the only neighbouring authority that has currently consulted on a Preliminary Draft Charging Schedule, to discuss each authority's CIL Viability Assessment. Town and parish councils and local infrastructure providers, including KCC, NHS and Kent Police, were consulted on infrastructure requirements as part of the preparation of the CIL Infrastructure Plan. Neighbouring authorities and the County Council were also consulted as part of the CIL Preliminary Draft Charging Schedule consultation.</p>

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.

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, changes in local circumstances and availability of data.

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Executive Summary

Delivery of Housing

- 174 net additional dwellings were completed in 2011-12.
- The District has a housing supply of 3641 up to 2026, 341 above the Core Strategy requirement.
- The District exceeds the requirement for a 5 year supply (+5%) of housing land by 605 units.

Distribution of Development

- 59% 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

- 100% of housing schemes assessed against the Building for Life Criteria scored “Good” or above.
- 4 Conservation Area Appraisal Management plans were adopted during 2011-12.

Sustainable Development

- No large scale renewable, decentralised or combined heat and power schemes were granted planning permission during 2011-2012.
- There were 342 renewable electricity installations which were registered for the Feed In Tariff during 2011-12. These include Solar Photovoltaic panels and wind turbines.
- 11% of the completed housing units were required to meet the Code for Sustainable Homes or BREEAM standard. 72% of these units met the requirements.
- There were no changes made to the extent of Air Quality Management Areas.

Affordable housing

- 25 affordable housing units were completed in 2011-2012.
- 15 units were completed as part of a rural exceptions scheme in West Kingsdown.
- £206,144 was received as financial contributions in accordance with policy SP3 of the Core Strategy in 2011-12.

Housing size type and density

- No permanent gypsy and traveller pitches were granted during 2011-12.
- 54% of housing units completed during 2011-12 had less than three bedrooms.
- 37 additional extra care or sheltered housing bedrooms were completed.
- The average density of completed units across the district was 45.6 dwellings per hectare.

Employment Land

- There was an increase of 3155sq m in employment floorspace across the District in 2011-2012.
- At March 2012 2% of the District working population were unemployed.
- At Sept 2012 1.7% of the District working population were unemployed.
- 11.9% of the Sevenoaks District Workforce have no qualifications. This level is higher than the average for the South East (7.9%) and for Kent (10.5%) and across Great Britain (10.6%).

Town Centres and Shopping

- There was a net additional retail floorspace of 3654sq m within the main settlements.

Infrastructure

- Some of the schemes identified in the Infrastructure Delivery Schedule have been completed.
- The Community Infrastructure Levy Preliminary Draft Charging Schedule has been subject to consultation during Summer 2012.

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 Plan.
- No new local wildlife sites were identified within the District.

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1. Delivery of Housing

Housing Supply <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	174 net additional units were built in 2011-12

Performance Analysis

In 2011-12, 174 net housing units were completed across the district which is 9 units over the requirement. There have been 1360 units completed since 2006, which gives a surplus of 370 over the requirement of 990 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. See the emerging Allocations and Development Management Plan 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 from landowners.

All the promoters of the identified sites were contacted during the monitoring year to confirm that the sites were still being promoted and when they are likely to be completed.

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

Outstanding Planning Permissions (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.

Outstanding Planning Permissions (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 applied after the first 5 years of the trajectory in accordance with the National Planning Policy Framework.

Completions

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

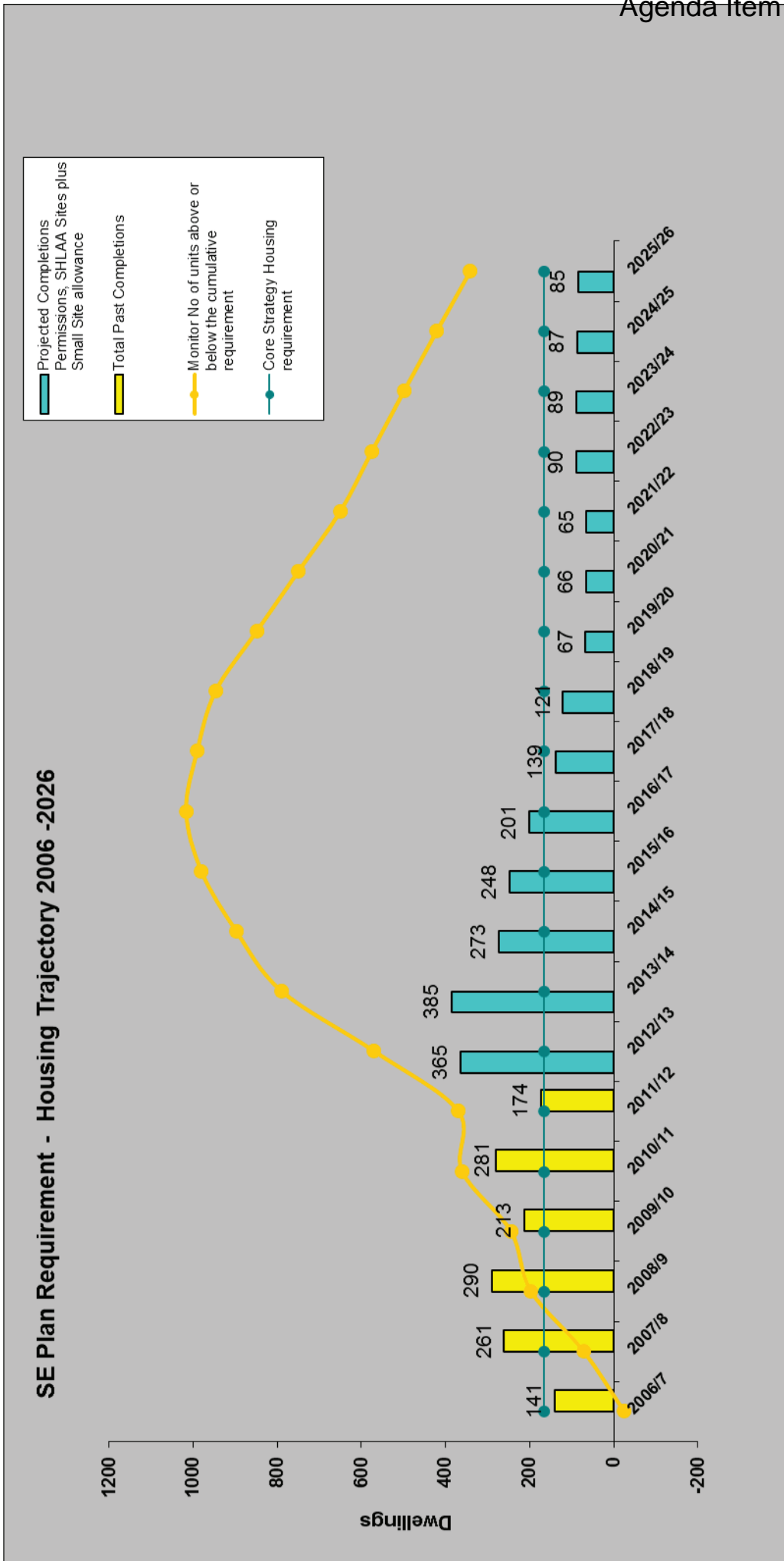
The housing trajectory shows the projected level of completions against the yearly requirement. These cumulative figures give the District's progress towards meeting the housing requirement and its ability in the future to meet it by the end of the plan period.

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 2021/22.

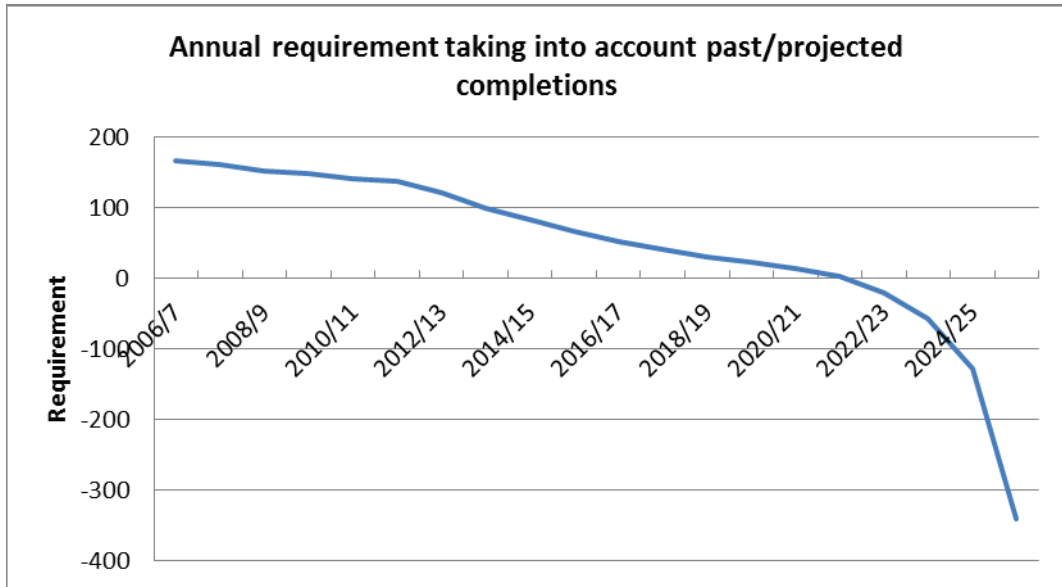
Table 1.1: Housing Trajectory for AMR 2012

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	1	2	3	4	5	6	7	8	9	10	11	12	13	14		
Identified Sites							133	132	130	129	129	14	14	14	13	12	42	41	39	37	879	
Outstanding Planning Permissions <0.2Ha minus 10% non-implementation							96	104	16	0	0	0	0	0	0	0	0	0	0	0	0	216
Outstanding Planning Permissions 0.2Ha and over minus 4% non-implementation							136	149	127	119	72	77	59	5	5	5	0	0	0	0	0	754
Small Sites Allowance							0	0	0	0	0	48	48	48	48	48	48	48	48	48	48	432
Completions	141	261	290	213	281	174																1360
TOTAL	141	261	290	213	281	174	365	385	273	248	201	139	121	67	66	65	90	89	87	85		3641

Figure 1.1: Housing Trajectory for AMR 2012



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5 Year Land Supply

The National Planning Policy Framework states that authorities must identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing. Sevenoaks has an annual housing requirement of 165 units and therefore a 5 year requirement of 825 units. The NPPF states that an additional buffer of 5% should also be included which means an additional 42 units.

Sevenoaks has a 5 year housing supply of 1472 net, this is 605 units above the requirement.

Figure 1.2: Five Year Land Supply for AMR 2012

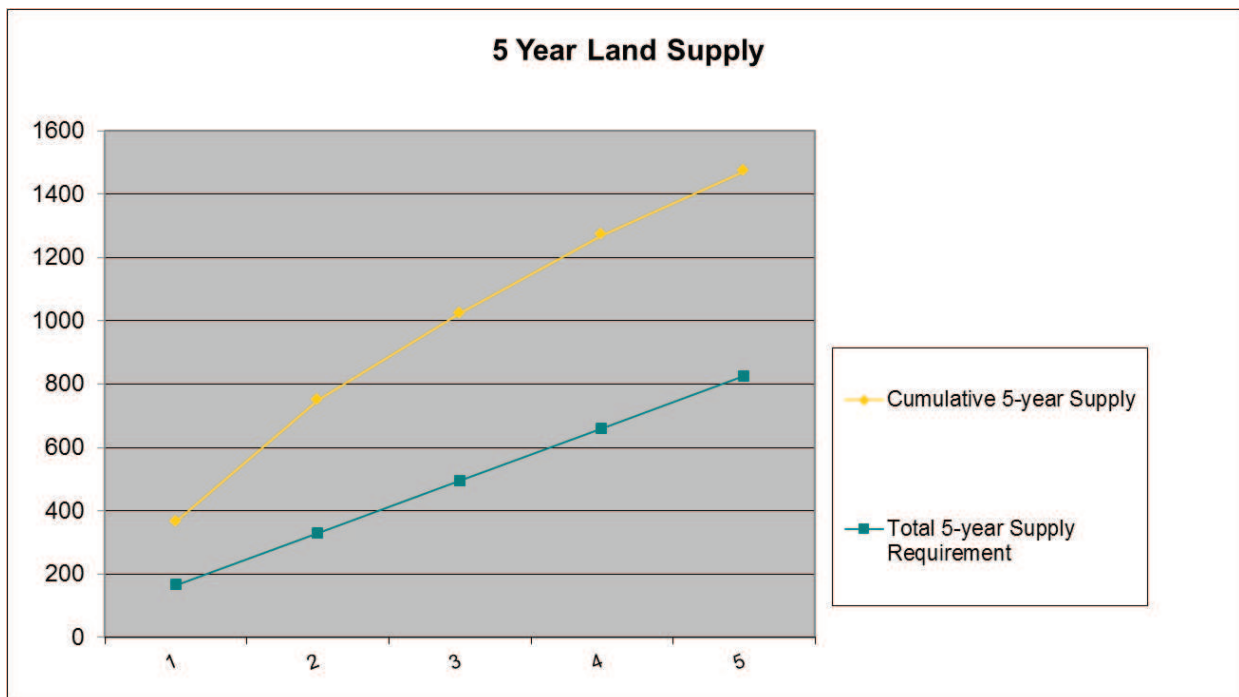


Table 1.2: Five Year Land Supply for AMR 2012

	2012/13	2013/14	2014/15	2015/16	2016/17	Total
	1	2	3	4	5	
Identified Sites	133	132	130	129	129	653
Extants (Full & Outline) <0.2ha minus 10% non - implementation	96	104	16	0	0	216
Extants (Full & Outline) 0.2ha and over minus 4% non-implementation	136	149	127	119	72	603
Supply by year	365	385	273	248	201	
Cumulative Supply	365	750	1023	1271	1472	1472
Requirement	165	330	495	660	825	867

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2. Distribution of Development

Proportion of Completed Housing in Main Settlements of Sevenoaks, Swanley and Edenbridge <i>To show the 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>$\frac{1}{2}$ of total housing to be within Sevenoaks Urban Area and Swanley</p> <p>$\frac{2}{3}$ of total housing to be within Sevenoaks Urban Area, Swanley and Edenbridge</p>
Performance summary	<p>In 2011-12:</p> <p>59% of housing completions were within the main settlements 36% of housing completions were within Sevenoaks Urban Area and Swanley</p> <p>Since beginning of Plan Period:</p> <p>48% of housing completions were within the main settlements 28% of housing completions were within Sevenoaks Urban Area and Swanley</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 $\frac{2}{3}$ (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 $\frac{1}{2}$ (50%) of the total housing built in the period up to 2026 to be located in Sevenoaks Urban Area and Swanley.

Since the beginning of the plan period 48% of total completions have been within Sevenoaks Urban Area, Swanley and Edenbridge, with 28% 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.

Monitoring of completions, once the Core Strategy and Allocations and Development Management Plan are both in place, will assess the success of meeting the targets and hence the LDF objectives.

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
10-11	33	69	19	160	281
11-12	52	10	40	72	174
11-12%	30%	6%	23%	41%	
Plan Period Total	241	143	272	704	1360
Plan Period %	18%	10%	20%	52%	

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Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge <i>To show the number of new dwellings to be built in the main settlements as opposed to the villages and Green Belt areas.</i>	
LDF Policy	L01- L06 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>$\frac{1}{2}$ of total housing to be within Sevenoaks Urban Area and Swanley</p> <p>$\frac{2}{3}$ of total housing to be within Sevenoaks Urban Area, Swanley and Edenbridge</p>
Performance summary	<p>68% of the housing supply is predicted to be within Sevenoaks Urban Area and Swanley.</p> <p>74% of the housing supply is predicted to be within Sevenoaks Urban Area, Swanley and Edenbridge.</p>

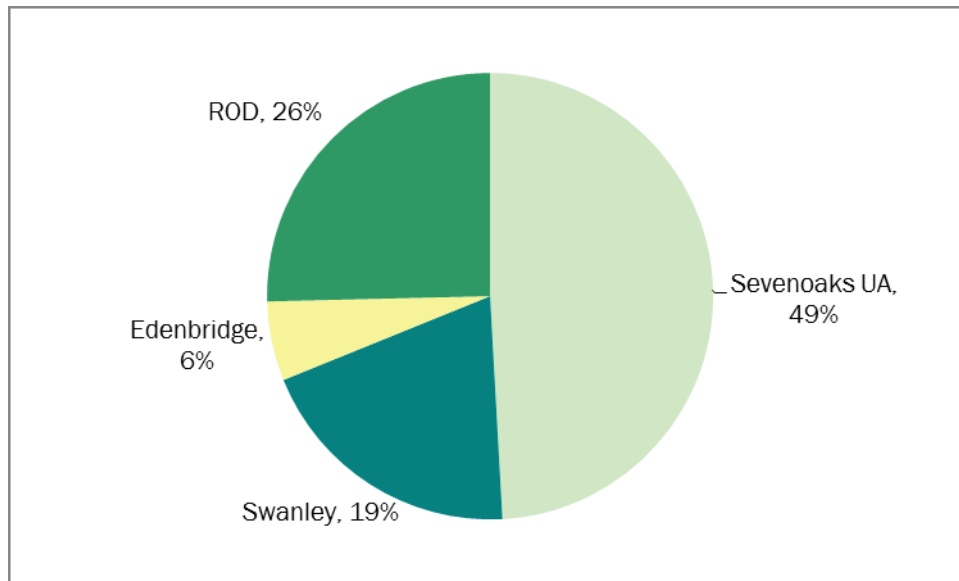
Performance Analysis

Sevenoaks District has an outstanding housing supply of 2281 units up to 2026. This is made up of outstanding planning permissions, identified sites and a small sites allowance.

Almost 50% of the new housing is predicted to come forward within the Sevenoaks Urban Area. This includes 500 units built at the West Kent Cold Store Dunton Green site which is currently under construction.

Approximately a quarter of the housing supply is expected to be built outside of the main settlements of Sevenoaks, Swanley and Edenbridge. This is a significant reduction in what has been built since the beginning of the plan period; however the figures for completions in the Rest of District (ROD) area do include 214 units at Horton Kirby Paper Mills in South Darent.

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



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	<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 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	No housing development to be permitted in areas liable to flood where contrary to Environment Agency recommendations.
Performance summary	There were no planning permissions granted contrary to Environment Agency advice on flooding during the monitoring year.

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Number of New Dwellings and Commercial Units Granted Contrary to Green Belt Policy <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.
Performance summary	No additional dwellings were allowed on appeal by the Planning Inspectorate within the Green Belt.

3. Design of New Developments

Housing Quality – Building for Life Assessments <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.
Performance summary	All assessed housing sites scored Good or above.

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 New Units and Over

Address	Planning Ref	Units (gross)	Score	Rating*
Former BMW Garage, 5 Dartford Road, Sevenoaks	10/00998	11	14	Good
Halstead Place School, Church Road, Halstead	08/01915	33	17	Very Good
Horton Kirby Paper Mills, Horton Road, South Darenth	05/02000	214	13	Good
Land adjacent to 61 Shurlock Avenue, Swanley	07/03507	10	14.5	Good
Penlee, Hawthorns & Eden Lodge, Station Road, Edenbridge	07/03881	34	14	Good

* 9+ = Poor, 11+ = Average, 13+ = Good, 15+ = Very Good.

The Former BMW Garage in Sevenoaks scored “Good”. Although the development lies close to Sevenoaks Town centre and therefore scores highly in terms of access to facilities and public transport, the development has not been built to a high level of environmental sustainability and does not include affordable housing. This prevented the development from scoring “Very Good” (15+/20).

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The development at the former Halstead Place School scored “Very Good”. This was a redevelopment of a redundant school site within the green belt on the edge of Halstead Village. The scheme scored very well for affordable housing, sustainable construction, specific design and parking. The site is a little isolated but is within 10 minutes walking distance from Halstead Village.

Horton Kirby Paper Mills is the largest development in this District which has been subject to a Building for Life Assessment. The development includes 20% affordable housing, below the 40% which is now required by the Core Strategy. The development reflects the design of the original papermill and makes good use of land and the existing listed buildings. The scheme has not been built to high levels of sustainability and the public space could have benefitted from more careful consideration.

Land Adjacent to 61 Shurlock Avenue scored 14.5. It achieved 5/5 for Environment and Community as it lies close to Swanley Town Centre and has been built to a high level of environmental sustainability. The scheme could have scored very highly if the design had been more specific to the scheme and had better reflected the character of the area.

A sheltered housing scheme at Penlee, Hawthorns & Eden Lodge in Edenbridge scored “Good”. The scheme is sustainably located and has well integrated car parking and open space. Sustainable construction standards and a more site specific design would make it score higher.

The Design Council/CABE released a new set of Building for Life criteria called “Building for Life 12” in September 2012. This new release is reduced to 12 questions and no longer includes questions on the reduction of environmental impact, internal space adaptation, advances in technology and outperforming statutory criteria.

The new Building for Life 12 will be used to assess schemes in future Annual Monitoring Reports.

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 st March 2012, 13 Conservation Area Appraisal Management Plans have been adopted. During the Monitoring Period there were no changes to the conservation area extents.

Performance Analysis

At 31st March 2012, 13 Conservation Area Appraisal Management Plans had been completed.

Table 3.2: Conservation Area Appraisal Management Plans

Area	Date of Adoption
Sevenoaks High Street	Aug 2008
The Vine, Sevenoaks	May 2009
Vine Court , Sevenoaks	May 2009
Granville Road, Sevenoaks	Oct 2009
Kippington, Sevenoaks	Oct 2009
South Darenth	June 2010
Riverhead	June 2010
Otford	Nov 2010
Wilderness, Sevenoaks	Nov 2010
Hartslands	June 2011
Brittains Farm	Oct 2011
Chipstead Village	Oct 2011
Chiddingstone Hoath	Jan 2012

Other Management Plans have been published for consultation and are at various stages of preparation including Edenbridge and Sevenoaks Weald.

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Heritage Assets <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.
Performance summary	There has been no change in the number of historic parks and gardens. There have been no new listed buildings. There was no change in the number of scheduled ancient monuments.

Performance Analysis

There has been no change in the Heritage Assets across the District in 2011/12.

A review of the District’s Historic Parks and Gardens is currently being carried out. The results from this review will be reported when they become available.

Countryside Projects <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	<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	None
Performance summary	A variety of countryside projects are on going across the District, some have been completed.

Performance Analysis

The Council work with the North West Kent Countryside Partnership to provide countryside enhancements across the District. A list of the countryside projects taking place within 2012/13 can be provided and can be found in Appendix 2.

These are some of the countryside projects which have taken place during 2011/12

- River Darent Enhancement Project at Lullingstone
- Conservation Management at Greatness Pond
- Fawkham Pond and Steed Hill School Project
- Free Tree Scheme – Trees for Treasure
- Continued improvements to the Darent Valley Path

For further information on these projects please contact the North West Kent Countryside Partnership.

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Adoption of Parish Plans <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	<p>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.</p> <p>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.</p>
LDF Target	None
Performance summary	No Parish Plans have been adopted.

Performance Analysis

The Otford Parish Plan was completed by the parish and is in the process of being adopted by the District Council as a supplementary planning document following a public consultation in June 2012.

The Council has provided assistance to several other parishes working on Parish and Neighbourhood Plans including Chevening Parish Council.

Neighbourhood Plans <i>To monitor progress of Neighbourhood Plans across the District</i>	
LDF Policy	LO1 Distribution of Development
Saved Local Plan Policies	Not Applicable
LDF Objective	<p>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.</p> <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>
LDF Target	None
Performance summary	Three Neighbourhood Plan Area designations were published in June 2012.

Performance Analysis

Neighbourhood Plans were introduced by the Localism Act 2011 and the regulations for their preparation were published in April 2012. As such, no progress was made on Neighbourhood Planning within Sevenoaks District during the period 2011-2012.

Sevenoaks District is entirely covered by 30 Town and Parish Councils. A Town and Parish Council forum was held in May 2012 and included a neighbourhood planning briefing. Since this forum a number of Town and Parish Councils have expressed an interest in preparing a neighbourhood plan and the Council have produced a guidance note to assist.

In June 2012 the Council published three proposed Neighbourhood Plan Areas for Ash-cum-Ridley, Edenbridge and Shoreham.

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4. Sustainable Development

Housing Completions Meeting or Exceeding the Code for Sustainable Homes Level or BREEAM Standard <i>To show percentage of new homes 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	<p>All new housing development to comply with the relevant Code for Sustainable Homes Level</p> <p>All housing conversions to comply with the relevant BREEAM standard</p>
Performance summary	<p>11% of housing completions (granted from 1/3/2011) were required to meet the Code for Sustainable Homes level or BREEAM standard.</p> <p>72% of these housing completions met the required level or standard.</p>

Performance Analysis

As the Core Strategy was adopted on 22nd February 2011 only new housing granted after this date were required to meet the relevant Code for Sustainable Homes level. For monitoring purposes new housing units granted from 1st March 2011 are monitored for the indicator.

In 2011/12 the council completed 225 new housing units (gross). 25 of these units were granted from 1st March 2011 and therefore were subject to Core Strategy Policy SP2.

28% of the 25 units (7) did not meet the relevant Code for Sustainable Homes level or BREEAM standard. The relevant level or standard was not required by condition on the decision notice on these applications and this may have been due to the unfamiliarity of the Policy.

We expect in future years that all new housing units will have a relevant Code for Sustainable Homes or BREEAM condition unless the planning application includes documentation which show that the relevant level will be met.

Non-Residential Development Meeting or Exceeding the BREEAM Level <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 commercial and institutional development to comply with the relevant BREEAM standard
Performance summary	Two completed developments achieved the relevant BREEAM Standard.

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. For monitoring purposes new units granted from 1st March 2011 are monitored for the indicator.

In 2012-13 there were 2 completed non-residential developments which were granted after 1st March 2011. These developments did not meet the relevant BREEAM Standard and the decision notices did not impose a BREEAM condition.

However, two developments which were not required to meet the relevant standards achieved them independently.

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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	<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
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, decentralised and combined heat and power schemes completed during the reporting year.

Policy SP2 of the Core Strategy requires 10% of the required CO₂ reduction of new housing and commercial units to be through the installation of on site renewable or low carbon technologies. This will increase the number of small scale installations.

The Feed in Tariff (FIT) scheme was introduced on 1st April 2010. This scheme encourages the deployment of small scale (less than 5MW) low carbon electricity generation.

In 2011-12 there were 342 (FIT) Installations across the District. The majority of these were domestic photovoltaic solar panels (328).

There were 4892 FIT installations across Kent during the monitoring period, the majority of which were also domestic photovoltaic solar panels.

New Residential Development Within 30 Minutes of Key Infrastructure <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	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 longer reported.

Performance Analysis

This indicator is no longer reported on. This is due to insufficient information available.

Changes in Air Quality Management Areas <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.
Performance summary	No changes to the extent of Air Quality Management areas.

Performance Analysis

There were no changes to the extent of Air Quality Management areas, although there are proposals to undertaken a review of boundaries during 2012/2013. This will be reported on in subsequent reports.

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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 was one additional Public Right of Way during the Monitoring Period.

Performance Analysis

An additional Public Right of Way was added during 2011/12 connecting Maidstone Road with St Mary's Church Yard in Sevenoaks. The route has been given the reference SR736 and measures 103.5m in length.

In 2011/12 no new cycle routes were designated. The Sevenoaks Cycling strategy has been produced by Kent County Council and identifies potential new routes for the future.

The Number of Developments where a Travel Plan has been Adopted <i>To measure the number of travel plans adopted in monitoring period</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	None

Performance Analysis

During 2011-12 there were no housing applications granted which met the Kent County Council requirement to include a Travel Plan. The largest housing development was for 52 units at Sevenoaks Police Station in Morewood Close.

There were no commercial applications granted which included Travel Plans.

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Progress in Implementing schemes identified through the Local Transport Plan and the Sevenoaks District Strategy for Transport <i>To measure the progress on the schemes</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	Some schemes have started to be implemented

Performance Analysis

The Sevenoaks District Strategy for Transport 2010-2026 includes an implementation plan which highlighted future schemes and proposals for the transport infrastructure throughout the District.

Table 4.1: Transport Infrastructure Schemes which have been started or completed in monitoring year 2011/12

Scheme	Status at March 2012
District wide Cycling Strategy	The Sevenoaks Cycling Strategy was approved by the Joint Transport Board in March 2012.
Sevenoaks & Swanley rail station developments	Started and remain on going. Sevenoaks Station improvement almost complete at Sept 2012.

Percentage of travel plan progress reports where the travel plan is achieving its modal split target(s) or has taken additional measures to achieve the target. <i>To monitor the achievement of travel plans</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	No information was available at time of reporting

Performance Analysis

In 2010/11 two schemes were granted which included travel plans. These were the redevelopment at West Kent Cold Store and the extension to the Sainsbury's in Otford. However, no information on the modal split targets was available at time of reporting.

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5. Settlement Hierarchy

Settlement Hierarchy <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.
Performance summary	Information was not collected on this indicator in 2011-12

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.

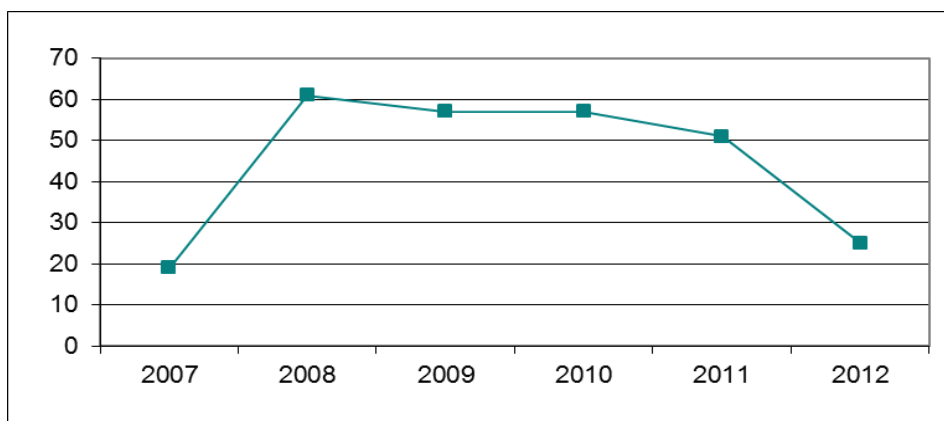
6. Affordable Housing

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	25 affordable housing units were completed in the period April 1 st 2011 to 31 st March 2012.

Performance Analysis

In 2011-12 25 affordable units were completed across the district, 14% of the net housing units completed in the monitoring period. There was also an additional unit gained through Mortgage Rescue. Although the number of affordable completions has decreased the proportion of affordable dwellings completed has remained approximately the same.

Figure 6.1: Affordable Housing Completions since being of plan period



The level of affordable housing completed during the monitoring year continues to be below the LDF target. However, 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 2011.

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11% of the new housing units completed in 2011/12 were granted following the adoption of the Core Strategy (from 1st March 2011) and none of these would have been required to provide on site affordable housing.

As the number of housing completions granted post-march 2011 grows the number of onsite affordable housing units and offsite financial contributions will increase.

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
Performance summary	22 of the affordable housing units completed were social/affordable rent and 3 were shared ownership.

Performance Analysis

The majority of new affordable units completed in 2011/12 were for social/affordable rent (22 88%) with the rest as shared ownership. 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.
Performance summary	SDC received £206,144 in affordable housing contributions during the monitoring period 2011/12.

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”

Sevenoaks District Council has received £206,144 in affordable housing contributions between 1st April 2011 and 31st March 2012. This was all received in the last quarter of the year.

Sevenoaks District Council did not spend any of the contributions during 2011-12. Proposals for spending the contributions received have been agreed by the relevant Portfolio Holders.

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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
Performance summary	15 units of affordable housing were provided through a Rural Exceptions Scheme during 2011-2012.

Performance Analysis

Government guidance 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.

15 additional affordable housing units were completed at West Kingsdown in 2011/12 which had been granted under Policy SP4. An additional 5 on the same site were still under construction in March 2012 and have since been completed.

7. Housing Size, Type and Density

Net additional Pitches (Gypsy and Traveller) <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
Performance summary	No permanent pitches were granted during 2011-2012 for Gypsy and Traveller use.

Performance Analysis

There were no additional permanent pitches provided for Gypsy and Traveller use during 2011-2012.

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 Gypsy and Traveller Plan.

The Council 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 now consult on a proposed number of additional pitches and potential locations.

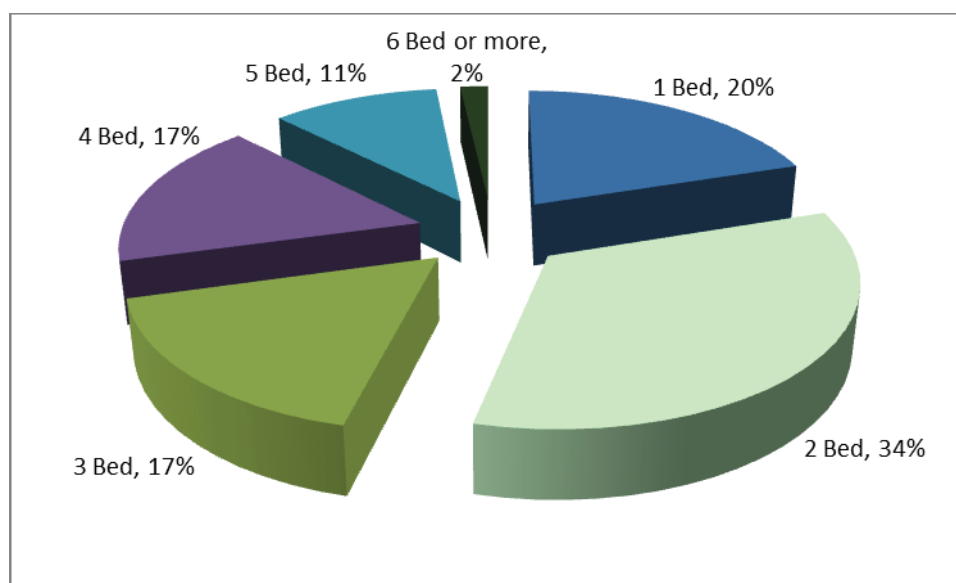
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Proportion of New Dwellings of Different Sizes <i>To show the size of dwellings being completed</i>	
LDF Policy	SP5 Housing Size and Type
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households.
LDF Target	None
Performance summary	54% of housing units completed during 2011-12 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 housing stock. The composition of dwellings by bedroom size for housing units completed in 2011-12 can be seen in figure 7.1 below.

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



54% of the completed dwellings had less than three bedrooms, with a significant number built with two bedrooms (34%).

Additional Extra Care and Sheltered Housing <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	Accommodation for 71 households within extra care and sheltered housing was completed in 2011/12. 37 additional extra care bedrooms were completed in 2011/2012 34 sheltered housing units were completed in 2011/12

Performance Analysis

There were an additional 37 bedrooms completed during the monitoring year which were for extra care or sheltered housing. These were all at the same existing extra care facility at Stangrove Lodge, Edenbridge.

There were 34 sheltered housing units completed at Penlee, Hawthorns and Eden Lodge in Edenbridge.

This is a great increase on last year when there were no additional units or bedrooms provided.

Lifetime Homes Standard <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
Performance summary	11% of completed housing units were encouraged to achieve Lifetime Homes standard. 60% of these units achieved lifetime homes standard.

Performance Analysis

Ordinary homes built to the Lifetime Homes standard will have incorporated 16 design criteria that support the changing need of individuals and families at different stages of life. For more information please visit www.lifetimehomes.org.uk.

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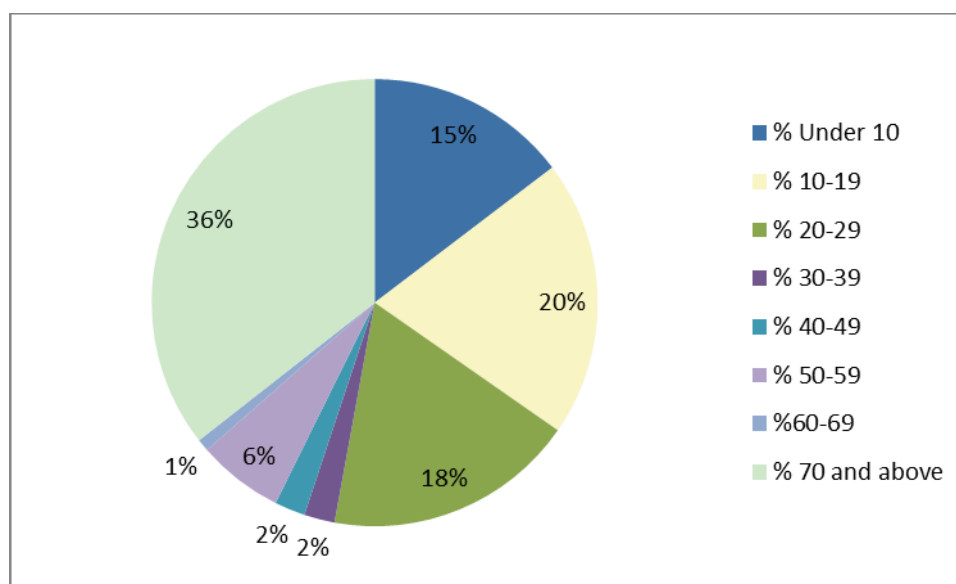
Core Strategy policy SP5 encourages new housing to be built to the Lifetime Homes standard. The policy was adopted on the 22nd February 2011 and for monitoring purposes only completed units which were granted from 1st March 2011 are monitored for the indicator.

Density of New Development <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.
Performance summary	The average density of completed housing units across the district in 2011-2012 was 46.5 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 46.5 dph, exceeding the LDF target.

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



45% of new dwellings completed in the reporting year were built at 40 dph or above with most of them at densities of 70dph and above. This includes 18 units at Horton Kirby Paper Mills, South Darenth which were built at a density of 71dph and 34 retirement units at Penlee, Hawthorns and Eden Lodge, Edenbridge built at 103dph.

55% of completions were below 40 dph. 35% of new dwellings completed in 2011-2012 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 performance for 2011-12 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	65.5dph	50.9dph	94.9dph	51.0dph	n/a*	90.7dph	26.6dph

* There were no completions in Swanley Town Centre

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 also exceeded the target.

The average density of completed housing units within the “Rest of District” was lower than the target of 30dph. This is due to the large number of replacement dwellings on large plots, usually within the Green Belt. In previous years the large number of units completed at each year at approx. 70dph at Horton Kirby Paper Mills has led to a consistently higher average density.

In future years replacement dwellings will no longer be monitored to prevent them skewing the gross housing completion figures. Replacement dwellings give a net change of zero.

The average density of development in Edenbridge is unusually high this year due to 35 of the 41 gross units completed built at approximately 100dph. 34 of these were retirement flats at Penlee, Hawthorns and Eden Lodge, Edenbridge.

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 2011/12 there was a net gain of 3155sq m of employment floorspace across the District.

Performance Analysis

In the year April 2011 – March 2012 there was a gain of 4670sqm and a loss of 1515sq m giving a net increase of 3155 sq m of employment floor space across the District.

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

	B1a	B1b	B1c	B2	B8	BX*	Total
Gain	1141	0	0	37	0	3492	4670
Loss	393	0	740	362	20	0	1515
Net	748	0	-740	-325	-20	3492	3155

* Mixed B uses. See Appendix 3 for description of use classes.

There were significant gains in the B1a and BX use classes. 2942sq m was gained at Upper Hockenden Farm on the outskirts of Swanley which changed use from agricultural to a mixture of B1, B2 and B8 uses. A unit at Enterprise Way in Edenbridge also changed uses from B1c to include B2 and B8 uses. During the monitoring period 2011-2012, 274sq m of B1a employment floorspace was changed to residential use in 4 separate developments across the District.

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	<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	<p>There was a net loss of 95 sqm employment floorspace in the main settlements.</p> <p>There was a net increase of 3250 sqm in employment floorspace across the rest of the District.</p>

Performance Analysis

In 2011-2012 there was an overall loss of 95 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.

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Table 8.2: Net change in employment floorspace across the District

	B1a	B1b	B1c	B2	B8	BX*	Total
Sevenoaks Urban Area	-132	0	0	0	0	0	-132
Swanley	0	0	0	0	0	0	0
Edenbridge	0	0	-550	37	0	550	37
Main Settlements	-132	0	-550	37	0	550	-95
Rest of District	880	0	-190	-362	-20	2942	3250
TOTAL	748	0	-740	-325	-20	2997	3155

* Mixed B uses. See Appendix 3 for description of use classes.

There was no net change in employment floorspace within Swanley during the monitoring period in any of the use classes. Edenbridge had a small gain of 37sqm and a change of use of 550sqm from solely B1c to a mix of B1c, B2 and B8 at Enterprise Way.

Within Sevenoaks Urban Area 132sq m net has been lost in the B1a use class with no change in the other use classes.

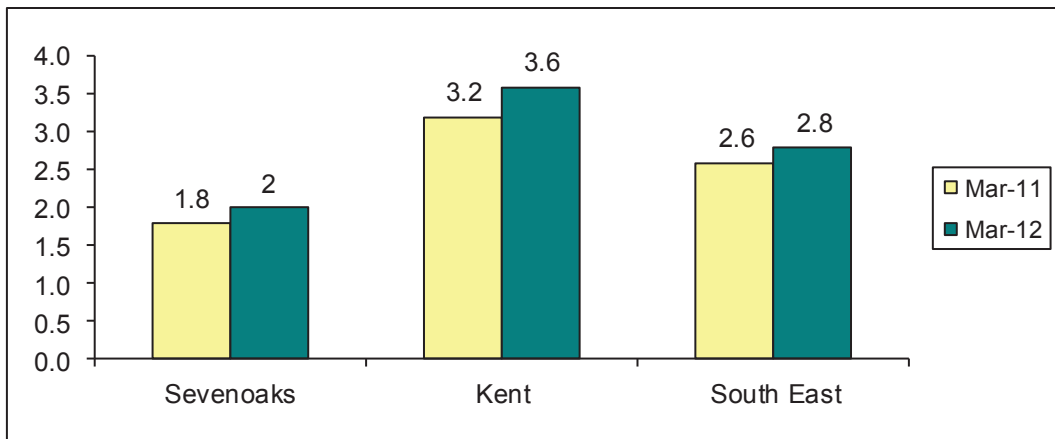
District Unemployment <i>To measure the levels of District unemployment</i>	
LDF Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policies	EP1 Employment Allocations EP8 Business Areas
LDF Objective	<p>To provide land for employment development to support the future development 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	None
Performance summary	<p>2% of the district were unemployed as at March 2012</p> <p>The district unemployment level was 1.6% lower than the Kent Average at March 2012</p>

Performance Analysis

Unemployment

In March 2012 2% of the working age population in Sevenoaks were unemployed. This was an increase of 0.2% since March 2011.

Figure 8.1: Percentage of Working Age Population Claiming Unemployment Benefit



Source: Unemployment change in Kent, KCC Monthly Bulletin

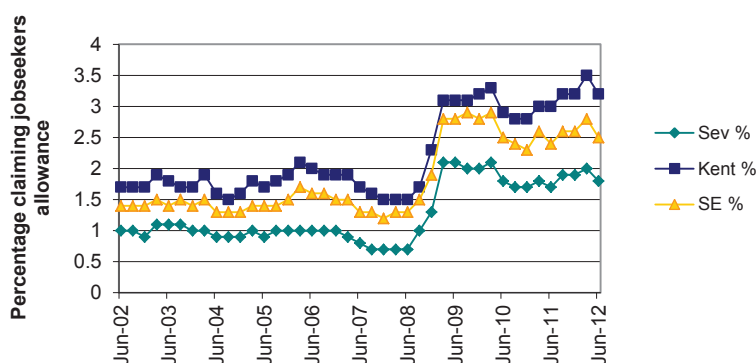
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In September 2012 1.7% of the working age population in Sevenoaks District were unemployed. This was the second lowest level in Kent.

Jobseekers Allowance

In March 2012 2% 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

Proportion of Workforce with No Qualifications <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
Performance summary	11.9% of the resident workforce in Sevenoaks district have no qualifications.

According to data collected from the Annual Population Survey in 2011 11.9% of the total workforce within Sevenoaks District do not have any qualifications.

This level is higher than the average for the South East (7.9%) and for Kent (10.5%) and across Great Britain (10.6%). 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. Further detail may be available when the Census 2011 figures are released.

9. Town Centres and Shopping

Change in Retail Floorspace in the Main Settlements <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.
Performance summary	There was a net addition of 3654 sqm of retail floorspace within the main settlements

During the monitoring year there was an additional 3626 sqm of retail floor space across the District, 3654sqm in the main settlements and a loss of 28sqm in the rest of the District. This includes an additional 3108sqm at Sainsbury's in Otford.

Since the beginning of the plan period there has been a net gain of 1996 sqm of retail floorspace in Sevenoaks Town Centre, this includes an additional 1371sq m in 2011-2012 of which 1132sq m is additional retail space at Waitrose.

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Town Centre Health Checks <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
Performance summary	Please see table 9.1

Performance Analysis

Previously Kent County Council performed Town Centre Health Checks on 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 year data has been collected for Sevenoaks, Swanley and Edenbridge Town Centres as set out in Table 9.1

Additional information will be collected in subsequent years.

Table 9.1: Town Centre Health Check results for Sevenoaks, Swanley and Edenbridge

	Sevenoaks Town Centre	Swanley Town Centre	Edenbridge Town Centre																																																												
Proportion of Vacant Units	18/335 units are vacant = 5%	5/107 units are vacant = 5%	10/140 units are vacant = 7%																																																												
Proportion of use classes* (%)	<table border="1"> <tr> <td>A1</td> <td>A2</td> <td>A3</td> <td>A4</td> <td>A5</td> <td>B1</td> <td>C3</td> <td>D1</td> <td>D2</td> <td>SG</td> </tr> <tr> <td>50</td> <td>11</td> <td>7</td> <td>2</td> <td>1</td> <td>7</td> <td>14</td> <td>2</td> <td>1</td> <td>3</td> </tr> </table>	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	50	11	7	2	1	7	14	2	1	3	<table border="1"> <tr> <td>A1</td> <td>A2</td> <td>A3</td> <td>A4</td> <td>A5</td> <td>B1</td> <td>C3</td> <td>D1</td> <td>D2</td> <td>SG</td> </tr> <tr> <td>35</td> <td>14</td> <td>8</td> <td>2</td> <td>6</td> <td>4</td> <td>13</td> <td>7</td> <td>0</td> <td>11</td> </tr> </table>	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	35	14	8	2	6	4	13	7	0	11	<table border="1"> <tr> <td>A1</td> <td>A2</td> <td>A3</td> <td>A4</td> <td>A5</td> <td>B1</td> <td>C3</td> <td>D1</td> <td>D2</td> <td>SG</td> </tr> <tr> <td>39</td> <td>12</td> <td>5</td> <td>3</td> <td>4</td> <td>7</td> <td>23</td> <td>3</td> <td>0</td> <td>4</td> </tr> </table>	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	39	12	5	3	4	7	23	3	0	4
A1	A2	A3	A4	A5	B1	C3	D1	D2	SG																																																						
50	11	7	2	1	7	14	2	1	3																																																						
A1	A2	A3	A4	A5	B1	C3	D1	D2	SG																																																						
35	14	8	2	6	4	13	7	0	11																																																						
A1	A2	A3	A4	A5	B1	C3	D1	D2	SG																																																						
39	12	5	3	4	7	23	3	0	4																																																						
Change in Retail floorspace	Increase of 1371sq m	Decrease of 38sqm	Decrease of 74sqm																																																												
Changes in Public Transport Services	Town served by 8 buses with varying frequencies.	Town served by 5 buses with varying frequencies.	Town served by 7 buses with varying frequencies.																																																												
Car Parking Survey information (Nov 2011)*	995 council owned parking bays in car parks. On average over three week days: AM - 79 (8%) spaces free PM - 163 (16%) spaces free	229 council owned parking bays in car parks. On average over two week days: PM - 51 (22%) spaces free	Information not available. No council owned car parks.																																																												

* see Appendix 3 for description of use classes

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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.
Performance summary	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
Performance summary	At July/August 2012 there were 6 vacant units in New Ash Green. This accounts for 19% of the total units in the Village Centre.

Performance Analysis

The Core Strategy requires the annual monitoring of the vacant units in New Ash Green Centre.

The Council is currently undertaking surveys of all the Town and Village centres for the evidence base of emerging Development Management Policies. In July/August 2012 there were 6 (19%) vacant units in New Ash Green, this is slightly reduced from last year when 8 units were vacant.

10. Infrastructure

Infrastructure Delivery Schedule <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
Performance summary	Some 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, the proposed improvements at Sevenoaks Station have been completed and work has been started at Swanley Station. 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, has been completed.

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 is unlikely to occur before 2014 but may happen, subject to funding, after this date and that the Building Schools for the Future programme has been dropped.

The Council is developing a Community Infrastructure Levy (CIL) Charging Schedule to provide funding for infrastructure in the district. A consultation on a Preliminary Draft Charging Schedule was undertaken between June and August 2012. The Council will continue to work with infrastructure providers to provide further details of local requirements. The CIL charge will be subject to viability testing, to ensure that the Levy is set at a level that will provide contributions to strategic infrastructure without inhibiting development. It is anticipated that the CIL Charging Schedule will be adopted in late 2013 or early 2014.

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11. Green Infrastructure, Open Space and Biodiversity

Additional Publically Accessible Open Space <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
Performance summary	No additional publically accessible open space was granted during 2011/12

Performance Analysis

No additional publically accessible open space was granted during 2011/12.

There were improvements to existing publically accessible open space at New Barn Park, Swanley.

Open Space Allocations <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
Performance summary	Unable to monitor in 2011-2012

Performance Analysis

Sites for Open Space provision will be allocated in the Allocations and Development Management Plan. Once this Plan 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 2011-2012

Performance Analysis

The Green Infrastructure Network will be defined through the Allocations and Development Management Plan therefore until this Plan 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 2011-2012.

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.

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APPENDIX 1 - Five-Year Housing Supply

Table A1: Outstanding Planning 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
8 High Street	Edenbridge	SE/10/02343	.01	0	1	0	0	0
The Flat Above Options 35A High Street	Edenbridge	SE/11/02657	.01	0	1	0	0	0
Appledore High Street	Farningham	SE/09/00099	.01	0	1	0	0	0
1 Church Road	Hartley	SE/11/01056	.01	0	1	0	0	0
Land Adjoining 4 Heathfield Road	Sevenoaks	SE/10/02883	.01	0	1	0	0	0
17 The Briars	West Kingsdown	SE/10/01675	.01	0	1	0	0	0
Newman House Fullers Hill	Westerham	SE/09/01672	.01	0	2	0	0	0
4 West End	Brasted	SE/11/02235	.02	1	0	0	0	0
Land at Forge Cottages Hill Hoath Road	Chiddingstone	SE/08/03410	.02	0	1	0	0	0
9 Wickenden Road	Sevenoaks	SE/11/02288	.02	1	0	0	0	0
135 Archer Way	Swanley	SE/10/01559	.02	0	1	0	0	0
Land adjacent to 27 Greenacre Close	Swanley	SE/10/02856	.02	0	1	0	0	0
4 - 6 High Street	Westerham	SE/11/03258	.02	0	1	0	0	0
The Chequers High Street	Farningham	SE/09/02144	.02	0	2	0	0	0
Land adj to 11 Parkside	Halstead	SE/08/03275	.02	0	2	0	0	0
48 High Street	Swanley	SE/10/00939	.02	0	2	0	0	0
Herald House 4-6 High Street	Westerham	SE/11/01531	.02	2	0	0	0	0
3-7 Station Road	Edenbridge	SE/07/02374	.02	0	3	0	0	0
10 High Street	Swanley	SE/09/03022	.02	0	4	0	0	0
Land adjacent 17 Rye Lane	Dunton Green	SE/09/01315	.03	0	1	0	0	0
17 Springfield Road	Edenbridge	SE/10/02803	.03	0	1	0	0	0
33 Glebe Place	Horton Kirby & South Darent	SE/11/01656	.03	0	1	0	0	0
2 Dynes Road	Kemsing	SE/10/01812	.03	1	0	0	0	0
12 Farm Road	Sevenoaks	SE/11/02570	.03	0	1	0	0	0
26 Woodside Road	Sundridge	SE/11/01651	.03	0	1	0	0	0
Norwood House 1-2 Church Road	Halstead	SE/10/03211	.03	2	0	0	0	0
2 Cherry Avenue	Swanley	SE/09/00866	.03	0	3	0	0	0
Land North West of 1 Bevan Place	Swanley	SE/09/02187	.03	0	6	0	0	0
Lane South of Lavender Cottage Church Road	Brasted	SE/09/02792	.04	1	0	0	0	0
29-31 High Street	Edenbridge	SE/11/01588	.04	0	1	0	0	0
Land Adjacent to Arosa Gresham Avenue	Hartley	SE/10/03069	.04	0	1	0	0	0
Terrys Farm	Hever	SE/10/01362	.04	1	0	0	0	0

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Rectory Lane								
32 London Road	Riverhead	SE/10/02288	.04	1	0	0	0	0
10 Cranmer Road	Riverhead	SE/11/00896	.04	0	2	0	0	0
Land Rear of 29-31 High Street	Edenbridge	SE/09/02375	.04	0	3	0	0	0
Marlpit Hill Baptist Church Hilders Lane	Edenbridge	SE/11/00939	.04	0	3	0	0	0
Land Rear of 1 Dynes Road	Kemsing	SE/11/00348	.05	0	1	0	0	0
4 The Green Lane	Leigh	SE/10/00444	.05	0	1	0	0	0
10 Wickenden Road	Sevenoaks	SE/10/01728	.05	0	1	0	0	0
37 Weald Road	Sevenoaks	SE/09/00789	.05	0	1	0	0	0
27 Lynden Way	Swanley	SE/10/02630	.05	0	1	0	0	0
3 St Edmunds Cottages Fawkham Road	West Kingsdown	SE/11/02837	.05	0	1	0	0	0
Land adj to 13 Westways	Edenbridge	SE/11/02489	.05	0	2	0	0	0
Land at Station Road	Edenbridge	SE/10/01285	.05	0	2	0	0	0
23 Dynes Road Kemsing	Kemsing	SE/03/00670	.05	2	0	0	0	0
35-37 Quaker Hall Lane	Sevenoaks	SE/10/01737	.05	6	0	0	0	0
Timbers Station Road	Edenbridge	SE/10/01020	.06	0	1	0	0	0
High Wills Hays Main Road	Knockholt	SE/11/02698	.06	0	1	0	0	0
80 St Johns Road Sevenoaks	Sevenoaks	SE/03/02900	.06	0	2	0	0	0
Beechwood Four Elms Road	Edenbridge	SE/07/03609	.06	3	0	0	0	0
49 Chipstead Lane	Chevening	SE/11/01419	.07	0	1	0	0	0
Bat & Ball High Street	Leigh	SE/08/02946	.07	1	0	0	0	0
Joh San Ash Road	Hartley	SE/10/01686	.08	0	1	0	0	0
Letitia Botsom Lane	West Kingsdown	SE/09/01828	.08	0	1	0	0	0
67 High Street	Edenbridge	SE/07/03631	.08	11	0	0	0	0
The Barn Sharps Place Baileys Hill Road	Chiddingstone	SE/09/02295	.09	0	1	0	0	0
Crockenhill Cp School Stones Cross Road	Crockenhill	SE/10/01451	.09	1	0	0	0	0
Anvil House Station Road	Eynsford	SE/10/00758	.09	0	1	0	0	0
Woodlands 42 Childsbridge Lane	Kemsing	SE/11/03068	.09	0	1	0	0	0
Ringfield Cottage Main Road	Knockholt	SE/09/01115	.09	1	0	0	0	0
29 Uplands Way	Riverhead	SE/11/01881	.09	1	0	0	0	0
Former Dukes Factory Chiddingstone Causeway	Chiddingstone	SE/11/02613	.09	0	4	0	0	0
96 High Street	Sevenoaks	SE/05/00521	.09	0	10	0	0	0
Eccles End Main Road	Edenbridge	SE/10/02349	.10	0	1	0	0	0
Chelsham Church Road	Hartley	SE/10/03522	.10	0	1	0	0	0
Lydens East Barn Lydens Barn	Hever	SE/10/00564	.10	0	1	0	0	0

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Lydens Lane								
Wendys Bough Beech Road	Hever	SE/11/01005	.10	1	0	0	0	0
1 Oakhill Road	Sevenoaks	SE/11/01662	.10	0	1	0	0	0
28,30 and 32 Bowers Road	Shoreham	SE/11/02180	.10	0	1	0	0	0
The Smokery Ide Hill	Sundridge	SE/09/00794	.10	1	0	0	0	0
Former Elands Veterinary Clinic Station Road	Dunton Green	SE/11/01831	.10	0	4	0	0	0
West Kingsdown Village Hall Fawkham Road	West Kingsdown	SE/10/00764	.10	0	0	6	0	0
94 - 96 London Road	Sevenoaks	SE/10/02968	.10	0	0	12	0	0
1 and 2 South Ash Manor Cottages South Ash Road	Ash-cum-Ridley	SE/11/01326	.11	0	-1	0	0	0
8 Chipstead Lane Sevenoaks	Riverhead	SE/09/02041	.11	0	1	0	0	0
Land to the rear of 68/70 St. Johns Road	Sevenoaks	SE/11/00675	.11	0	1	0	0	0
104 Seal Road	Sevenoaks	SE/12/00108	.11	0	3	0	0	0
Land North of Presbytery Catholic Church of St Laurence High Street	Edenbridge	SE/10/01018	.11	0	5	0	0	0
Beeches Mount Harry Road	Sevenoaks	SE/09/02415	.11	11	0	0	0	0
Homeland The Grove	West Kingsdown	SE/07/00281	.12	1	0	0	0	0
11 London Road	Riverhead	SE/10/01931	.12	3	0	0	0	0
Sunnyside High Street	Seal	SE/08/03034	.12	7	0	0	0	0
Falconers Down (Plot 2) Pilgrims Way	Kemsing	SE/09/00646	.13	0	1	0	0	0
Land Adj to 12 Vine Court Road	Sevenoaks	SE/11/01355	.13	0	1	0	0	0
Building South of the Granary Brasted Road	Westerham	SE/09/00842	.13	0	1	0	0	0
Oakenshaw Copse Bank	Seal	SE/08/02280	.13	0	2	0	0	0
2 Crownfields	Sevenoaks	SE/10/02682	.13	0	3	0	0	0
South Park Medical Practice South Park	Sevenoaks	SE/07/01359	.13	6	0	0	0	0
Seafield Malthouse Road	Ash-cum-Ridley	SE/10/02030	.14	1	0	0	0	0
Southview Butterwell Hill	Cowden	SE/08/01946	.14	1	0	0	0	0
The Old Oast House Shoreham Road	Otford	SE/11/02555	.14	1	0	0	0	0
22 White Hart Wood	Sevenoaks	SE/11/02298	.14	1	0	0	0	0
Flat 2 73 Bradbourne Park Road	Sevenoaks	SE/11/02999	.14	0	2	0	0	0
Land West Of 96 - 98 High Street Edenbridge	Edenbridge	SE/10/00847	.14	6	0	0	0	0
Polefields Cottage Spode Lane	Cowden	SE/08/02771	.15	1	0	0	0	0
1 And 2 Singles Cross Cottages Blueberry Lane	Knockholt	SE/09/02485	.15	1	0	0	0	0
Downsview	Otford	SE/10/00224	.15	0	1	0	0	0

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Shoreham Road								
61 Oakhill Road	Sevenoaks	SE/10/00170	.15	1	0	0	0	0
101 High Street	Westerham	SE/11/01709	.15	0	1	0	0	0
Brooklands Church Road	Halstead	SE/11/01514	.17	1	0	0	0	0
Gaywood Bungalow Hole Lane	Edenbridge	SE/09/02966	.19	1	0	0	0	0
The Vicarage Rowhill Road	Hextable	SE/09/02377	.19	0	2	0	0	0
65 - 67 Bradbourne Vale Road	Sevenoaks	SE/08/00399	.19	2	0	0	0	0
Railway & Bicycle P.H. 205 London Road Sevenoaks	Sevenoaks	SE/06/02156	.19	24	0	0	0	0
TOTAL				107	115	18	0	0
TOTAL minus non-implementation rate				96	104	16	0	0

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Table A2: Outstanding Planning 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
Perivale Church Road	Hartley	SE/10/02740	.20	1	0	0	0	0
Dawning House Seal Hollow Road	Sevenoaks	SE/08/01393	.20	0	1	0	0	0
Cross Keys House Ashgrove Road	Sevenoaks	SE/10/02023	.21	2	0	0	0	0
Land Rear of Stable Court (Summerbank) Rockdale Rockdale Road	Sevenoaks	SE/10/02461	.21	0	0	10	0	0
Kilndown Gorsewood Road Hartley	Hartley	SE/10/00080	.23	0	1	0	0	0
The Oast House Great Hollanden Farm	Seal	SE/10/01014	.23	0	1	0	0	0
St Idolphs Egg Pie Lane	Sevenoaks Weald	SE/11/03347	.23	1	0	0	0	0
22 St. Georges Road	Sevenoaks	SE/11/00608	.23	6	0	0	0	0
The Farmers London Road	Sevenoaks	SE/04/00526	.23	0	0	0	23	0
Land North of 48 Green Court Road Crockenhill	Crockenhill	SE/09/03030	.24	0	1	0	0	0
Kentish Yeoman The Kentish Yeoman 10-12 High Street	Seal	SE/11/01735	.24	0	5	0	0	0
Sundridge House 73 Main Road	Sundridge	SE/10/02143	.26	0	1	0	0	0
Burgate Solefields Road and Penryn Grassy Lane	Sevenoaks	SE/09/02482	.26	3	0	0	0	0
Rosewood Stonehouse Road	Halstead	SE/11/01885	.27	1	0	0	0	0
Rockdale Rockdale Road	Sevenoaks	SE/10/02457	.29	19	0	0	0	0
Gilridge House & Gilridge Cottage Spode Lane	Cowden	SE/09/02383	.30	1	0	0	0	0
Falconers Down (Plot 1) Pilgrims Way	Kemsing	SE/08/02146	.32	0	1	0	0	0
Little Julians Little Julians Hill	Sevenoaks	SE/07/01558	.34	2	0	0	0	0
Woodland Chase Blackhall Lane	Sevenoaks	SE/11/01002	.36	0	1	0	0	0
1-7 Moreton Close & 1-47 Bonney Way	Swanley	SE/10/03262	.37	0	0	-2	0	0
West Cross Keys House Ashgrove Road	Sevenoaks	SE/10/02732	.39	3	0	0	0	0
167 Hever Avenue	West Kingsdown	SE/11/01422	.39	0	3	0	0	0
4 Hillydeal Road	Otford	SE/10/02606	.40	2	0	0	0	0
31-37 Park Lane	Kemsing	SE/08/02245	.43	0	5	5	0	0

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Clatfield Bungalow Sherden Lane	Edenbridge	SE/11/02078	.44	1	0	0	0	0
Tubs Hill House North London Road	Sevenoaks	SE/10/00600	.46	0	0	18	0	0
Achieved Well Hill	Shoreham	SE/10/01103	.47	1	0	0	0	0
Land adj Whyteladies Wilderness Avenue Sevenoaks	Sevenoaks	SE/10/00462	.49	0	1	0	0	0
Blackhall Spinney Blackhall Lane Sevenoaks	Sevenoaks	SE/10/02327	.50	0	1	0	0	0
Hollym Clenches Farm Lane	Sevenoaks	SE/10/00553	.50	0	2	0	0	0
Upper Austin Lodge Farm Upper Austin Lodge Road	Eynsford	SE/10/02776	.50	0	4	0	0	0
To the Rear of Tamerton Castle Hill Barn	Fawkham	SE/10/02743	.58	1	0	0	0	0
Harmans Orchard Cottage Froghole Lane	Westerham	SE/10/03209	.60	1	0	0	0	0
Elmwood Tudor Crescent	Otford	SE/10/01971	.60	2	0	0	0	0
Land South of Richardson's Farm and North of Twin Oaks Crowhurst Lane	West Kingsdown	SE/11/00087	.71	5	0	0	0	0
Bambi Cottage Parkfield	Sevenoaks	SE/11/00374	.73	0	1	0	0	0
Land Rear of High Trees Wilderness Avenue	Sevenoaks	SE/10/03347	.74	0	1	0	0	0
Green Coppers Wilderness Avenue	Sevenoaks	SE/09/02899	.85	1	0	0	0	0
Sevenoaks Police Station Morewood Close	Sevenoaks	SE/11/02471	.95	0	0	26	26	0
Garden Cottage Hartfield Road	Cowden	SE/11/00826	1.00	1	0	0	0	0
Eden Valley School Four Elms Road	Edenbridge	SE/10/01735	1.00	19	21	0	0	0
Packway Bayleys Hill	Sevenoaks	SE/11/02366	1.10	1	0	0	0	0
Pasadena Park East Hill Road Knatts Valley	West Kingsdown	SE/07/03205	1.34	7	0	0	0	0
Park House Farm Bower Lane	Eynsford	SE/10/02353	1.70	1	0	0	0	0
Highfield The Avenue	Westerham	SE/08/03384	2.00	1	0	0	0	0
Stacklands Retreat House School Lane	West Kingsdown	SE/09/01319	2.70	0	14	0	0	0
1 Fountain Cottage Westerham Road	Westerham	SE/08/02784	3.30	5	0	0	0	0
Lakesview (formerly Alderwood House) Penshurst Road	Penshurst	SE/11/00994	5.18	1	0	0	0	0
West Kent Cold Store Rye Lane	Dunton Green	SE/09/02635	7.70	53	90	75	75	75
TOTAL				142	155	132	124	75
TOTAL minus non- implementation rate				136	149	127	119	72

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Table A3: Identified Sites within the 5 year Land Supply

Site Address	Settlement	5-yr land supply contribution
Cramptons Road Water Works	Sevenoaks UA	50
Hitchen Hatch Lane	Sevenoaks UA	17
Land West of Bligh's Meadow	Sevenoaks UA	22
Greatness Mills, Mill Lane	Sevenoaks UA	20
United House, Goldsel Road*	Swanley	250
Bevan Place (Outside LP Allocation)	Swanley	46
Land West of Cherry Avenue	Swanley	50
Station Approach, Edenbridge	Edenbridge	20
Land rear of Garden Cottages, Leigh	Rest of District	13
Foxs Garage, London Road, Badgers Mount	Rest of District	15
Glaxo Smith Kline, Leigh*	Rest of District	75
Manor House, New Ash Green*	Rest of District	30
Warren Court Farm, Halstead	Rest of District	15
Land West of London Road, Westerham	Rest of District	30
TOTAL		653

Sites are as at 31st March 2012. 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 Plan for detail.

* Note: The contributions of these sites may be altered following the recommendations of the LDF Advisory Group 9th October 2012.

<http://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=158&MId=1492&Ver=4>

APPENDIX 2 – North West Kent Countryside Projects 2012/2013

Project	Project Summary
Water Framework Directive Delivery	
Seed funding - hosting the river catchments for the Darent and Cray	Bringing together local stakeholders to develop an action plan for the river to improve the WFD status and potential
Darent Valley River Restoration	Working with Darent Angling Associations to improve the in channel and bank habitats for fish migration. Future developments with Wild Trout Trust
Habitat Enhancement, Restoration and Creation	
Site based enhancements	Hollows Wood, Saxtens Wood,
Magnificent Meadows	A partner in the Plantlife led HLF bid
Big Tree Plant	Delivery of a West, North and Mid Kent community tree planting scheme planting 15000 trees over 2 years.
Living Churchyards	Biodiversity management of closed churchyards with local communities. Increased community involvement through training and education.
Kents Orchards	Focussing on community managed traditional orchards
Accessibility and Community Involvement	
Naturally Active Phase 2	Part of the Chances for Change portfolio bid - community support and development in accessing the outdoors to include Sevenoaks District.
Delivering community wildlife events, training and volunteering opportunities.	Delivering events for partners (e.g. Woodland Trust, National Trust).
Practical conservation bringing together local communities	Through our Volunteer Groups
Darent Valley Path Steering Group	Supporting the DVP to improve accessibility along the route for walking and shared use

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Landscape Enhancement	
Kent Downs Bid	Through a dedicated Officer providing training and practical support to communities across the Downs to manage their sites and utilising their produce (orchard, woodlands, meadows)
Catchment Scale Plant Invasive Species Control Programme	Led by MVCP, a coordinated programme providing advice and practical support over 200km of river systems.
Darent Valley Landscape Partnership Scheme	Supporting the Kent Downs with the developing LPS

APPENDIX 3 – Use Classes

Use Class	Description
A1	Shops eg. Shops, retail warehouses, hairdressers, undertakers, travel agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2	Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
A3	Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4	Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).
A5	Hot food takeaways - For the sale of hot food for consumption off the premises.
B1	Business (a) Offices (other than those that fall within A2), (b) research and development of products and processes, (c) light industry appropriate in a residential area.
B2	General industrial - Use for industrial process other than within class B1
B8	Storage or distribution - This class includes open air storage.
C1	Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2	Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2a	Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, or use as a military barracks.
C3	Dwellinghouses
C4	Houses in multiple occupation - small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1	D1 Non-residential institutions - Clinics, health centres, day nurseries, day centres, schools, art galleries museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
D2	Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations
Sui Generis	Sui Generis - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.

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