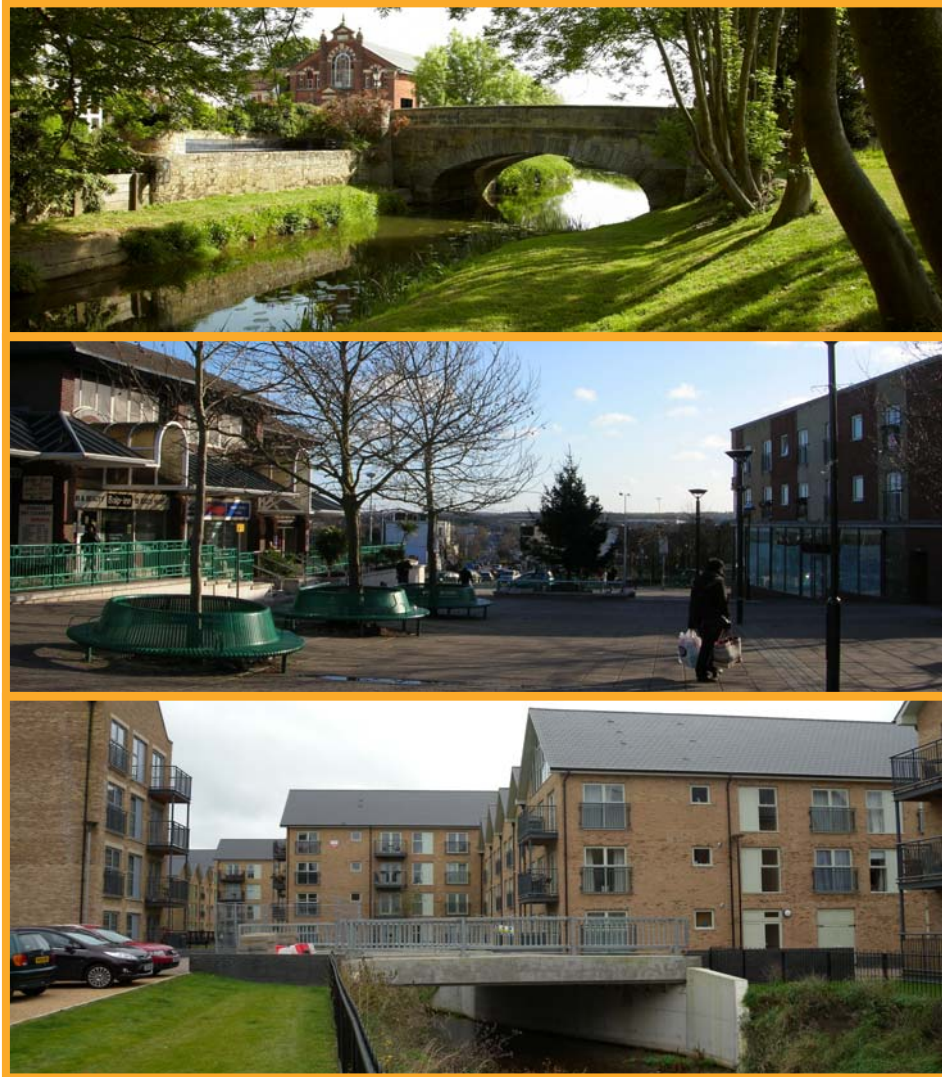


# Local Development Framework



## Authority Monitoring Report 2013



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## Introduction

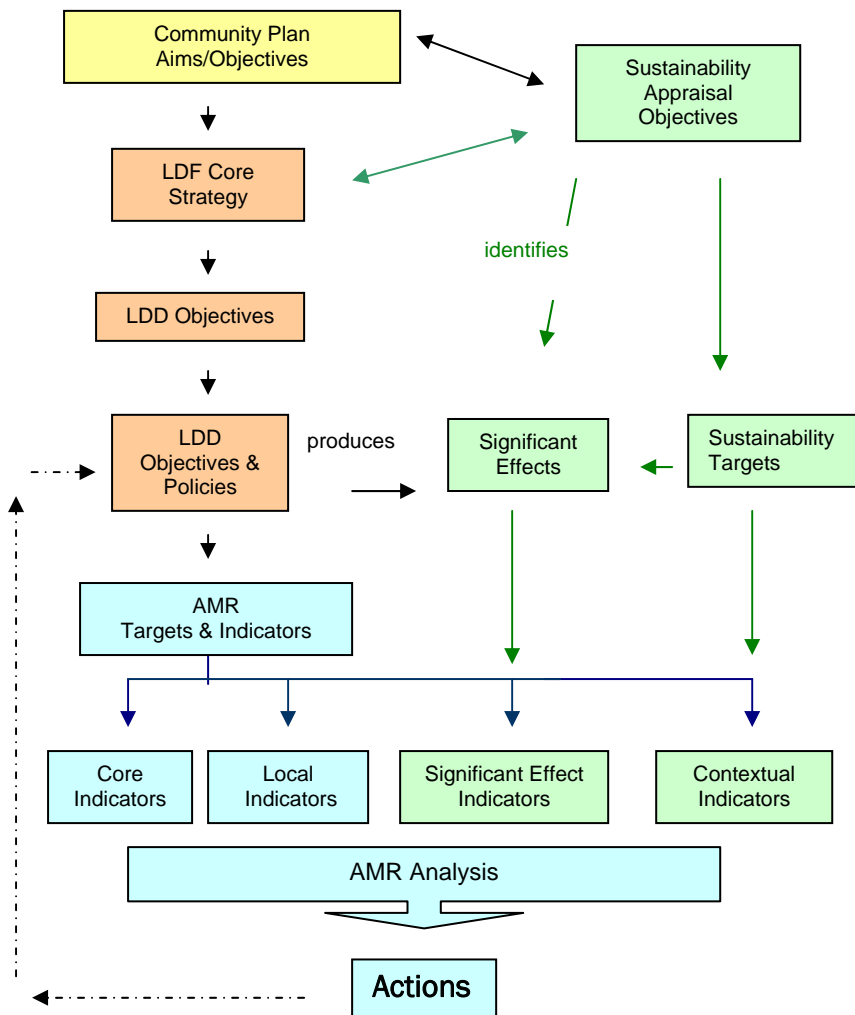
This is the ninth Local Plan / Local Development Framework (LDF) Authority Monitoring Report (previously called Annual Monitoring Reports). It covers the period 1st April 2012 to 31st March 2013.

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 Plan (previously LDF).

The Local Plan is prepared under the Planning and Compulsory Purchase Act 2004 and will comprise a group of policy documents which will replace the current Saved Policies of the Sevenoaks District Local Plan 2000. The Local Plan 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 Local Plan must take account of national policy and will inform and take account of other Council Strategies.

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

**Figure I:**  
**Diagram showing the links between the Community Plan, the Sustainability Appraisal, and how they feed into the Local Plan and the AMR**



## The District – Key Characteristics

Sevenoaks District is located in West Kent, with the edge of Greater London to the north, Surrey to the west and East Sussex to the south. The District covers almost 142 square miles; 93% is designated Green Belt. The main towns are Sevenoaks, Swanley and Edenbridge, where a significant proportion of the 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 or 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.

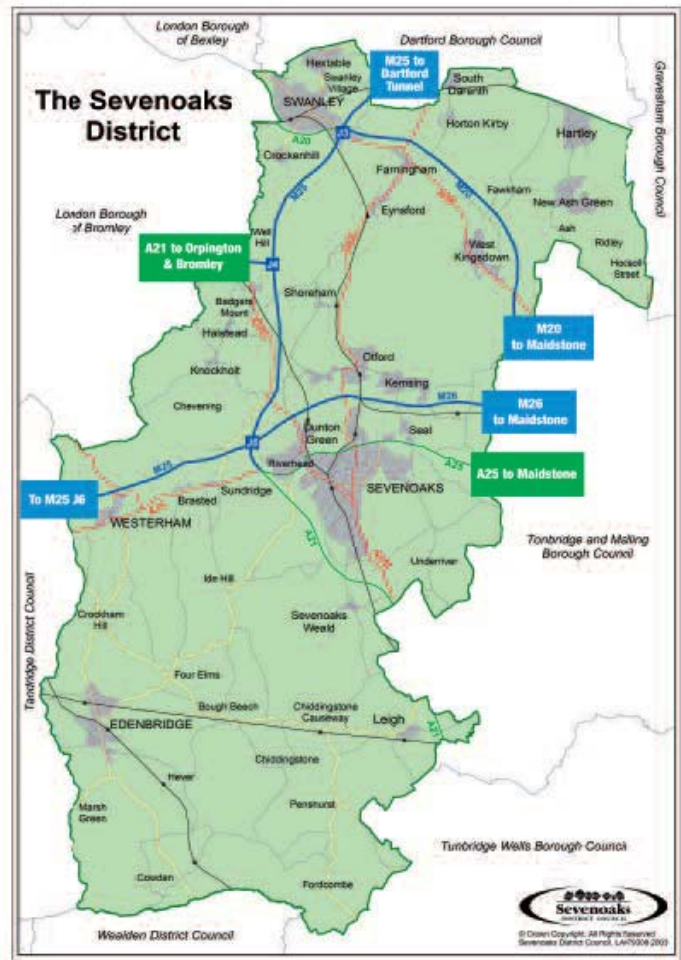


Figure II: Sevenoaks District

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 50% greater than the South East average<sup>1</sup>. 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 are:

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

<sup>1</sup> 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 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013, is the second 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 Local Plan. 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 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 is preparing a revised Local Development Scheme which sets out the timetable for progressing the Council's Local Plan.

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

**Table I: Progress on the Development Plan**

Document Name	Type	LDS (Jan 2012) Key milestones	Current Progress
Allocations and Development Management Plan	DPD	Summer 2012 – Cabinet Approval Autumn 2012 – Pre Submission Consultation Winter 2012/13 – Submission Spring/Summer 2013 – Examination Autumn 2013 – Adoption	A deferred timetable was agreed in October 2012. The anticipated document preparation schedule is currently:  March - May 2013 – Pre Submission Consultation November 2013 – Submission Spring 2014 – Examination Summer 2014 – Adoption  This change provided additional time to resolve a limited number of site allocation issues prior to submission
CIL Charging Schedule	DPD	Summer 2012 – Informal Public Consultation Autumn/Winter 2012 – Pre submission Consultation Spring 2013 – Submission Summer 2013 – Examination Winter 2013 – Adoption	The document was examined in October 2013 and the Inspector's report was received in November 2013. It is anticipated that CIL will be implemented in spring 2014.
Gypsy and Traveller Plan	DPD	Autumn/Winter 2012– Informal Public Consultation Summer 2013 – Pre Submission Consultation Autumn 2013 – Submission Spring/Summer 2014 – Examination Summer/Autumn 2014 - Adoption	The timetable has been changed to accommodate additional evidence base work and due to reduced staffing capacity within the planning policy team. The revised timetable is: Spring/Summer 2014– Informal Public Consultation Winter 2014 – Pre Submission Consultation Spring 2015 – Submission



			Summer 2015 – Examination Autumn 2015 – Adoption
Sevenoaks Residential Character Area Assessment	SPD	Spring 2012 – Adoption	Adopted 12 <sup>th</sup> 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. March - May 2013 – Public Consultation Summer 2014 – Adoption
Equine Development	SPD	Spring 2013 – Start Preparation Summer/Autumn 2013– Public Consultation Winter 2013 – Adoption	This has been rescheduled to 2015 due to resourcing and workload priorities
Fort Halstead Development Brief	SPD	Not in January 2012 LDS	A new SPD, the Fort Halstead Development Brief has been programmed to reflect a commitment in the ADMP  Summer/autumn 2014 – Preparation Winter 2014 – Public Consultation Spring 2015 – Adoption
Statement of Community Involvement		Not in LDS January 2012 LDS	An update of the SCI is now proposed:  Winter 2013 – Prepare update

			Spring 2014 – Public Consultation Summer 2014 – Adoption
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**Other LDF progress in 2012/13**

Village Design Statements for Seal and Underriver were adopted as SPDs.

The Otford Parish Plan was adopted as a SPD.

The Council approved two Neighbourhood Plan Areas covering the Parishes of Ash-cum-Ridley, and Edenbridge.

## Duty to Co-operate

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

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 2012/13**

Strategic Matter	Organisation co-operated with	Summary of Co-operation
Housing Allocations	Adjoining authorities where allocations are near District boundary.	All neighbouring authorities were consulted on SDC's Allocations and Development Management Plan: Draft for Submission. The fact that no significant objections by neighbouring authorities to allocations near to the District's boundaries were received indicates that the co-operation carried out earlier in the plan preparation was successful.
Green Infrastructure and Countryside Issues	Kent Downs and High Weald AONB Units	<p>The Council continues to 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 Council continues to support and fund the North West Kent Countryside Partnership and Kent Wildlife Trust. An Officer actively attends the North West Kent Countryside Partnership Steering Group, and has attended a stakeholder workshop for the Darent Valley Catchment Improvement Group. These meetings are also attended by other neighbouring authorities and the Environment Agency enabling engagement and cooperation between such organisations.</p>

Transport	Kent County Council	<p>SDC has continued to discuss potential transport schemes that could be funded through CIL with Kent County Council.</p> <p>SDC is a member of the West Kent Partnership Transport sub-group, which brings together Tunbridge Wells and Tonbridge and Malling Borough Councils, Kent County Council, the NHS, Arriva (buses) and Southeastern Railways. The group acts to share information and best practice on local transport schemes and campaigns on joint priorities.</p>
Gypsy and Traveller Plan	Adjoining authorities	<p>A meeting was organised by and held at Sevenoaks District Council with the adjoining authorities to discuss individual authority provision requirements, and how these are anticipated to be met throughout the plan period. The outcome of the meeting was that each authority intends to address their own provision requirements by meeting the need in their own District.</p>
High Weald AONB Management Plan	High Weald AONB Unit	<p>The High Weald AONB Unit has consulted on their draft Management Plan review. The draft has been discussed and agreed by the Officer Steering Group and Management Board and is expected to be adopted by 1<sup>st</sup> April 2014.</p>
Kent Downs AONB Management Plan	Kent Downs AONB Unit	<p>The Kent Downs AONB Unit has consulted on their draft Management Plan review. The draft has been discussed and agreed by the Officer Steering Group and Management Board and is expected to be adopted by 1<sup>st</sup> April 2014.</p>
Community Infrastructure Levy	Local infrastructure providers, including town and parish councils and Kent County Council	<p>SDC's Draft CIL Charging Schedule was published for consultation in March 2013. No objections to the infrastructure planning evidence were received from infrastructure providers, which indicates that the co-operation with these groups carried out as part of the preparation of the plan was successful. SDC has held discussions with Dartford Borough Council with a view to co-operating on the implementation of both authorities' Charging Schedules and met with Elmbridge Borough Council to learn from their experiences of implementing the charge.</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, and
- Green Infrastructure, Open Space and Biodiversity.

The Core Strategy Performance Indicators are monitored under the relevant section and the appropriate Local Plan 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.

## Executive Summary

### **Delivery of Housing**

- 141 net additional dwellings were completed in 2012-13.
- The District has a housing supply of 3697 up to 2026, 397 above the Core Strategy requirement.
- The District exceeds the requirement for a 5 year supply (+5%) of housing land by 653 units.

### **Distribution of Development**

- 56% of new housing in 2012-13 was built within the main settlements.
- No applications were granted contrary to Environment Agency advice on flooding.

### **Design of New Development**

- As at 31<sup>st</sup> March 2013, 14 Conservation Area Appraisal Management plans have been adopted

### **Sustainable Development**

- 3 large scale renewable, decentralised or combined heat and power schemes were granted planning permission during 2012-13.
- There were 92 renewable electricity installations which were registered for the Feed In Tariff during 2012-13. All of these were domestic Solar Photovoltaic panels.
- 23% of the completed housing units were required to meet the Code for Sustainable Homes or BREEAM standard. 89% of these units met the requirements.
- There were no changes made to the extent of Air Quality Management Areas.

### **Affordable housing**

- 19 affordable housing units were completed in 2012-13.
- 5 units were completed as part of a rural exceptions scheme in West Kingsdown.
- £356,032 was received as financial contributions in accordance with policy SP3 of the Core Strategy in 2012-13.

## **Housing size type and density**

- 1 permanent gypsy and traveller pitch was granted during 2012-13.
- 42% of housing units completed during 2012-13 had less than three bedrooms.
- 18 additional extra care or sheltered housing bedrooms were completed.
- The average density of completed units across the district was 56 dwellings per hectare.

## **Employment Land**

- There was a decrease of 1733sq m in employment floorspace across the District in 2012-13.
- At March 2013 1.7% of the District working population were unemployed.
- Jan 12-Dec 12 8.2% of the resident workforce in Kent do not have any qualifications. This level is higher than the average for the South East (6.9%) and lower than across Great Britain (9.7%).

## **Town Centres and Shopping**

- There was a net loss of retail floor space of 154sq 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 was submitted for Examination and has now been found sound.

## **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.
- There was one new local wildlife site approved within the District.

## 1. Delivery of Housing

<b>Housing Supply</b> <i>To show recent housing delivery levels and future levels of housing delivery.</i>	
Local Plan Policy	LO1- Distribution of Development
Saved Local Plan Policy	H1 Housing Allocations
Local Plan 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.
Local Plan 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.
<b>Performance summary</b>	141 net additional units were built in 2012-13

### Performance Analysis

In 2012-13, 141 net housing units were completed across the district which is 24 units less than the average annual requirement from the Core Strategy. However 28 older persons and general needs housing units were lost at one scheme in Swanley. The 28 existing flats were demolished in 2012-13; however the replacement units remain under construction, to be completed in 2013-14. If the replacements had been built in the same monitoring year we would have met our annual average housing target. There have been 1501 units completed since 2006, which gives a surplus of 346 over the requirement of 1155 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 0.2ha or above. See the emerging Allocations and Development Management Plan for details. The identified sites have been phased equally across their expected year bands (e.g. 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 Site identified in the Core Strategy is not included in the housing trajectory.



### **Outstanding Planning Permissions (Full & Outline) <0.2Ha, minus non - implementation rate**

These are 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 planning permissions that were due to expire in previous years that did expire (see Table A4). The non-implementation rate provides a reasonable estimate of the sites that will not come forward because they are no longer deliverable, available, suitable and/or viable (in accordance with footnote 11 to para 47 of the NPPF). These units have been phased according to their expected completion dates.

### **Outstanding Planning Permissions (Full & Outline) 0.2Ha and over, minus non - implementation rate**

These are 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 planning permissions that were due to expire in previous years that did expire (see Table A4). The non-implementation rate provides a reasonable estimate of the sites that will not come forward because they are no longer deliverable, available, suitable and/or viable (in accordance with footnote 11 to para 47 of the NPPF). These units have been phased according to their expected completion dates.

### **Small Sites Allowance**

An allowance to reflect unexpected (non-allocated) housing sites of below 0.2ha on previously developed land during the plan period, in accordance with the NPPF. Calculated using past delivery rates and applied after the first 3 years of the trajectory in order to avoid the risk of double counting completions from windfalls and extant permissions on small sites.

### **Completions**

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

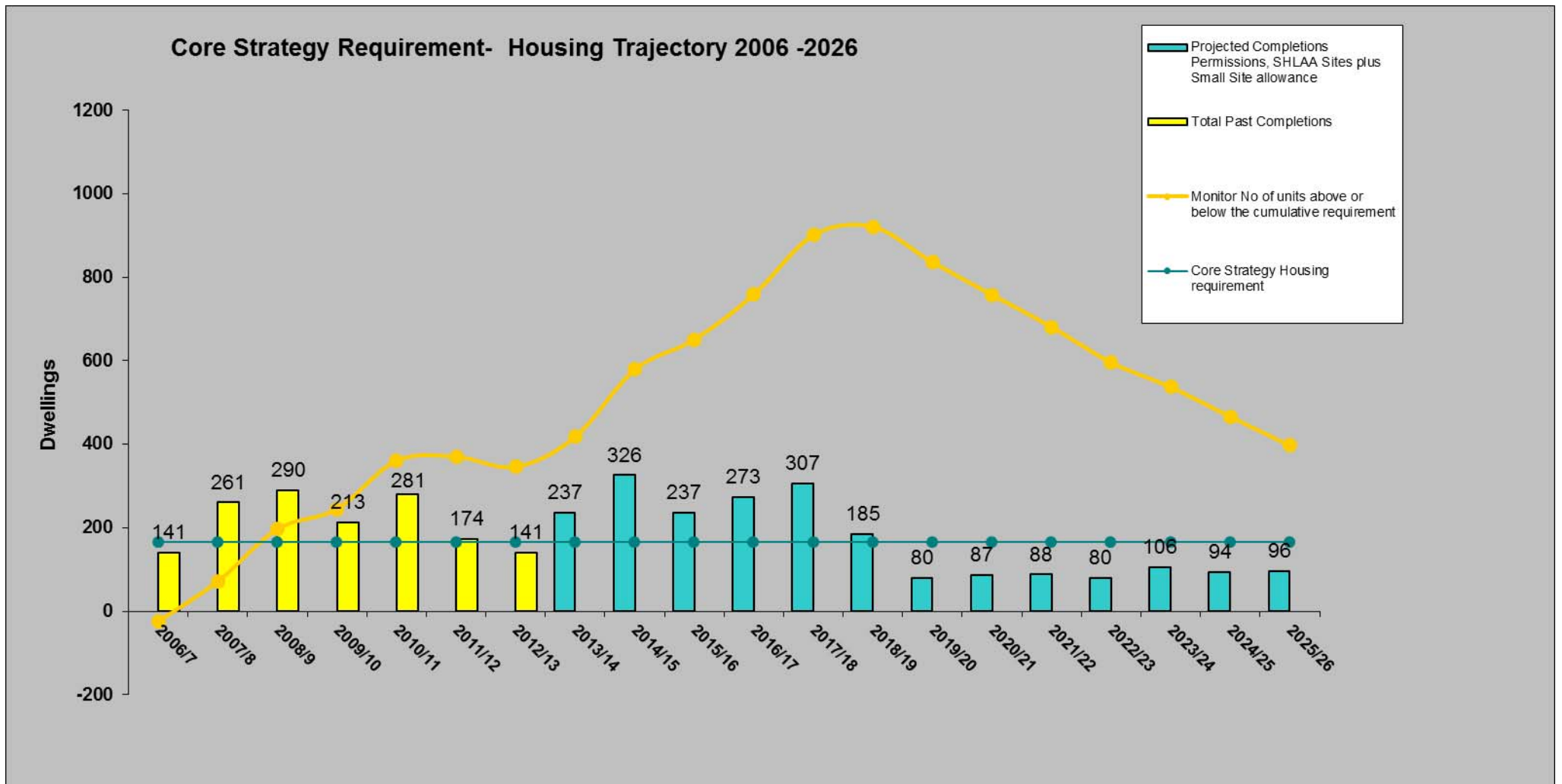
The housing trajectory shows the projected level of completions against the yearly requirement. These cumulative figures give the District's progress towards meeting the housing requirement and its ability in the future to meet it by the end of the plan period.

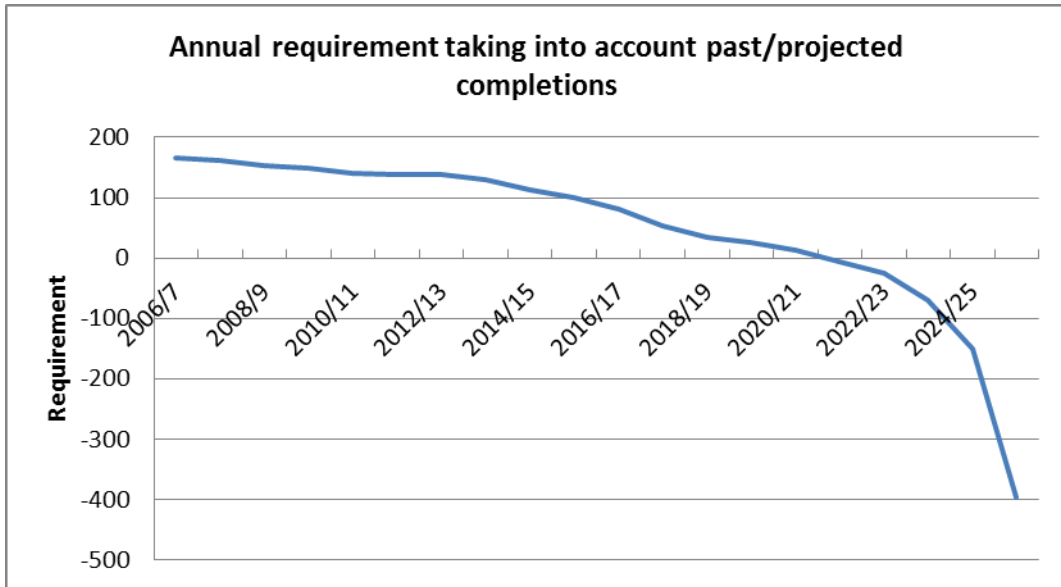
The figures show that we will be able to meet the Core Strategy Housing Provision for the plan period and if our assumptions are correct we will reach the requirement in 2021/22.

Table 1.1: Housing Trajectory for AMR 2013

								1	2	3	4	5	6	7	8	9	10	11	12	13		
	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Identified Sites								0	40	106	118	129	60	30	37	38	30	56	44	46	734	
Extants (Full & Outline) <0.2Ha minus 12% unimplementation								67	108	0	0	9	0	0	0	0	0	0	0	0	0	184
Extants (Full & Outline) 0.2Ha and over minus 7% unimplementation								170	178	131	105	119	75	0	0	0	0	0	0	0	0	778
WINDFALL								0	0	0	50	50	50	50	50	50	50	50	50	50	50	500
COMPLETIONS	141	261	290	213	281	174	141															1501
<b>TOTAL</b>	<b>141</b>	<b>261</b>	<b>290</b>	<b>213</b>	<b>281</b>	<b>174</b>	<b>141</b>	<b>237</b>	<b>326</b>	<b>237</b>	<b>273</b>	<b>307</b>	<b>185</b>	<b>80</b>	<b>87</b>	<b>88</b>	<b>80</b>	<b>106</b>	<b>94</b>	<b>96</b>	<b>3697</b>	

Figure 1.1: Housing Trajectory for AMR 2013





### 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. The Council’s average annual housing target from the Core Strategy is 165 dwellings per annum (which would give a 5 year supply plus 5% target of 866 dwellings). However, net completion rates in the District have been significantly higher than this in a number of years since the start of the plan period. 1799 dwellings remain to be completed in the period 2013 – 2026 (13 years) to meet the Council’s Core Strategy housing target of 3300. This requires approximately 138 dwellings to be completed per annum for the remainder of the plan period and 692 dwellings to be completed over the next 5 years. The NPPF states that an additional buffer of 5% should also be included which means an additional 35 units and, therefore, a target of 727 dwellings.

Sevenoaks has a 5 year housing supply of 1380 net; this is 653 units above the requirement.

Figure 1.2: Five Year Land Supply for AMR 2013

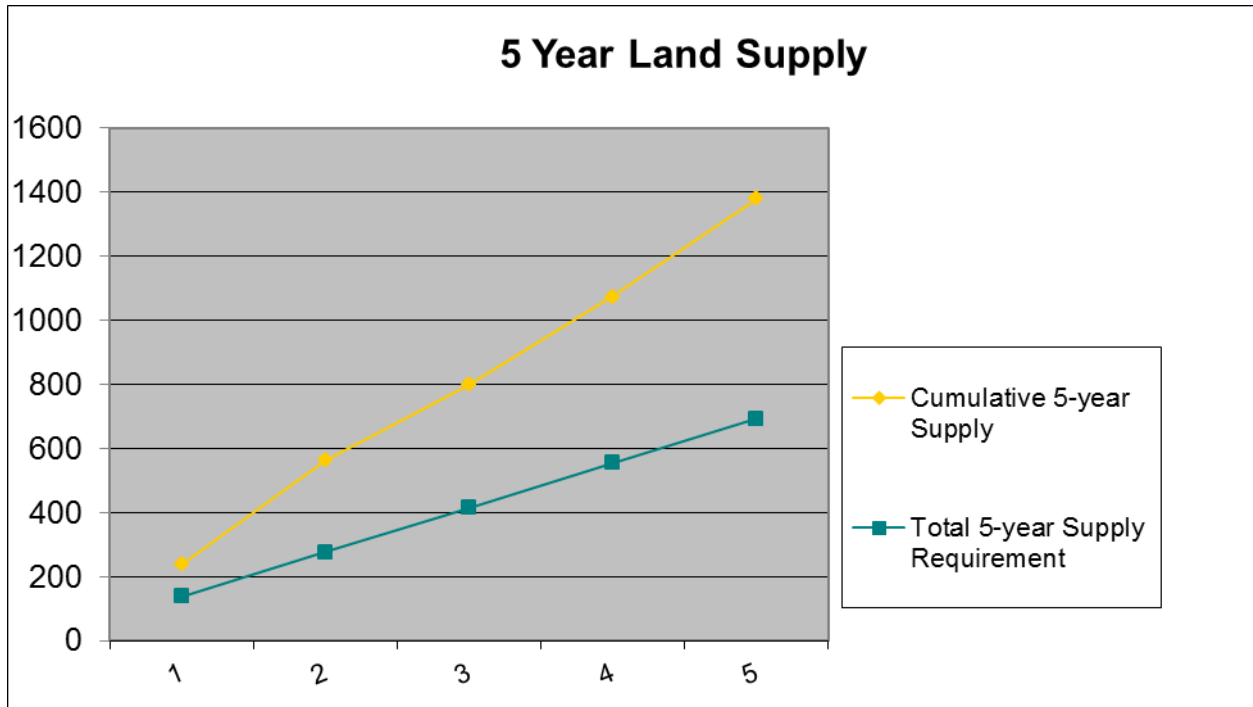


Table 1.2: Five Year Land Supply for AMR 2013

	2013/14	2014/15	2015/16	2016/17	2017/18	
Net	1	2	3	4	5	<b>Total</b>
Identified Sites	0	40	106	118	129	393
Extants (Full & Outline) <0.2ha minus unimplmentation	67	108	0	0	9	184
Extants (Full & Outline) 0.2ha and over minus unimplmentation	170	178	131	105	119	703
Windfall	0	0	0	50	50	
Supply by year	237	326	237	273	307	1380
Cumulative 5-year Supply	237	563	800	1073	1380	
Total 5-year Supply Requirement	138	277	415	554	692	727

## 2. Distribution of Development

<b>Proportion of Completed Housing in Main Settlements of Sevenoaks, Swanley and Edenbridge</b> <i>To show the number of new dwellings built in the main settlements as opposed to the villages and Green Belt areas.</i>	
Local Plan Policy	LO1- LO6 Location of Development Policies
Saved Local Plan Policy	Not Applicable
Local Plan 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>
Local Plan Target	<p>50% of total housing to be within Sevenoaks Urban Area and Swanley</p> <p>66.7% (<math>\frac{2}{3}</math>) of total housing to be within Sevenoaks Urban Area, Swanley and Edenbridge</p>
Performance summary	<p><b>In 2012-13</b></p> <p>39% of housing completions were within Sevenoaks Urban Area and Swanley</p> <p>56% housing completions were within the main settlements</p> <p><b>Since beginning of Plan Period:</b></p> <p>29% of housing completions were within Sevenoaks Urban Area and Swanley</p> <p>49% of housing completions were within the main settlements</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.

In 2012-13 56% (79 of the 141) of housing completions were within the main settlements. This figure is slightly lower than last year and lower than the Core Strategy target. However, it is also impacted by the demolition of 28 units at Moreton Close and Bonney Way in Swanley. Of the 79 units completed, 26 units were completed at West Kent Cold Store, Dunton Green and 24 units at the Railway and Bicycle development, Sevenoaks. 39% (55 of the 141) of housing completions were with Sevenoaks Urban Area and Swanley, which is again below the Core Strategy target.

Since the beginning of the plan period 49% (735 of the 1501) of total completions have been within Sevenoaks Urban Area, Swanley and Edenbridge, with 29% (439 of the 1502) 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 Local Plan 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
12-13	80	-25	24	62	141
12-13%	57%	-18%	17%	44%	100%
Plan Period Total	321	118	296	766	1501
Plan Period %	21	8	20	51	100

### CIL Charging Schedule

The Council proposes to introduce a CIL Charging Schedule in 2014, which will apply different charges to new residential development in different parts of the District. A charge of £75/m<sup>2</sup> will apply in the northern wards of the District and the two Edenbridge wards. In the remainder of the District, a charge of £125/m<sup>2</sup> will apply. In order to monitor the impact that these different charging rates have on levels of development, the Council will from now on be monitoring housing completions by ward across the District. A breakdown of numbers of units completed between 1<sup>st</sup> April 2012 and 31<sup>st</sup> March 2013 by ward is set out in Appendix 4.

<b>Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge</b> <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>	
Local Plan Policy	L01- L06 Location of Development Policies
Saved Local Plan Policy	Not Applicable
Local Plan 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>
Local Plan Target	<p>50% (<math>\frac{1}{2}</math>) of total housing to be within Sevenoaks Urban Area and Swanley</p> <p>66.7% (<math>\frac{2}{3}</math>) of total housing to be within Sevenoaks Urban Area, Swanley and Edenbridge</p>
<b>Performance summary</b>	<p>69% of the housing supply is predicted to be within Sevenoaks Urban Area and Swanley.</p> <p>76% 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 2196 units up to 2026. This is made up of outstanding planning permissions, identified sites and a small sites allowance. 69% (1520 of the 2196) of the housing supply is predicted to be within Sevenoaks Urban Area and Swanley. 76% (1663 of the 2196) of the housing supply is predicted to be within Sevenoaks Urban Area, Swanley and Edenbridge.

50% of the new housing is predicted to come forward within the Sevenoaks Urban Area. This includes 474 units at the West Kent Cold Store Dunton Green site which is currently under construction with 26 units complete.

Just under 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 in the Plan period to date do include 214 units at Horton Kirby Paper Mills in South Darenth.



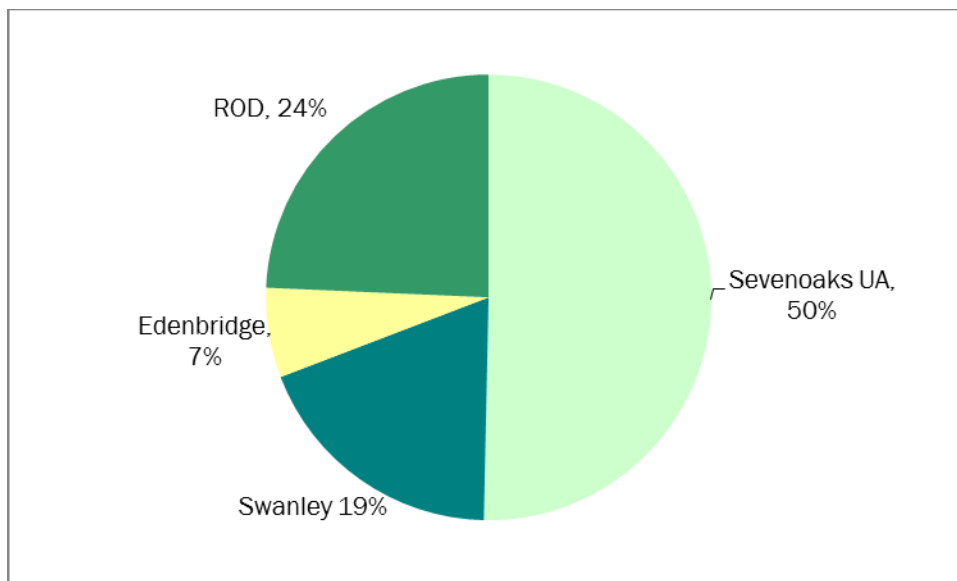
**Table 2.2: Housing Supply by Location**

	Outstanding Planning Permissions	7 year Windfall Allowance	Identified Sites	Total	%
Sevenoaks UA	680	242	184	1106	50
Swanley	64	39	311	414	19
Edenbridge	39	84	20	143	7
ROD	180	135	219	534	24
	963	500	734	2196	100

\*figures may not add up due to rounding

The 7 year Windfall Allowance figure per settlement is calculated by finding the percentage of windfalls completed by location over the plan period. This percentage is then applied to the total number of windfalls in the trajectory (500).

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



<b>Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding Grounds</b> <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>	
Local Plan Policy	LO1 Distribution of Development SP2 Sustainable Development
Saved Local Plan Policy	EN1 Development Control: General design/amenity principles
Local Plan Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.  To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
Local Plan Target	No housing development to be permitted in areas liable to flood where contrary to Environment Agency recommendations.
<b>Performance summary</b>	There were no planning permissions granted contrary to Environment Agency advice on flooding during the monitoring year.

<b>Number of New Dwellings and Commercial Units Granted Contrary to Green Belt Policy</b> <i>To show how many new developments within the Green Belt are allowed on appeal by the Planning Inspectorate.</i>	
Local Plan Policy	LO7 The Countryside and the Rural Economy
Saved Local Plan Policy	GB1 The Green Belt
Local Plan Objective	To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.  To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.
Local Plan Target	No new dwellings or commercial units granted contrary to Green Belt policy.
<b>Performance summary</b>	There were no additional dwellings or commercial units were allowed on appeal by the Planning Inspectorate within the Green Belt.

### 3. Design of New Developments

<b>Housing Quality – Building for Life Assessments</b> <i>To show the level of quality in new housing development</i>	
Local Plan Policy	SP1 Design of Development
Saved Local Plan Policy	EN1 Development Control – General design/amenity principles
Local Plan 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.
Local Plan Target	Two thirds of new housing development to be rated good or better against the Building for Life criteria and no development to be rated poor.
<b>Performance summary</b>	Information was not collected on this indicator in 2012-13

#### **Performance Analysis**

3 new build housing schemes of 10 or more units were completed in 2012-13:

- 67 High Street, Edenbridge
- Maws Meadow, West Kingsdown
- Railway and Bicycle, Sevenoaks.

However, due to a lack of Building for Life assessors in 2012-13 developments completed within this period will be assessed in our next AMR in addition to those schemes completed in 2013-14.

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/>).

<b>Conservation Areas</b> <i>To show any changes in the area of built heritage under protection.</i>	
Local Plan Policy	SP1 Design of Development
Saved Local Plan Policy	EN1 Development Control – General design/amenity principles EN23 Conservation Areas
Local Plan 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.
Local Plan Target	No reduction in the extent of Conservation Areas due to insensitive development.
Performance summary	As at 31 <sup>st</sup> March 2013, 14 Conservation Area Appraisal Management Plans have been adopted. During the Monitoring Period the Edenbridge Conservation Area altered as part of a review.

### **Performance Analysis**

At 31<sup>st</sup> March 2013, 14 Conservation Area Appraisal Management Plans have been completed including one new plan for Edenbridge adopted in November 2012.

Several changes to the boundary of the Edenbridge Conservation Area have been made as part of the review and these are listed below

1. Around Croft Lane in the north of the Conservation Area, the boundary has been moved to follow the backs of the houses from numbers 11 to 27. This removes several modern buildings which did not warrant inclusion.
2. The area between Katherine Road and Victoria Road has been included, extending to the River Eden. No.s 1-9 Katherine Road and 1-6 Victoria Road are of historic merit and views towards and from the river are important to the setting of the Conservation Area.
3. At the rear of properties on the south side of Lingfield Road, an old stable block is now included.
4. The Market Yard has been included as its close proximity to the High Street and position adjacent to the church yard, mean that development here would inevitably affect the overall character and setting of the Conservation Area.
5. Where the Inner Relief Road (IRR) intersects with Lingfield Road at 10 and 12, a small triangle of land has been added as part of no. 2 above.

**Table 3.1: 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
Edenbridge	Nov 2012

A new conservation area for Sevenoaks Weald is proposed.

<b>Heritage Assets</b> <i>To show any losses or additions to the number of buildings/areas under protection.</i>	
Local Plan Policy	SP1 Design of Development
Saved Local Plan Policy	EN1 Development Control – General design/amenity principles EN25 Ancient Monuments and Site of Archaeological Interest EN26 Historic Parks and Gardens
Local Plan 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.
Local Plan Target	No loss of listed buildings, historic parks and gardens, scheduled ancient monuments or sites of archaeological interest.
<b>Performance summary</b>	There were no changes in the number of historic parks and gardens. There has been 1 new Grade II listed building. There has been one slight modification, but no change in the number of scheduled ancient monuments

## **Performance Analysis**

There were no additional Heritage Assets identified in the District in 2012-13.

In 2012-13 the first stage of the District's Historic Parks and Gardens review has been completed. Surveys were carried out on 20 sites which were identified because of their design and/or historical significance. The results from this review will be reported when they become available.

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

### Performance Analysis

The Council work with partner organisations including the High Weald AONB Unit, The North West Kent Countryside Partnership, The Kent Wildlife Trust and neighbouring authorities to provide countryside enhancements across the District. A list of the countryside projects taking place within 2012-13 can be found in Appendix 2.

These are some of the countryside projects which have taken place during 2012-13.

- Darenth Triangle (Kemsing to Shoreham Downlands) Project
- Sevenoaks Wildlife Reserve three year habitat enhancement project
- Bough Beech Reservoir Visitor and Nature Reserve
- Wibble Way and Seal Recreation Ground footpath

Although there weren't any specific North West Kent Countryside projects completed in 2012/13, a list of recent, current and future projects which protect, enhance and extend the Green Infrastructure Network can be found in Appendix 2.

<b>Adoption of Parish Plans</b> <i>To monitor progress adopting Parish Plans across the District</i>	
Local Plan Policy	LO7 Development in Rural Settlements
Saved Local Plan Policy	Not Applicable
Local Plan 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>
Local Plan Target	None
<b>Performance summary</b>	1 Parish Plans has been adopted.

### **Performance Analysis**

The Otford Parish Plan has been adopted by the District Council as a supplementary planning document following a public consultation in June 2012.



<b>Neighbourhood Plans</b> <i>To monitor progress of Neighbourhood Plans across the District</i>	
Local Plan Policy	LO1 Distribution of Development
Saved Local Plan Policy	Not Applicable
Local Plan 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.
Local Plan Target	None
<b>Performance summary</b>	Two Neighbourhood Plan Areas were designated in October 2012.

### **Performance Analysis**

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.

The Council approved the designation of two neighbourhood plan areas for the parishes of Ash-cum-Ridley and Edenbridge in October 2012. The Council has also approved the designation of the parishes of Hextable and Chevening Neighbourhood Plan Area in September 2013 and recently consulted on proposed Neighbourhood Plan Areas for Sevenoaks Town and Otford Parish.

#### 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>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan 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>
Local Plan 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>23% (44 of the 195) of housing completions (granted from 1/3/2011) were required to meet the Code for Sustainable Homes level or BREEAM standard.</p> <p>89% 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 1<sup>st</sup> March 2011 are monitored for the indicator.

In 2012-13 the council completed 195 new housing units (gross), 54 units granted after 1<sup>st</sup> March 2011. Of those 54 units, 2 permissions (8 units) were revisions to previous applications, 1 permission (1 unit) had an appeal lodged prior to March 2011, a further permission (1 unit) was granted retrospective permission. SP2 was not applied to these permissions, leaving 44 units subject to SP2. 89% (39 units) of these applications met the required level or standard and 11% (5 units) did not.

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 shows that the relevant level will be met.

<b>Non-Residential Development Meeting or Exceeding the BREEAM Level</b> <i>To show percentage of new buildings with high levels of sustainability.</i>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan 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>
Local Plan Target	All commercial and institutional development to comply with the relevant BREEAM standard
<b>Performance summary</b>	One completed development 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 1<sup>st</sup> March 2011 are monitored for the indicator.

In 2012-13 there were 2 completed non-residential developments which were granted after 1<sup>st</sup> March 2011, to which SP2 could have applied, 1 was a resubmission of a previous planning application granted before 1<sup>st</sup> March 2011 and therefore SP2 wasn't applied, the other at Cold Harbour Farm, Wood Street, Swanley was required to achieve BREEAM Very Good standard by condition on approval.

<b>Large Scale Renewable, Decentralised and Combined Heat and Power Schemes Installed by Capacity and Type</b> <i>To show the amount of renewable and low carbon energy generation by installed capacity and type</i>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan 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>
Local Plan Target	None
<b>Performance summary</b>	There were 3 large scale renewable, decentralised or combined heat and power schemes granted planning permission during the monitoring year.

### **Performance Analysis**

There were 3 major renewable, decentralised and combined heat and power schemes granted during the reporting year. This includes a 50kW solar panel array at Hatchlands Farm, Sevenoaks Weald, and a 40kW solar panel array at Grove House, Halstead and a 23kW solar panel array at Amherst County Junior School, Riverhead.

Policy SP2 of the Core Strategy requires 10% of the required CO<sub>2</sub> reduction of new housing and commercial units to be through the installation of on site renewable or low carbon technologies. This will increase the number of small scale installations.

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

In 2012-13 there were 92 (FIT) Installations across the District. All of these were domestic photovoltaic solar panels.

<b>New Residential Development Within 30 Minutes of Key Infrastructure</b> <i>To show the number and percentage of new residential units permitted annually within 30minutes public transport time of a GP, hospital, primary and secondary school and a town centre or local service centre.</i>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan 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.
Local Plan Target	None
<b>Performance summary</b>	No longer reported.

### Performance Analysis

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

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

### Performance Analysis

There were no changes to the extent of Air Quality Management areas. However, in accordance with the recommendations of a detailed Air Quality Assessment Report completed in 2012, which noted exceedances of the nitrogen dioxide (NO<sub>2</sub>) annual mean

objective along new parts of the A25 and at the junction of Birchwood Road and London Road, Swanley, Cabinet formally agreed, on the 11<sup>th</sup> April 2013, that existing Air Quality Management Areas (AQMA) along the A25 be merged into a single AQMA and that an additional AQMA be declared at the Junction of Birchwood Road and London Road, Swanley.

As a result of the Declaration of the new AQMA and changes made, the number of designated AQMA in the District is to be reduced from 11 to 9.

<b>Public Rights of Way and Cycle Routes</b> <i>To measure the change in length of Public Rights of Way and Cycle Routes</i>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan 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.
Local Plan Target	None
<b>Performance summary</b>	There has been one additional Public Right of Way added to the Definitive Map during the Monitoring Period.

### Performance Analysis

Public Footpath SR738 (running from SR173 - SR172 - Star Hill Road) was added to the Definitive Map, although this route was actually created on the ground a number of years ago. A number of further changes were made:

- SR426 was part deleted (parts of this route were converted to a Cycle Track in 2004, but the Order amending the Map & Statement was made in 2012);
- SR429 was part deleted (parts of this route were converted to a Cycle Track in 2004, but the Order amending the Map & Statement was made in 2012); and
- SD47 was part amended (a mapping anomaly was corrected in 2012).

There were no additional cycle paths recorded in 2012-13. The Sevenoaks Cycling strategy has been produced by Kent County Council and identifies potential new routes for the future.

<b>The Number of Developments where a Travel Plan has been Adopted</b> <i>To measure the number of travel plans adopted in monitoring period</i>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan 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.
Local Plan Target	None
<b>Performance summary</b>	There were 2 applications granted in 2012-13 that met with Kent County Council's requirement to include a Travel Plan.

### **Performance Analysis**

During 2012-13 2 applications were granted which met the requirement to include a Travel Plan. These were the Lidl store at London Road, Sevenoaks that has an adopted travel plan and the Marks and Spencer store at 66 London Road, Sevenoaks that has an interim Travel Plan to be finalised within 6 months of occupation.

There were no housing applications granted that met the requirement.



<b>Progress in Implementing schemes identified through the Local Transport Plan and the Sevenoaks District Strategy for Transport</b> <i>To measure the progress on the schemes</i>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan 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.
Local Plan Target	None
<b>Performance summary</b>	Some schemes have started to be implemented

### **Performance Analysis**

The Sevenoaks District Strategy for Transport 2010-2026 includes an implementation plan which highlights future schemes and proposals for the transport infrastructure throughout the District. No information from KCC has been made available on the implementation of these schemes in the year 12/13.

**Table 4.1: Transport Infrastructure Schemes which have been started or completed in monitoring year 2012/13**

<b>Scheme</b>	<b>Status at March 2013</b>
Sevenoaks & Swanley rail station developments	It is understood that these improvement works are now complete.

<b>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></b>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan 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.
Local Plan Target	None
<b>Performance summary</b>	No information was available from KCC at time of reporting

**Performance Analysis**

In 2012-13 two schemes were granted which included travel plans, the Lidl store and Marks and Spencer, London Road, Sevenoaks. However, no information on the modal split targets was available at the time of reporting.

## 5. Settlement Hierarchy

<b>Settlement Hierarchy</b> <i>To monitor changes in the Settlement Hierarchy services and facilities score for individual settlements.</i>	
Local Plan Policy	L07 Development in Rural Settlements
Saved Local Plan Policy	Not Applicable
Local Plan 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.
Local Plan Target	No loss of services and facilities that serve the local community within rural settlements.
<b>Performance summary</b>	Information was not collected on this indicator in 2012-13

### Performance Analysis

The performance indicator for Policy L07 requires changes in the Settlement Hierarchy scores to be monitored for individual settlements. We will be publishing the changes in the Settlement Hierarchy in 2013-14 and update every two years thereafter.

## 6. Affordable Housing

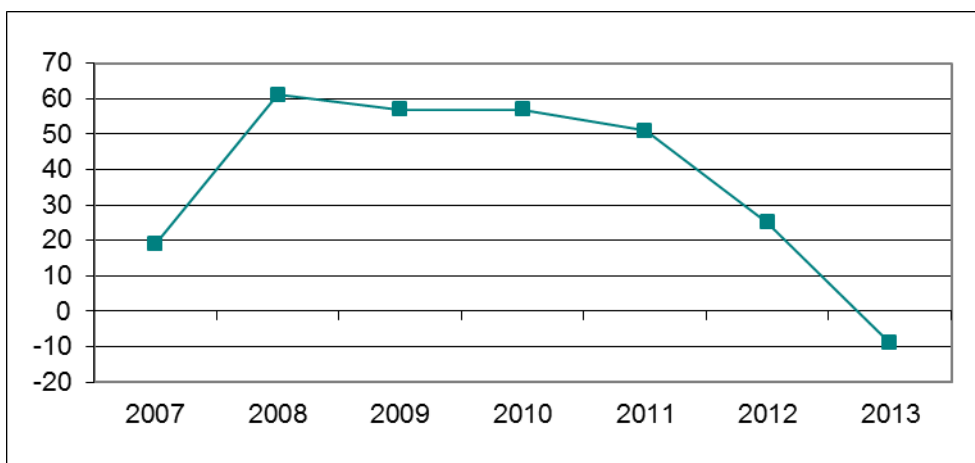
Affordable Housing Completions <i>To show affordable housing delivery</i>	
Local Plan Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
Saved Local Plan Policy	H9 Rural Exceptions Housing Provision
Local Plan Objective	To increase the proportion of affordable housing in 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.
Local Plan Target	From adoption of the Core Strategy an average of 66 affordable housing completions per annum (Note: This target is to be reviewed in conjunction with the Housing Strategy review)
<b>Performance summary</b>	<b>19 new built affordable housing units were gained in 2012-13. 28 units were lost in this period.</b>

### Performance Analysis

In 2012-13 19 new built affordable units were gained and 28 affordable units were lost across the district. The loss of 28 units was due to one scheme in Swanley required to replace existing stock which was considered not acceptable by modern standards in terms of size. The 28 existing flats were demolished in 2012-13; however the 26 replacement units remain under construction and will be completed in 2013-14. Although the number of affordable completions remains below the Core Strategy target we have extant permissions for approximately 230 affordable units which have not been started or are under construction. We can expect further affordable housing to be supplied as future development is permitted.

Additionally 36 affordable units were gained through reconfiguration, remodelling and change of tenure.

**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 only adopted in 2011.

31% (43 of the 141) of the net new housing units completed in 2012-13 were granted following the adoption of the Core Strategy (from 1<sup>st</sup> March 2011) but none of these were required to provide on site affordable housing because they fell below the SP3 threshold (5 units), were rural exceptions sites completions or revisions to applications granted before adoption of the Core Strategy.

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.

<b>Gross Affordable Housing Completions by Type</b> <i>To show type of affordable housing delivery</i>	
Local Plan Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
Saved Local Plan Policy	H9 Rural Exceptions Housing Provision
Local Plan 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.
Local Plan Target	None
<b>Performance summary</b>	10 of the affordable housing units completed were social rented, 7 were shared ownership and 2 were intermediate housing

### **Performance Analysis**

Core Strategy Policy SP3 requires a mix of onsite affordable units with at least 65% to be social rented. A new definition of Affordable Housing – ‘Affordable Rent’ was added in June 2011 after the adoption of the Core Strategy. In applying Core Strategy policy, references to social rented should be taken as including affordable rent. 53% (10 of the 19) of the affordable units completed in 2012-13 were social/affordable rented.

<b>Financial Contributions towards Affordable Housing</b> <i>To show the financial contributions received under policy SP3 for offsite Affordable Housing</i>	
Local Plan Policy	SP3 Provision of Affordable Housing
Saved Local Plan Policy	Not Applicable
Local Plan 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.
Local Plan Target	Financial contributions for the provision of affordable housing under policy SP3 to be received from all relevant schemes.
<b>Performance summary</b>	SDC received £356,032 in affordable housing contributions during the monitoring period 2012-13.

### 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 £356,032 in affordable housing contributions in 2012-13.

During this period the Council spent £27,000 on refurbishment of one unit at Sevenoaks Almshouses.

Since April 2013 the Council has committed or already spent money on further projects, some of which are listed below –

- SDC/Moat Housing ‘Do It Yourself Shared Ownership’ scheme - £249,000 (spent) and £252,600 (committed)
- Phase 2 of the Sevenoaks Almshouses - £92,000 (spent)
- Under Occupation Officer - £15,215 (committed)
- Empty Homes Initiative ‘Homesteading’ - £45,000 (committed)
- Under Occupancy ‘Small is Beautiful’ - £20,000 (committed)

Proposals for spending the contributions received have been agreed by the relevant Portfolio Holders.

<b>Gross Affordable Housing Completions in Rural Areas (Granted Under Policy SP4) <i>To show affordable housing delivery in rural areas</i></b>	
Local Plan Policy	SP4 Affordable Housing in Rural Areas
Saved Local Plan Policy	H9 Rural Exceptions Housing Provision
Local Plan Objective	To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Local Plan Target	Meet the needs of the District and the requirement for affordable housing as set out in the Housing Needs Survey.
Proposed Local Plan Target	None
<b>Performance summary</b>	5 units of affordable housing were provided through a Rural Exceptions Scheme during 2012-2013.

### **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.

The remaining 5 affordable housing units (15 units completed last year) were completed at Maws Meadow, Crowhurst Lane, West Kingsdown in 2012-13.

## 7. Housing Size, Type and Density

<b>Net additional Pitches (Gypsy and Traveller) <i>To show the number of Gypsy and traveller pitches delivered</i></b>	
Local Plan Policy	SP6 Provision for Gypsies and Travellers and Travelling Showpeople
Saved Local Plan Policies	H16-19 Residential Caravan Sites and Mobile Home Parks
Local Plan 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 Local Plan Target	To be set by the Allocations and Development Management Plan
<b>Performance summary</b>	There has been 1 permanent pitch granted during 2012-13 for Gypsy and Traveller use.

### **Performance Analysis**

There has been 1 additional permanent pitch, previously a temporary pitch at Marwood House, Stone Cross Road, Crockenhill, provided for Gypsy and Traveller use during 2012-13.

The Council will identify the number of pitches for Gypsies, Travellers and Travelling Showpeople required in the plan period up to 2026 and potential development locations in the Gypsy and Traveller Plan.

The Council commissioned a Gypsy, Traveller and Travelling Showpeople Local Needs Assessment in 2012 which identified a need for 72 pitches to be provided in the District over the remainder of the plan period.

The Council will now prepare a consultation document for the Gypsy and Traveller Plan for further discussions with Members and consult on a proposed number of additional pitches and potential locations across the District.

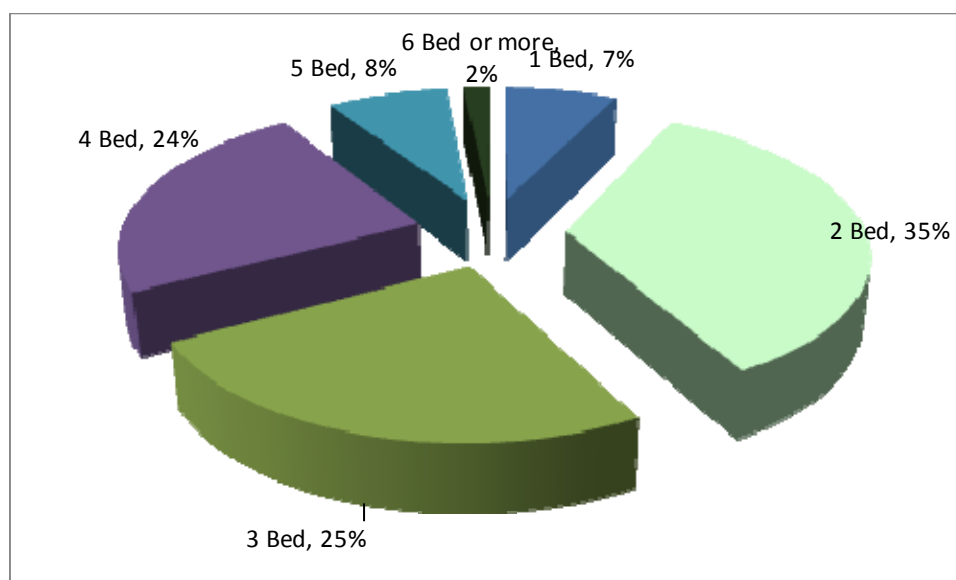


Proportion of New Dwellings of Different Sizes <i>To show the size of dwellings being completed</i>	
Local Plan Policy	SP5 Housing Size and Type
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households.
Local Plan Target	None
<b>Performance summary</b>	42% of housing units completed during 2012-13 have 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 2012-13 can be seen in figure 7.1 below.

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



42% of the completed dwellings have less than three bedrooms, with a significant number built with two bedrooms (35%).

<b>Additional Extra Care and Sheltered Housing</b> <i>To show the number of sheltered housing and extra care units completed across the District</i>	
Local Plan Policy	SP5 Housing Size and Type
Saved Local Plan Policy	H8 Housing for Special Needs
Local Plan 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.
Local Plan Target	None
<b>Performance summary</b>	An 18 bedroom residential care home has been completed in 2012-13

### **Performance Analysis**

An 18 bedroom residential dementia care home in Forge Lane, West Kingsdown has been completed in 2012-13.

<b>Lifetime Homes Standard</b> <i>To show the percentage of completed units meeting the lifetimes home standard</i>	
Local Plan Policy	SP5 Housing Size and Type
Saved Local Plan Policy	Not Applicable
Local Plan 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.
Local Plan Target	None
<b>Performance summary</b>	28% of the gross completed housing units (54 of the 195) were encouraged to achieve Lifetime Homes standard 17% 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](http://www.lifetimehomes.org.uk).

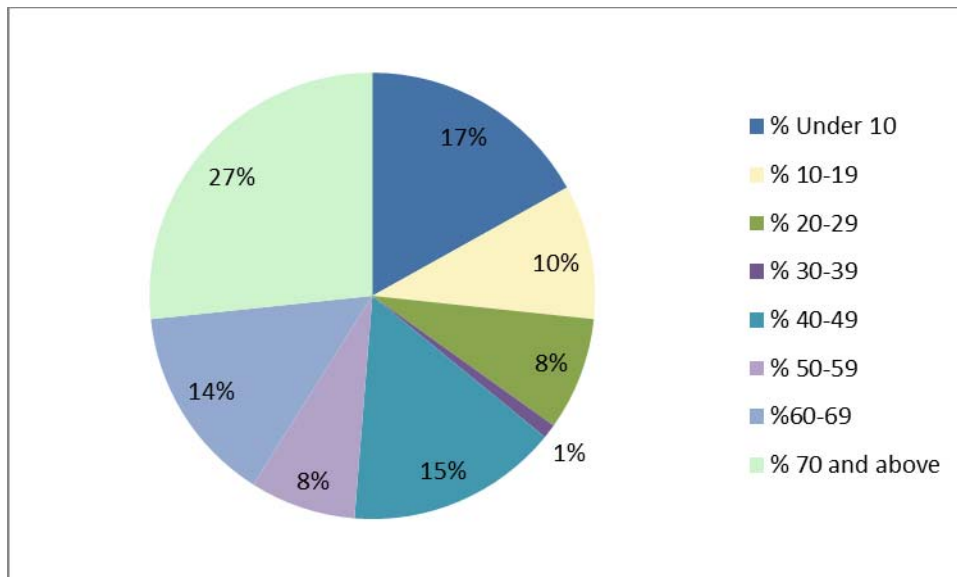
Core Strategy policy SP5 encourages new housing to be built to the Lifetime Homes standard. The policy was adopted on the 22<sup>nd</sup> February 2011 and for monitoring purposes only completed units which were granted from 1<sup>st</sup> March 2011 are monitored for the indicator. 28% of the gross completed units were granted from 1<sup>st</sup> March 2011 and 17% of those achieved Lifetime Homes Standard.

<b>Density of New Development</b> <i>To show the density of housing completions</i>	
Local Plan Policy	SP7 Density of Housing Development
Saved Local Plan Policy	EN1 Development Control – General design/amenity principles
Local Plan Objective	<p>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.</p> <p>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.</p>
Local Plan Target	Average density of 40 dwellings per hectare across the District.
<b>Performance summary</b>	The average density of completed housing units across the district in 2012-13 was 56 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 56 dph, exceeding the LDF target.

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



64% of new dwellings completed in the reporting year were built at 40 dph or above with the majority of them at densities of 70dph and above. This includes 19 units at Eden Valley School, Edenbridge, 26 units at West Kent Cold Store, Dunton Green, 24 units at the Railway and Bicycle, Sevenoaks and 11 units at 67 High Street, Edenbridge.

36% of completions were below 40 dph. 27% of new dwellings completed in 2012-13 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 2012-13 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	75dph	70dph	n/a	57dph	n/a	95dph	28dph

\* There were no completions in Sevenoaks Town Centre or 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.

The average density of development in Edenbridge is high this year due to 11 units built at approximately 137dph at 67 High Street, Edenbridge.

## 8. Employment Land

<b>Change in Employment Floor space – by Type</b> <i>To show the amount and type of completed employment floor space (gross and net)</i>	
Local Plan Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policy	EP1 Employment Allocations EP8 Business Areas
Local Plan 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>
Local Plan Target	The overall stock of employment land to be maintained
<b>Performance summary</b>	In 2012-13 there was a net loss of 1733sq m of employment floorspace across the District.

### Performance Analysis

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

	B1a	B1b	B1c	B2	B8	BX*	Total
Gain	830	0	167	200	449	0	1646
Loss	505	0	2472	0	47	355	3379
Net	325	0	-2305	200	402	-355	-1733

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

In 2012-2013 there has been a significant loss in the B1c use class where 1729sq m was lost at Seal Laundry, a vacant laundry site, currently under construction to provide 12 self-contained dwellings. There was a minor loss in the Mixed B uses from one site in Chiddingstone Causeway which changed from a commercial building to residential use. There have been minor gains in the remaining B class uses.

<b>Change in Employment Floor space in the Main Settlements</b> <i>To show the amount and type of completed employment floor space in the main settlements</i>	
Local Plan Policy	L02 L04 L06
Saved Local Plan Policy	EP1 Employment Allocations EP8 Business Areas
Local Plan 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>
Local Plan Target	The overall stock of employment land to be maintained
<b>Performance summary</b>	<p>There was a net loss of 84 sqm employment floorspace in the main settlements.</p> <p>There was a net loss of 1649 sqm in employment floorspace across the rest of the District.</p>

### **Performance Analysis**

In 2012-13 there was an overall loss of 84 sqm in employment floorspace within the main settlements. A breakdown of the change in employment floorspace across the district is shown in Table 8.2.

**Table 8.2: Net change in employment floorspace across the District**

	B1a	B1b	B1c	B2	B8	BX*	Total
Sevenoaks Urban Area	-105	0	0	0	0	0	-105
Swanley	0	0	0	0	0	0	0
Edenbridge	0	0	0	0	21	0	21
Main Settlements	-105	0	0	0	21	0	-84
Rest of District	430	0	-2305	200	381	-355	-1649
<b>TOTAL</b>	<b>325</b>	<b>0</b>	<b>-2305</b>	<b>200</b>	<b>402</b>	<b>-355</b>	<b>-1733</b>

\* 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 21sq m, an extension to an existing commercial unit at Ambe House, Commerce Way.

Within Sevenoaks Urban Area 105sq m net has been lost in the B1a use class with no change in the other use classes. This was mainly due to a loss of 212 sq m at 48 London Road where an office changed to residential use.

Within the Rest of the District 430 sq m net has been gained in the B1a use class. 2 gains were due to a change of use of redundant farm buildings near Edenbridge and in Chiddingstone, and a further gain through a Change of Use from D1 to B1a at General Wolfe House, Westerham.

There has been a net loss of 2305 sq m in the B1c use class. This is mainly due to Seal Laundry, a vacant laundry site, currently under construction to provide 12 self-contained dwellings and R Durtnalls, Brasted, where there has been a Change of Use from a workshop facility to a dance studio. Although the loss at the Seal Laundry site was quite considerable, the laundry use ceased around 4-5 years ago and no further commercial use has taken place since.

There has been a gain in B2 use through a change in use from within the B use class at Chaucer Business Park, Kemsing and a B8 use gain through change of use from a redundant battery chicken house near Edenbridge to a mixed B1/B8 unit.

There was a minor loss within the Mixed B uses from one site in Chiddingstone Causeway which changed from a commercial building to residential use.

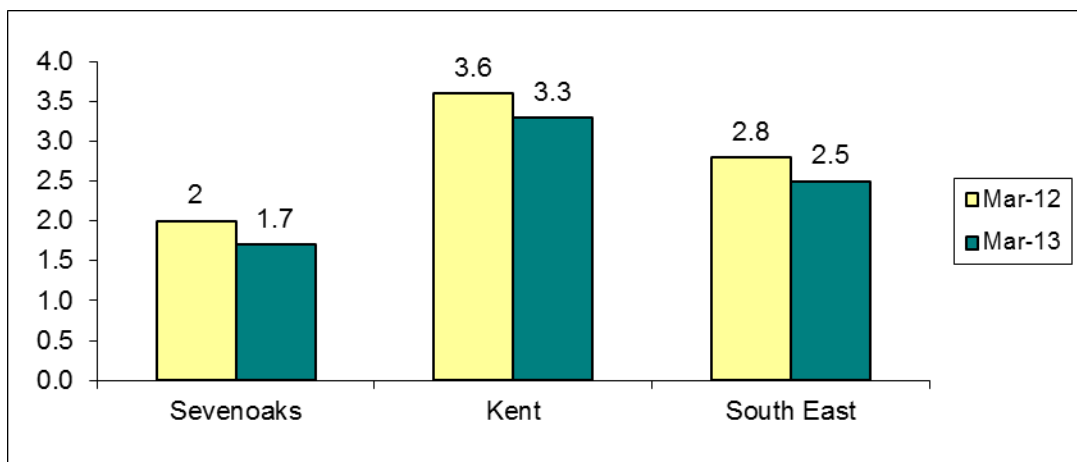
<b>District Unemployment</b> <i>To measure the levels of District unemployment</i>	
Local Plan Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policy	EP1 Employment Allocations EP8 Business Areas
Local Plan Objective	<p>To provide land for employment development to support the 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>
Local Plan Target	None
<b>Performance summary</b>	<p>1.7% of the district were unemployed as at March 2013</p> <p>The district unemployment level was 1.6% points lower than the Kent Average at March 2013</p>

### Performance Analysis

#### Unemployment

In March 2013 1.7% of the working age population in Sevenoaks were unemployed. This was an increase of 0.3% points since March 2012

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



Source: Unemployment change in Kent, KCC Monthly Bulletin

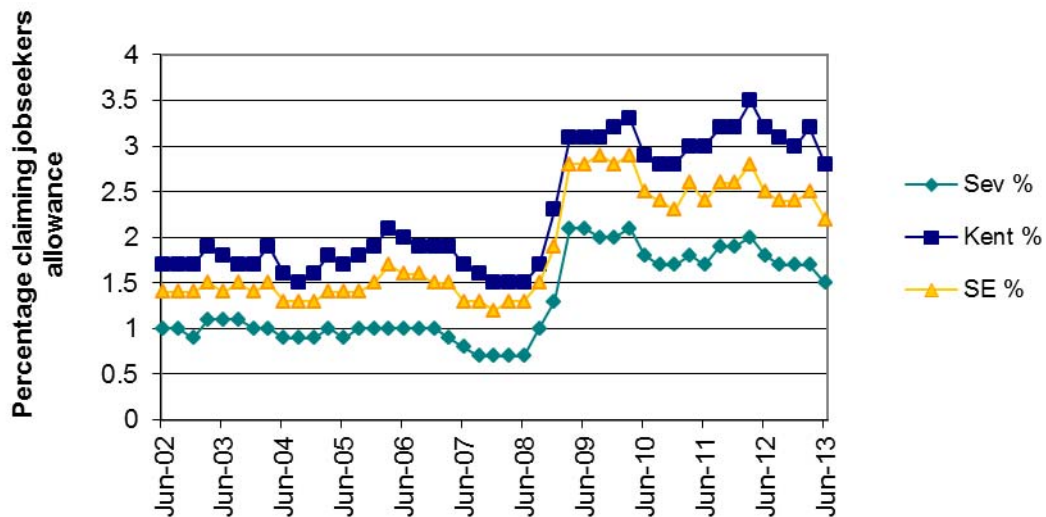


In October 2013 1.3% of the working age population in Sevenoaks District were unemployed. This was the second lowest level in Kent.

### Jobseekers Allowance

In March 2013 1.7% of the population of Sevenoaks claimed jobseekers allowance which is significantly lower than the Kent and South East percentages.

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



Source: NOMIS official labour market statistics, ONS

<b>Proportion of Workforce with No Qualifications</b> <i>To measure the percentage of the District workforce with no qualifications</i>	
Local Plan Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policy	EP1 Employment Allocations EP8 Business Areas
Local Plan Objective	To provide land for employment development to support the future development of the District's economy.
Local Plan Target	None
<b>Performance summary</b>	Information not available for 2012 as sample too small for reliable estimate

Between Jan 12-Dec 12 8.2% of the resident workforce in Kent do not have any qualifications.

This level is higher than the average for the South East (6.9%) and lower than across Great Britain (9.7%).

Further details may be available when the Census 2011 figures are released.

## 9. Town Centres and Shopping

<b>Change in Retail Floorspace in the Main Settlements</b> <i>To measure the change in A1 floorspace within Sevenoaks Urban Area, Swanley and Edenbridge</i>	
Local Plan Policy	L03 Development in Sevenoaks Town Centre L05 Swanley Town Centre L06 Development in Edenbridge
Saved Local Plan Policy	ST1A-2 Sevenoaks Town Centre SW1 Swanley Town Centre EB1-3 Edenbridge Town Centre
Local Plan 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.
Local Plan Target	Approximately 4,000 sq m net of additional retail floorspace to be provided in Sevenoaks town centre by 2026.
<b>Performance summary</b>	There has been a net loss of 154 sqm of retail floorspace within the main settlements

During the monitoring year there has been a net loss of 183 sqm of retail floor space across the District, 154sqm in the main settlements and 29sqm in the rest of the District. The majority of these losses were to other A class uses or Sui Generis.

Since the beginning of the plan period there has been a net gain of 1895 sqm of retail floorspace in Sevenoaks Town Centre, of which 1132sq m is additional retail space at Waitrose.

The Marks and Spencer development in Sevenoaks Town Centre is now under construction and will add a further 3548 sqm (gross) of retail provision.

<b>Town Centre Health Checks</b> <i>To monitor the vitality of Sevenoaks, Swanley and Edenbridge Town Centres</i>	
Local Plan Policy	L03 Development in Sevenoaks Town Centre L05 Swanley Town Centre L06 Development in Edenbridge
Saved Local Plan Policy	ST1A-2 Sevenoaks Town Centre SW1 Swanley Town Centre EB1-3 Edenbridge Town Centre
Local Plan Objective	<p>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.</p> <p>To regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces.</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>
Local Plan Target	None
<b>Performance summary</b>	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

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

	Sevenoaks Town Centre	Swanley Town Centre	Edenbridge Town Centre																																																												
<b>Proportion of Vacant Units (August / September '13)</b>	21/334 units are vacant = 6%  Vacant units in proposed primary frontage = 2/86 = 2%	5/107 units are vacant = 5%  Vacant units in proposed primary frontage = 2/38 = 5%	16/142 units are vacant = 11%  Vacant units in proposed primary frontage = 11/83 = 13%																																																												
<b>Proportion of use classes* (%)</b>	<table border="1"> <thead> <tr> <th>A1</th><th>A2</th><th>A3</th><th>A4</th><th>A5</th><th>B1</th><th>C3</th><th>D1</th><th>D2</th><th>SG</th> </tr> </thead> <tbody> <tr> <td>49</td><td>11</td><td>7</td><td>2</td><td>1</td><td>10</td><td>15</td><td>1</td><td>1</td><td>4</td> </tr> </tbody> </table>	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	49	11	7	2	1	10	15	1	1	4	<table border="1"> <thead> <tr> <th>A1</th><th>A2</th><th>A3</th><th>A4</th><th>A5</th><th>B1</th><th>C3</th><th>D1</th><th>D2</th><th>SG</th> </tr> </thead> <tbody> <tr> <td>36</td><td>13</td><td>7</td><td>2</td><td>7</td><td>4</td><td>13</td><td>7</td><td>0</td><td>11</td> </tr> </tbody> </table>	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	36	13	7	2	7	4	13	7	0	11	<table border="1"> <thead> <tr> <th>A1</th><th>A2</th><th>A3</th><th>A4</th><th>A5</th><th>B1</th><th>C3</th><th>D1</th><th>D2</th><th>SG</th> </tr> </thead> <tbody> <tr> <td>40</td><td>12</td><td>5</td><td>3</td><td>4</td><td>7</td><td>22</td><td>4</td><td>0</td><td>4</td> </tr> </tbody> </table>	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	40	12	5	3	4	7	22	4	0	4
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40	12	5	3	4	7	22	4	0	4																																																						
<b>Change in Retail Floorspace</b>	Decrease of 101sq m	No change	Decrease of 65sqm																																																												
<b>Changes in Public Transport Services</b>	Town served by 15 buses with varying frequencies  Source: Traveline South and East	Town served by 8 buses with varying frequencies  Source: Traveline South and East	Town served by 13 buses of varying frequencies  Source: Traveline South and East																																																												
<b>Car Parking Survey information (June 2012)</b>	979 council owned parking bays in car parks. On average over 4 days: AM - 176 (18%) spaces free PM - 252 (26%) spaces free	229 council owned parking bays in car parks. On average over two days: PM - 79 (33%) spaces free	Information not available. No council owned car parks.																																																												

\*see Appendix 5 for description of use classes

<b>Swanley Regeneration Scheme</b> <i>To monitor the progress of the regeneration of Swanley Town Centre</i>	
Local Plan Policy	L05 Swanley Town Centre
Saved Local Plan Policy	Not Applicable
Local Plan 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.
Local Plan Target	A town centre regeneration scheme, consistent with the Core Strategy, to be approved within five years and completed within ten years of the Core Strategy adoption.
<b>Performance summary</b>	No regeneration scheme has been submitted and approved.

### Performance Analysis

Policy L05 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 redevelopment scheme is yet to be submitted and approved.

<b>New Ash Green Village Centre</b> <i>To measure the number and proportion of Vacant units in New Ash Green Centre</i>	
Local Plan Policy	L07 Development in Rural Settlements
Saved Local Plan Policy	Not Applicable
Local Plan 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.
Local Plan Target	None
<b>Performance summary</b>	At August/September 2013 there were 5 vacant units in New Ash Green. This accounts for 15% 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 of the Allocations and Development Management Plan. In August/September 2013 there were 5 (15%) vacant units in New Ash Green; this is slightly reduced from last year when 6 units were vacant.

## 10. Infrastructure

<b>Infrastructure Delivery Schedule</b> <i>To measure the progress in implementing the Infrastructure Delivery Schedule</i>	
Local Plan Policy	SP9 Infrastructure Provision
Saved Local Plan Policy	Not Applicable
Local Plan 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.
Local Plan Target	None
<b>Performance summary</b>	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 and Swanley Stations have been completed. 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. The Draft Charging Schedule was published for consultation within the monitoring period (and has now been found sound following examination). A CIL Infrastructure Plan formed part of the package of documents submitted for examination. The Council will continue to work with infrastructure providers to provide further details of infrastructure schemes required to support development.

## 11. Green Infrastructure, Open Space and Biodiversity

<b>Additional Publically Accessible Open Space</b> <i>To measure the amount of publically accessible open space provided through new development</i>	
Local Plan Policy	SP10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
Local Plan Target	None
<b>Performance summary</b>	No additional publically accessible open space was granted during 2012-13

### Performance Analysis

No additional publically accessible open space was granted during 2012-13

Additional provisions were made to existing open space – the installation of a youth shelter in the recreation ground in Cowden and the installation of an outside gym in Gamecock Meadow, West Kingsdown. There has also been a change in type from an outdoor sports facility, a redundant 9 hole golf course, to a natural burial site.

<b>Open Space Allocations</b> <i>To monitor the number of Open Space allocations</i>	
Local Plan Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policy	EN9 Greenspaces and the Urban Fringe
Local Plan Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
Local Plan Target	To maintain the Open Space allocations
<b>Performance summary</b>	Unable to monitor in 2012-13

### 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.

<b>Green Infrastructure Network</b> <i>To measure the change in the Green Infrastructure Network</i>	
Local Plan Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policy	Not Applicable
Local Plan 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.
Local Plan Target	None
<b>Performance summary</b>	Unable to monitor in 2012-13

### **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.

<b>Local Wildlife Sites</b> <i>To measure the change in the number of Local Wildlife Sites across the District</i>	
Local Plan Policy	SP 11 Biodiversity
Saved Local Plan Policy	EN17B Nature Conservation
Local Plan 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.
Local Plan Target	None
<b>Performance summary</b>	60 Local Wildlife Sites are located in, or partially in, the Sevenoaks District. There has been 1 new Local Wildlife Site approved in 2012-13

### **Performance Analysis**

Sevenoaks District contains 60 separate Local Wildlife Sites. There has been one new Local Wildlife Site approved at St Mary Magdalene Churchyard, Cowden which was approved in January 2013. 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.



## APPENDIX 1 - Five-Year Housing Supply

**Table A1: Outstanding Planning Permissions (Sites of less than 0.2Ha)**

Address	Parish	Planning Reference	Site Area	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Public Convenience St Johns Hill	Sevenoaks	SE/11/02692	.00	0	1	0	0	0
1 Church Road	Hartley	SE/11/01056	.01	0	1	0	0	0
105 High Street	Sevenoaks	SE/12/03393	.01	0	1	0	0	0
11-13 Market Square	Westerham	SE/12/02588	.01	0	2	0	0	0
3A Dorset Street	Sevenoaks	SE/11/02848	.01	0	1	0	0	0
48 London Road	Sevenoaks	SE/12/02794	.01	0	2	0	0	0
8 High Street	Edenbridge	SE/10/02343	.01	0	1	0	0	0
Land Adjoining 4 Heathfield Road	Sevenoaks	SE/10/02883	.01	0	1	0	0	0
The Flat Above Options 35A High Street	Edenbridge	SE/11/02657	.01	0	1	0	0	0
1 Herbert Road	Hextable	SE/12/02916	.02	0	1	0	0	0
10 High Street	Swanley	SE/09/03022	.02	0	4	0	0	0
10 High Street	Swanley	SE/12/01671	.02	0	1	0	0	0
135 Archer Way	Swanley	SE/10/01559	.02	0	1	0	0	0
4 - 6 High Street	Westerham	SE/11/03258	.02	0	1	0	0	0
48 High Street	Swanley	SE/10/00939	.02	0	1	0	0	0
48a High Street	Sevenoaks	SE/12/00012	.02	0	1	0	0	0
57-59 High Street	Sevenoaks	SE/11/03041	.02	0	1	0	0	0
Herald House 4 - 6 High Street	Westerham	SE/12/01856	.02	0	2	0	0	0
Herald House 4-6 High Street	Westerham	SE/12/00720	.02	1	0	0	0	0

Land to the rear of 56 and 57 High Street	Farningham	SE/11/02671	.02	0	1	0	0	0
The Chequers High Street	Farningham	SE/09/02144	.02	0	2	0	0	0
17 Springfield Road	Edenbridge	SE/10/02803	.03	0	1	0	0	0
19-21 High Street BR8 8AE	Swanley	SE/13/00238	.03	0	4	0	0	0
26 Woodside Road	Sundridge	SE/11/01651	.03	0	1	0	0	0
33 Glebe Place	Horton Kirby & South Darent	SE/11/01656	.03	0	1	0	0	0
64 High Street	Edenbridge	SE/12/00948	.03	0	4	0	0	0
9 Lennard Road	Dunton Green	SE/12/02711	.03	0	1	0	0	0
Land adj to 7 Kingswood Road	Dunton Green	SE/12/02870	.03	0	1	0	0	0
Land adjacent to 47 Collet Road	Kemsing	SE/12/01675	.03	0	1	0	0	0
Land North West of 1 Bevan Place	Swanley	SE/09/02187	.03	6	0	0	0	0
Land Rear of 5 to 9 Cedar Close with access from Nursery Close	Swanley	SE/11/03006	.03	2	0	0	0	0
10 Cranmer Road	Riverhead	SE/11/00896	.04	0	2	0	0	0
29-31 High Street	Edenbridge	SE/11/01588	.04	1	0	0	0	0
8 Johnsons Avenue Badgers Mount	Shoreham	SE/12/01435	.04	0	1	0	0	0
Land Adjacent to Arosa Gresham Avenue	Hartley	SE/12/03040	.04	0	1	0	0	0
10 Wickenden Road	Sevenoaks	SE/10/01728	.05	0	1	0	0	0
23 Dynes Road Kemsing	Kemsing	SE/03/00670	.05	2	0	0	0	0
3 St Edmunds Cottages Fawkham Road	West Kingsdown	SE/11/02837	.05	0	1	0	0	0
37 Weald Road	Sevenoaks	SE/12/00826	.05	0	1	0	0	0
4 The Green Lane	Leigh	SE/10/00444	.05	0	1	0	0	0
Land at Station Road	Edenbridge	SE/10/01285	.05	0	2	0	0	0
Land Rear of 1 Dynes Road	Kemsing	SE/11/00348	.05	0	1	0	0	0
Red Brick Barn Gills Road	Horton Kirby & South Darent	SE/12/01041	.05	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
High Wills Hays Main Road	Knockholt	SE/11/02698	.06	0	1	0	0	0
Land at Recreation Ground Main Road	Knockholt	SE/12/02195	.06	0	2	0	0	0
Timbers Station Road	Edenbridge	SE/10/01020	.06	0	1	0	0	0
49 Chipstead Lane	Chevening	SE/11/01419	.07	1	0	0	0	0
Beaumont Otford Lane	Halstead	SE/10/03512	.07	0	0	0	0	0
Land adjacent to Coach Mill HouseMill Hill	Edenbridge	SE/12/00123	.07	0	1	0	0	0
Little Grange Duncans Yard Fullers Hill	Westerham	SE/12/00875	.07	0	1	0	0	0
Tamarinda Woodland Avenue	Hartley	SE/10/03399	.07	0	0	0	0	0
Tanglewood 4 Akehurst Lane	Sevenoaks	SE/12/03336	.07	0	1	0	0	0
Joh San Ash Road	Hartley	SE/10/01686	.08	0	1	0	0	0
Pitts Farm Cottage Scabharbour Road	Sevenoaks Weald	SE/11/02372	.08	0	0	0	0	0
13 & 15 Bowers Road	Shoreham	SE/12/01486	.09	4	0	0	0	0
96 High Street	Sevenoaks	SE/05/00521	.09	0	0	0	0	10
Anvil House Station Road	Eynsford	SE/10/00758	.09	0	1	0	0	0
Former Dukes Factory Chiddingstone Causeway	Chiddingstone	SE/11/02613	.09	4	0	0	0	0
The Barn Sharps Place Baileys Hill Road	Chiddingstone	SE/09/02295	.09	1	0	0	0	0
The Mount Main Road	Knockholt	SE/10/01150	.09	0	0	0	0	0
Woodlands 42 Childsbridge Lane	Kemsing	SE/11/03068	.09	2	0	0	0	0
144-148 High Street	Sevenoaks	SE/12/02905	.10	0	1	0	0	0
28,30 and 32 Bowers Road	Shoreham	SE/11/02180	.10	0	3	0	0	0
39 Southfields Road	West Kingsdown	SE/12/00360	.10	0	1	0	0	0

46 South Park	Sevenoaks	SE/12/00610	.10	2	0	0	0	0
67 High Street	Sevenoaks	SE/12/02081	.10	0	4	0	0	0
94 - 96 London Road	Sevenoaks	SE/10/02968	.10	0	12	0	0	0
Chelsham Church Road	Hartley	SE/11/02940	.10	0	1	0	0	0
Eccles End Main Road	Edenbridge	SE/10/02349	.10	0	1	0	0	0
Land Adj to Woodseaves 5 Knole Paddock Seal Hollow Road	Sevenoaks	SE/11/03327	.10	0	1	0	0	0
Land to the rear of 67-73 West End	Kemsing	SE/12/02958	.10	2	0	0	0	0
Lydens East Barn Lydens Barn Lydens Lane	Hever	SE/10/00564	.10	0	1	0	0	0
Peal Chase Ash Platt Road	Seal	SE/11/03049	.10	0	1	0	0	0
SealcotSeal Hollow Road	Sevenoaks	SE/12/00307	.10	1	0	0	0	0
The Old Wheelwrights The Green	Brasted	SE/12/00803	.10	0	3	0	0	0
The Wheatsheaf High Street	Kemsing	SE/12/00765	.10	3	0	0	0	0
West Kingsdown Village Hall Fawkham Road	West Kingsdown	SE/12/02508	.10	6	0	0	0	0
1 and 2 South Ash Manor Cottages South Ash Road	Ash-cum-Ridley	SE/11/01326	.11	0	-1	0	0	0
Beeches Mount Harry Road	Sevenoaks	SE/09/02415	.11	11	0	0	0	0
Land to the rear of 68/70 St. Johns Road	Sevenoaks	SE/13/00309	.11	0	1	0	0	0
11 London Road	Riverhead	SE/10/01931	.12	3	0	0	0	0
16 White Hart Wood	Sevenoaks	SE/12/00083	.12	1	0	0	0	0
31 Serpentine Road	Sevenoaks	SE/09/01132	.12	1	0	0	0	0
Hendry House 1 Oakhill Road	Sevenoaks	SE/12/02680	.12	0	1	0	0	0
Homeland The Grove	West Kingsdown	SE/07/00281	.12	1	0	0	0	0
2 Crownfields	Sevenoaks	SE/10/02682	.13	0	3	0	0	0
Building South of the Granary Brasted Road	Westerham	SE/09/00842	.13	1	0	0	0	0

Land Adj to 12 Vine Court Road TN13 3UU	Sevenoaks	SE/12/02470	.13	0	1	0	0	0
South Park Medical Practice South Park	Sevenoaks	SE/07/01359	.13	6	0	0	0	0
28 South Park	Sevenoaks	SE/12/01015	.14	0	4	0	0	0
6 Garvock Drive	Sevenoaks	SE/11/00930	.14	1	0	0	0	0
Flat 2 73 Bradbourne Park Road	Sevenoaks	SE/11/02999	.14	0	2	0	0	0
Hartley Court Church Road	Hartley	SE/11/02085	.14	0	1	0	0	0
Land West Of 96 - 98 High Street Edenbridge	Edenbridge	SE/10/00847	.14	0	6	0	0	0
Thorncroft 94 Oakhill Road	Sevenoaks	SE/11/03314	.14	1	0	0	0	0
Woodland Chase Blackhall Lane (in addition to SE/11/01002)	Sevenoaks	SE/12/00444	.14	0	1	0	0	0
1 And 2 Singles Cross Cottages Blueberry Lane	Knockholt	SE/09/02485	.15	1	0	0	0	0
61 Oakhill Road	Sevenoaks	SE/10/00170	.15	1	0	0	0	0
Glendale South Park	Sevenoaks	SE/13/00001	.15	0	1	0	0	0
Polefields Cottage Spode Lane	Cowden	SE/08/02771	.15	0	1	0	0	0
United Reform Church Hall Ash Road	Hartley	SE/12/01509	.15	5	0	0	0	0
Metalpax Ltd Old Parsonage Works High Street	Farningham	SE/12/00656	.17	0	4	0	0	0
Finchcocks 5 Wildernesse Mount	Sevenoaks	SE/11/01835	.19	2	0	0	0	0
Land at rear of 21 and 23 Burntwood Road	Sevenoaks	SE/12/02793	.19	0	2	0	0	0
The Red Barn Stack Road	Horton Kirby & South Darenth	SE/11/01874	.19	0	1	0	0	0
The Vicarage Rowhill Road	Hextable	SE/09/02377	.19	0	2	0	0	0
<b>TOTAL</b>				<b>76</b>	<b>123</b>	<b>0</b>	<b>0</b>	<b>10</b>
<b>TOTAL minus non- implementation rate</b>				<b>67</b>	<b>108</b>	<b>0</b>	<b>0</b>	<b>9</b>

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

Address	Parish	Planning Reference	Site Area	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Ludwells Barn Ludwells Farm Spode Lane	Cowden	SE/12/00833	.20	0	1	0	0	0
Willow Cottage Ashgrove Road	Sevenoaks	SE/12/01396	.20	2	0	0	0	0
Land Rear of Stable Court (Summerbank) Rockdale Rockdale Road	Sevenoaks	SE/10/02461	.21	0	10	0	0	0
Dawning House Seal Hollow Road	Sevenoaks	SE/12/01980	.22	0	1	0	0	0
Former Tekram Site Mont St Aignan Way	Edenbridge	SE/12/01737	.22	0	14	0	0	0
Kilndown Gorsewood Road Hartley	Hartley	SE/10/00080	.23	2	0	0	0	0
The Farmers London Road	Sevenoaks	SE/04/00526	.23	0	0	0	0	23
The Oast House Great Hollenden Farm	Seal	SE/10/01014	.23	0	1	0	0	0
Kentish Yeoman The Kentish Yeoman 10-12 High Street	Seal	SE/11/01735	.24	0	5	0	0	0
Land North of 48 Green Court Road Crockenhill	Crockenhill	SE/09/03030	.24	0	1	0	0	0
Sundridge House 73 Main Road	Sundridge	SE/10/02143	.26	1	0	0	0	0
66 London Road	Sevenoaks	SE/12/01611	.29	0	0	22	0	0
Rockdale Rockdale Road	Sevenoaks	SE/10/02457	.29	0	19	0	0	0
Land SW of Forge Garage High Street	Penshurst	SE/11/02258	.30	0	0	6	0	0
Seal Laundry Wildernesse Avenue	Seal	SE/12/00503	.30	12	0	0	0	0
Keston and The Beeches Swanley	Swanley	SE/04/02248	.31	0	0	0	0	25
Pinewood The Coppice Bitchet Green	Seal	SE/12/00104	.35	1	0	0	0	0

Sevenoaks Town Council Offices Bradbourne Vale Road	Sevenoaks	SE/11/01676	.35	0	0	7	7	0
The Barn at Prinkham Moat Lane	Chiddingstone	SE/12/00298	.36	0	1	0	0	0
Woodland Chase Blackhall Lane	Sevenoaks	SE/11/01002	.36	0	1	0	0	0
1-7 Moreton Close And 1-47 Bonney Way	Swanley	SE/10/03262	.37	26	0	0	0	0
Royston Bayleys Hill	Sevenoaks Weald	SE/11/00267	.37	1	0	0	0	0
167 Hever Avenue	West Kingsdown	SE/11/01422	.39	4	0	0	0	0
Fell Cottage Bayleys Hill	Sevenoaks Weald	SE/11/03013	.40	1	0	0	0	0
Tubs Hill House North London Road	Sevenoaks	SE/10/00600	.46	0	18	0	0	0
Winsford & Little Winsford Woodland Rise	Sevenoaks	SE/11/01962	.46	1	0	0	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
Leizewood East Hill Road Knatts Valley	Shoreham	SE/12/02991	.49	1	0	0	0	0
Shefts Croft Mill Hill	Edenbridge	SE/12/01650	.49	0	7	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
Land to rear of Lynchets Clarendon Road	Sevenoaks	SE/11/02684	.50	0	2	0	0	0
Upper Austin Lodge Farm Upper Austin Lodge Road	Eynsford	SE/10/02776	.50	0	4	0	0	0
Land adj to Rushmore Hill Farm Rushmore Hill	Knockholt	SE/11/01783	.54	1	0	0	0	0
Land to Rear of Garden Cottages Powdermill Lane	Leigh	SE/12/01055	.56	9	4	0	0	0
To the Rear of Tamerton Castle Hill Barn	Fawkham	SE/10/02743	.58	1	0	0	0	0
Elmwood Tudor Crescent	Otford	SE/10/01971	.60	1	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
Sevenoaks Police Station Morewood Close	Sevenoaks	SE/11/02471	.95	0	0	26	26	0
156 Knatts Valley Road	West Kingsdown	SE/11/00413	1.00	0	0	0	0	0
Eden Valley School Four Elms Road	Edenbridge	SE/10/01735	1.00	21	0	0	0	0
Packway Bayleys Hill	Sevenoaks	SE/11/02366	1.10	1	0	0	0	0
Mountwood and Horizons Westerham Road	Brasted	SE/11/00066	1.25	10	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
Windmill Bank Cottage Hosey Common Road	Westerham	SE/10/03003	1.95	1	0	0	0	0
Highland Main Road	Knockholt	SE/11/00702	2.16	0	0	0	0	0
Farningham Mill & Associated Buildings High Street	Farningham	SE/11/01324	2.50	3	16	0	0	0
Brasted Place Farm High Street	Brasted	SE/11/01693	6.00	1	0	0	0	0
West Kent Cold Store Rye Lane	Dunton Green	SE/09/02635	7.70	73	80	80	80	80
<b>TOTAL</b>				<b>183</b>	<b>191</b>	<b>141</b>	<b>113</b>	<b>128</b>
<b>TOTAL minus non-implementation rate</b>				<b>170</b>	<b>178</b>	<b>131</b>	<b>105</b>	<b>119</b>



**Table A3: Identified Sites within the 5 year Land Supply**

Site Address	Settlement	5 year land supply contribution
Hitchen Hatch Lane	Sevenoaks UA	17
Cramptons Road Water Works	Sevenoaks UA	50
Greatness Mills, Mill Lane	Sevenoaks UA	20
United House, Goldsel Road	Swanley	185
Bevan Place	Swanley	46
Warren Court, Halstead	Rest of District	15
Powder Mills (former GSK site), Leigh	Rest of District	30
Land adjacent to London Road, Westerham (formerly safeguarded land)	Rest of District	30
<b>TOTAL</b>		<b>393</b>

Sites are as at 31<sup>st</sup> March 2013. 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 0.2ha or above within existing urban areas. All are proposed allocations in the Allocations and Development Management Plan.

## APPENDIX 2 – Green Infrastructure Priorities and Projects

### Landscape and Countryside

Examples of Recent, Current and Proposed Landscape and Countryside projects:

Location	Project Description	Delivering Body	Timescale
Darent Valley	Darent Triangle (Kemsing to Shoreham Downlands) Project - Initial landfill project to introduce grazing to Kemsing Restoration of chalk grassland for grazing - Creation of links through private owned land -Conservation grazing carried out in Otford	Kent Wildlife Trust	Recently Completed
North and West Kent and the London Borough of Bexley	Big Tree Plant - community tree planting scheme	North West Kent Countryside Partnership	Short
Kent Downs AONB	Woodfuel Pathfinder	Kent Downs AONB	Short
Good Woods	Free advice and site visits to woodland owners in North and West Kent.	Sylva Foundation/Kent Downs AONB/North West Kent Countryside Partnership	Short
Kent Downs AONB	Provision of advice to landowners, practical conservation and delivery of the KDAONB management plan. Focus on the Darent Valley with KDAONB, example is Eynsford Allotments	North West Kent Countryside Partnership	Long
Kent's orchards	Developing project focusing on the landscape of Kent's traditional orchards	North West Kent Countryside Partnership/ KDAONB Unit	Long
Countryside between Sevenoaks, Bough Beech and Ivy Hatch	Sevenoaks Living Landscape Project - Working with public and private landowners to enhance, extend and link existing wildlife habitats - Encouraging the surrounding land to be managed in a wildlife-friendly manner - Inspiring local people about the value of the natural environment - Creation of SOLL gardening group to promote gardening for wildlife activities, awards and open gardens	Kent Wildlife Trust	Long
Darent Valley	Darent Triangle (Kemsing to Shoreham Downlands) Project - Restoration of chalk grassland for grazing - Grazing project at Otford Mount - Active Events programme in Darent Valley triangle -Roadside Nature Reserve Work	Kent Wildlife Trust	Long

Kent Downs AONB/ High Weald AONB	Delivery of Management Plans including landscape scale enhancements	SDC/ Kent Downs AONB unit/ High Weald AONB unit	Long
Darent Valley	Darent Valley Landscape Partnership Scheme	Kent Downs AONB and partners	Long
Connect +	Biodiversity focussed pilot project in the Swanley area, seeking to link with SOLL project area and Highways Agency 'soft estate' in the vicinity of the M25.	Highways Agency/Kent Wildlife Trust/North West Kent Countryside Partnership	Long

## Habitats and Biodiversity

Examples of Recent, Current and Proposed Habitats and Biodiversity projects

Location	Project Description	Delivering Body	Timescale
Sevenoaks Wildlife Reserve	Three year habitat enhancement project funded by Ibstock Cory included: <ul style="list-style-type: none"> <li>- Sand martin nesting site creation</li> <li>- Access improvements</li> <li>- New bird watching hide</li> <li>- Riparian management</li> <li>- Reed bed management</li> </ul>	Kent Wildlife Trust/Ibstock Cory	Recently Completed
Bough Beech Reservoir	Visitor Centre and Nature Reserve: <ul style="list-style-type: none"> <li>- Enhancement project.</li> <li>- New hide and visitor access improvements</li> <li>- Habitat Improvements i.e. creation of several ponds and scrapes</li> <li>- Interpretation improvements</li> </ul>	Kent Wildlife Trust	Recently Completed
Eynsford	Eynsford Churchyard	St Martin's Church/North West Kent Countryside Partnership	Short
Living Churchyards	Management of closed churchyards for biodiversity e.g. Dunton Green (current project) and future projects – Heritage Lottery Funding bid for Living Churchyards	North West Kent Countryside Partnership	Short
Sevenoaks Wildlife Reserve	Various projects: <ul style="list-style-type: none"> <li>- Habitat improvement project</li> <li>- Access and Biodiversity improvement i.e. Reintroduction of water vole</li> <li>- Island Creation and Habitat improvement project</li> </ul>	Kent Wildlife Trust	Short
Countryside surrounding the River Eden	Return to Eden Project <ul style="list-style-type: none"> <li>- Addressing diffuse water pollution issues in the Eden through the implementation of habitat improvement</li> </ul>	Kent Wildlife Trust	Medium

District Wide	Magnificent Meadows	North west Kent Countryside Partnership	Medium
Eynsford	Millfield and allotments sites	Millfield Trust/Eynsford Parish Council/North West Kent Countryside Partnership	Medium
Hollows Wood, Well Hill; Saxtens Wood, Brand's Hatch; Fawkham pond; Greatness pond	Habitat enhancement ;  Woodland management and access improvement. Promotion of wild flower species.  Pond management and enhancement with local communities.	North West Kent Countryside Partnership	Medium

### Cross Boundary Linkages

Examples of Recent, Current and Proposed Cross Boundary projects:

Location	Opportunity Description	Delivering Body	Timescale
Swanley/ Joydens Wood	Woodland management and access improvement. Promotion of wild flower species. Possible connections to North of District	North West Kent Countryside Partnership/ KCC Access	Short
North West Kent LAs and London Borough of Bexley	Naturally Active in the Great Outdoors – Use of countryside and open spaces for encouragement of a healthy lifestyle, use of the PROW network and Las sites	North West Kent Countryside Partnership	Short
Edenbridge - Tonbridge	Extend and improve cycle route from Tonbridge to Penshurst, Penshurst to Hever and Hever to Edenbridge	KCC Access	Medium
Darent Valley Path – Dartford to Sevenoaks	Darent Valley Path improvements across Dartford/Sevenoaks border.	KCC Access/ North West Kent Countryside Partnership	Medium/ Long
Dartford/Sevenoaks border	Linkages with “Greening the Gateway” and associated projects	Greening the Gateway	Long
Swanley/ St Pauls Cray Hill Country Park	Possible connections to new Country Park within London Borough of Bromley	Bromley LB/Sevenoaks DC/ KCC	Long
North West of District/Darwin Landscape	Possible connections to the Darwins Landscape area within Bromley London Borough which is a proposed World Heritage Site	Bromley LB/Sevenoaks DC/ KCC	Long

### Linkages within Sevenoaks District, access improvements

Examples of Recent, Current and Proposed projects:

Location	Opportunity Description	Delivering Body	Timescale
Wibble Way and Seal Recreation Ground	Footpath linking Childsbridge Lane, Seal School, Top Banana Pre-School, Seal High Street and access to Seal Recreation Ground.	Ibstock Cory Environmental Trust funding	Recently Completed
Penshurst - Hever	Tudor Trail - New Cycle route extending the Tonbridge - Penshurst route to Hever	KCC Countryside Access	Short
Darent Valley	Darent Valley Path -New cycle route through the Darent Valley from Dartford to Sevenoaks	KCC Countryside Access	Short
Darent Valley Path	Enhance Darent Valley Path including improving connections	KCC Countryside Access	Short/ Medium
Hever - Edenbridge	New Cycle route from the Tudor Trail to Edenbridge	KCC Countryside Access	Medium
Greensand Way	Develop routes from and around the Greensand Way	KCC Countryside Access	Long
North Downs Way	Improve North Downs Way	KCC Countryside Access	Long
Chipstead Lake	Introduction of footpaths around Chipstead Lake	Chevening Parish Plan Steering Group	Long

## Rivers and Areas of Open Water

Examples of Recent, Current and Proposed Rivers and Areas of Open Water projects:

Location	Opportunity Description	Delivering Body	Timescale
Mill Pond, Mill Lane, Sevenoaks	Mill Pond Rejuvenation Project: - improve biodiversity - improve access	Greatness Residents Association with Cory Environmental Trust in Britain Funding	Short
River Eden	Removal of invasive plant species along River Medway and tributaries (inc. R. Eden)	Kent Countryside Partnerships	Medium/ Long
River Darent, River Eden	Riverside Path Improvements	KCC Access	Medium/ Long
River Darent	Delivery of Water Framework Directive for the Darent in partnership with river users. Practical river restoration – current sites: Lullingstone, Preston Farm, Westerham	North West Kent Countryside Partnership/ Environment Agency/Catchment Improvement Group (CIG)	Long
South Darent Lakes	South Darent Lakes enhancements as part of the Greening the Gateway strategy	Greening the Gateway, Dartford Borough Council, SDC, North West Kent Countryside Partnership	Long

### APPENDIX 3 – Non-Implementation Rate

**Table A4:**

Non-implementation rate 2013	<0.2Ha	11.94%
Non-implementation rate 2013	>=0.2Ha	7.13%
<b>12/13</b>		
	<0.2	>=0.2
Expired	24	31
Granted 09/10 (F&O)	138	138
% expired	0.173913	0.224638
<b>11/12</b>		
	<0.2	>=0.2
Expired	27	21
Granted 08/09 (F&O)	99	172
% expired	0.272727	0.122093
<b>10/11</b>		
	<0.2	>=0.2
Expired	32	5
Granted 07/08 (F&O)	134	171
Granted 1/4/05 - 22/08/05	60	67
% expired	0.164948	0.021008
<b>09/10</b>		
	<0.2	>=0.2
Expired	32	12
Granted 06/07 (F&O)	163	470
Granted 04/05 (F&REM)	184	184
% expired	0.092219	0.018349
<b>08/09</b>		
	<0.2	>=0.2
Expired	14	42
Granted 03/04 (F&REM)	201	313
Granted 23/08/05 - 31/03/06	96	40
Granted 05/06 (outline without REM)	5	1
% expired	0.046358	0.118644

The <0.2Ha non-implementation rate

$$= [(24+27+32+32+14) / (138+99+134+60+163+184+201+96+5)] * 100 = 11.94\%$$

The >=0.2Ha non-implementation rate

$$= [(31+21+5+12+42) / (138+172+171+67+470+184+313+40+1)] * 100 = 7.13\%$$

## APPENDIX 4 – Completions by Ward

Table A5: Number of Units Completed by Ward

	Ash And New Ash Green	
1	Brasted, Chevening And Sundridge	6
5	Cowden & Hever	5
1	Crockenhill & Well Hill	1
33	Dunton Green & Riverhead	33
39	Edenbridge North & East	39
6	Edenbridge South & West	6
1	Farningham, Horton Kirby & South Darenth	1
5	Fawkham & West Kingsdown	5
7	Halstead, Knockholt and Badgers Mount	7
1	Hartley & Hodsoll Street	1
0	Kemsing	0
1	Leigh & Chiddingstone Causeway	1
0	Otford & Shoreham	0
1	Penshurst, Fordcombe & Chiddingstone	1
5	Seal & Weald	5
4	Sevenoaks Eastern	4
7	Sevenoaks Kippington	7
6	Sevenoaks Northern	6
30	Sevenoaks Town and St. John's	30
2	Swanley Christchurch & Swanley Village	2
1	Swanley St Mary's	1
-28	Swanley White Oak	-28
7	Westerham and Crockham Hill	7
141	Net Completions	141

## APPENDIX 5 – Use Classes

Use Class	Description
A1	<b>Shops</b> e.g. 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	<b>Financial and professional services</b> - 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	<b>Restaurants and cafés</b> - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4	<b>Drinking establishments</b> - Public houses, wine bars or other drinking establishments (but not night clubs).
A5	<b>Hot food takeaways</b> - For the sale of hot food for consumption off the premises.
B1	<b>Business</b> (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	<b>General industrial</b> - Use for industrial process other than within class B1
B8	<b>Storage or distribution</b> - This class includes open air storage.
C1	<b>Hotels</b> - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2	<b>Residential institutions</b> - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2a	<b>Secure Residential Institution</b> - Use for a provision of secure residential accommodation, including use as a prison, young offender's institution, detention centre, or use as a military barracks.
C3	<b>Dwellinghouses</b>
C4	<b>Houses in multiple occupation</b> - 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	<b>D1 Non-residential institutions</b> - 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	<b>Assembly and leisure</b> - 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	<b>Sui Generis</b> - 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.