

Local Plan

Authority Monitoring Report
2016/2017



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Introduction

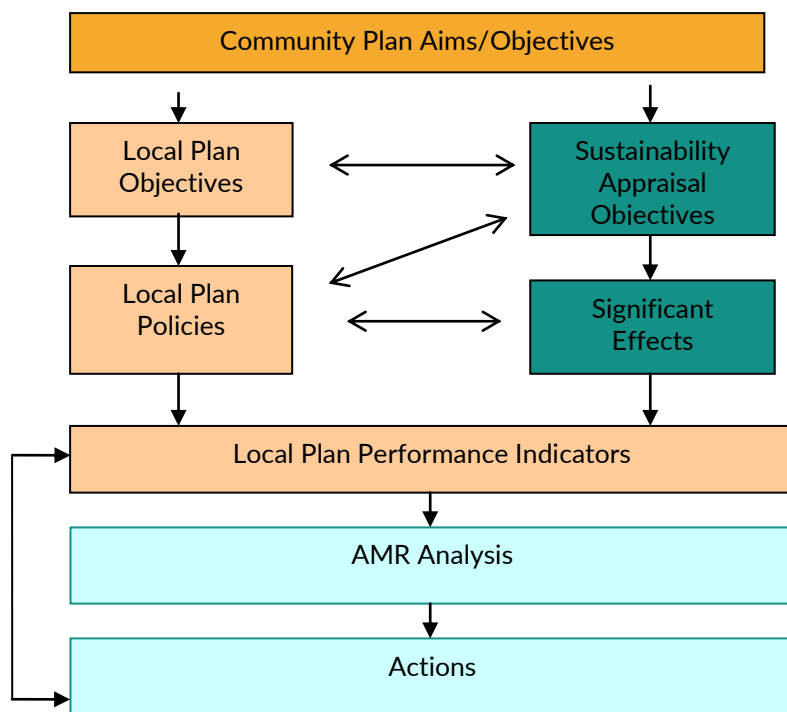
This is the thirteenth Authority Monitoring Report (previously called Annual Monitoring Report). It covers the period 1st April 2016 to 31st March 2017. The report provides information about the District, what's happening now and what could happen in the future. This document is used to track progress against policies and targets set out in the Council's adopted Planning Documents.

Sevenoaks District has two development plan documents adopted comprising the Local Plan for the District; the Core Strategy (Adopted Feb 2011) and the Allocations and Development Management Plan (ADMP) (Adopted Feb 2015). The Council is currently preparing a new Local Plan to replace the Core Strategy and ADMP. The new Local Plan will cover the period 2015-2035 and is expected to be adopted in 2019.

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 143 square miles; 93% is designated Green Belt. The towns are Sevenoaks, Swanley, Edenbridge and Westerham, where a significant proportion of the 119,100 residents (mid 2016-estimates¹) in the District live. There are over 30 villages and smaller settlements of which the largest is New Ash Green.

The District has a high quality landscape with a mostly rural character. 60% of the District lies 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.

Sevenoaks District has areas of affluence as well as pockets of urban and rural deprivation. Inequalities within the District are highlighted by a lack of affordable housing and by the fact that the average house price in 2016 was £483,555 compared with £306,061 in Kent¹. The population of Sevenoaks (mid-2016 estimates) is 119,100, compared with Maidstone, Kent's largest district authority in population terms, with a mid-2016 population of £166,400 people and Dartford, Kent's smallest District in population terms, with a mid-2016 population of £105,500 people. Over the last 15 years, Dartford's population has grown the fastest of all Kent districts increasing by +22.8%. Sevenoaks' population has grown the slowest increasing by +9.1%¹

Key Issues and Challenges within the district:

- Promote housing choice for all
- Promote well designed, safe places and safeguard and enhance the District's distinct high quality natural built environments
- Support a vibrant local economy both urban and rural
- Support lively communities with well performing town and village centres which provide a range of services, facilities and infrastructure
- Promote healthy living opportunities
- Promote a greener future

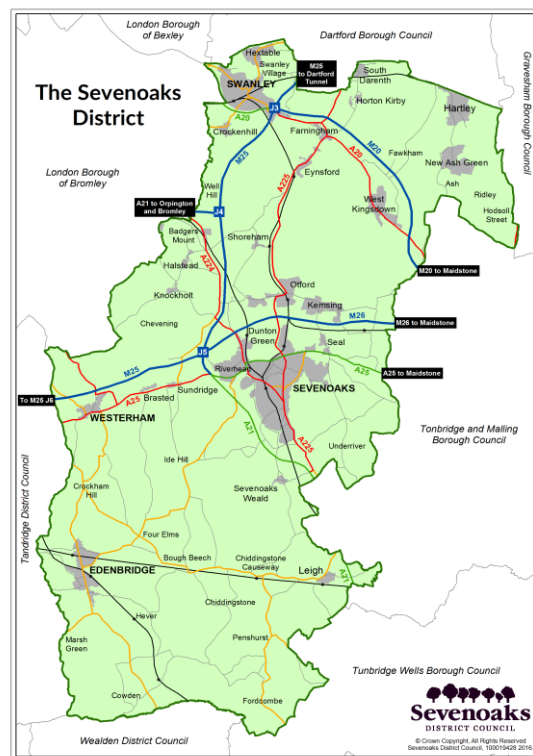


Figure II: Sevenoaks District

¹ Source: Population Estimates Unit, Office for National Statistics (ONS) © Crown Copyright. Produced by Strategic Business Development & Intelligence, Kent County Council, June 2017/2016 estimates released 22 June 2017

These issues are discussed in more detail in the Local Plan Issues and Options Consultation 2017 which identifies a new special vision for the District up to 2035. Current progress on the Local Plan can be found in Table 1.

Methodology and Preparation

This thirteenth report, for the period 1st April 2016 to 31st March 2017, is the seventh to be published following the adoption of the National Planning Policy Framework and the Localism Act 2011.

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.

			<p>Climate Change and Renewable Energy Study Historic Environment Review Study</p> <p><u>Following the Issues and Options consultation</u> <u>(from August 2017)</u> Transport and Infrastructure Study - to begin 2017 Biodiversity, Ecosystems and Natural Capital Study</p>
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Other Local Plan progress in 2016/17

The Council has also adopted the Otford Village Design Statement in November 2015 and continue to work with local communities to produce supporting documents and Neighbourhood Plans.

Duty to Co-operate

Section 33A of the Planning and Compulsory Purchase Act 2004 (inserted by Section 110 of the Localism Act) requires Local Planning Authorities to co-operate with other authorities and other statutory bodies in the production of development plan documents and other local development documents. Throughout the Local Plan process, Duty to Co-operate discussions will form part of the topic areas and policy formation. Further details of the Council's Duty to Co-operate discussions will be presented within a topic paper during the Local Plan process.

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

Table II: Duty to Co-operate in 2015/16

Strategic Matter	Organisation co-operated with	Summary of Co-operation
Adjoining Local Authorities	Tunbridge Wells, Tonbridge and Malling, Dartford, Gravesham, Wealden, Tandridge, Bexley and Bromley, Greater London Authority, Kent County Council	<p>The Planning Policy Team has attended quarterly meetings with our adjoining authorities to discuss strategic planning issues under the Duty to Co-operate such as housing need and supply, employment requirements, the Green Belt and infrastructure. These discussions will continue throughout the Local Plan process.</p> <p>Further details will be given in a separate Duty to Co-operate Paper which will accompany the plan-making process.</p>
Transport Infrastructure providers	Network Rail	<p>Since the 2015/16 update, the Planning Policy team has regular contact with Network Rail to discuss current issues with Sevenoaks, Edenbridge and Swanley stations. Future Duty to Co-operate discussions on housing growth and rail improvements are expected following the progression of the emerging Local Plan and we will continue to work with Network Rail.</p>
Landscape and Countryside	Natural England	<p>Natural England has been invited to Duty to Co-operate meetings with the Council on issues including Biodiversity.</p>
Flooding and Biodiversity	Environment Agency	<p>The Planning Policy Team continues to work with the Environment Agency as the Local Plan is developed on issues including Flood Risk, Sustainability Appraisal and Biodiversity.</p>

Housing	Homes and Communities Agency	The Planning Policy Team has met with the HCA to discuss housing issues including potential land for development, starter homes, rural exception sites, available funding streams for affordable housing and recent changes in Government policies and planning decisions.
Health	Clinical Commissioning Groups:- West Kent (Shoreham/Otford/Kemsing to south of district) - Dartford, Gravesham and Swanley	Following the update provided in 2015/16, the Planning Policy team continued to meet the two CCGs which cover the District, providing updates on the progress of the emerging Local Plan and their priorities for healthcare and medical provision across the District.
Other Infrastructure Providers contacted	Civil Aviation Authority Utility Companies Transport for London Thames Water South East Water	In the monitoring period 2015/16, each organisation declined a meeting at this stage but would be open to discussions further in the Plan Making process. For this update, the position currently remains unchanged. All organisations will be consulted as part of future Local Plan consultations.

As part of the Issues and Options Consultation the Council held two Officer Duty to Co-operate Workshops with neighbouring authorities and public bodies. The Strategic Approach to delivering housing set out within the Issues and Options document was discussed as well as the other emerging issues for the Local Plan such as Health, Natural Environment and Infrastructure.

The attendance at the workshops was as follows -

Neighbouring Authorities DTC	Public Bodies DTC
KCC (Economic Development)	NHS Dartford, Gravesham & Swanley CCG
Tandridge District Council	CPRE Kent
Gravesham Borough Council	Network Rail
Tonbridge & Malling Borough Council	Kent Police
Maidstone Borough Council	Kent Downs AONB Unit
Tunbridge Wells Borough Council	North West Kent Countryside Partnership
Dartford Borough Council	Highways England
KCC (Highways)	High Weald AONB Unit
	NHS West Kent CCG
	KCC (Local Lead Flood Authority)

Monitoring and Performance

The monitoring report is divided into the following 12 sections to reflect the areas covered by the Core Strategy and ADMP: -

- 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 Community Facilities,
- Green Infrastructure, Open Space and Biodiversity,
- Leisure and Tourism

The Core Strategy and ADMP 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. As policies are used additional indicators may need to be included to fully evaluate the performance of the policy. 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 (page 17)

- 312 net additional dwellings were completed in 2016/17 exceeding the target of 165 (see page 17 for further details).
- The District had a housing supply of 5177 units (including Allocated Sites, Outstanding Planning Permissions, Small Site Allowance and Completions) up to 2026, 1877 above the Core Strategy requirement (see page 19 for further details).
- Sevenoaks has a 5 year housing supply (against the Core Strategy requirement) of 1823 net; this is 998 units above the requirement (excludes 5% buffer and does not take account of previous completions) (see page 21 for further details).

Distribution of Development (page 23)

- 70% of housing completions were built within the main settlements. 58% within Sevenoaks Urban Area, 6% within Swanley and 6% within Edenbridge (see page 23 for further details).
- In 2016/17 four of the remaining 16 sites allocated for housing in the ADMP have received planning permission (Car Park, Hitchen Hatch Lane in Sevenoaks, Foxs Garage, London Road in Badgers Mount, Land at Croft Road in Westerham and Land West of Enterprise Way, Edenbridge) and one of the Mixed Use Development Allocations (United House, Goldsel Road in Swanley (see page 28 for further details).
- Due to the change of use of 2 existing residential units to provide additional floor space for retail (A3 and A1) uses and the conversion of 2 former flats to a family dwelling, there was a net loss of 3 housing units on 3 sites (see page 31 for further details).
- 45% of the outstanding housing supply is predicted to be within Sevenoaks Urban Area and Swanley. 60% of the outstanding housing supply is predicated to be within Sevenoaks Urban Area, Swanley or Edenbridge (see page 32 for further details).
- 81% of the net housing completions were within the Urban Confines. Over half of these were provided through the redevelopment of existing employment or C2 (residential institutions) sites. The remaining units were either replacement units or the change of use or conversion of existing buildings to residential buildings and were granted in accordance with the Green Belt Policy (see 37 for further details).
- During 2016/17, 7 applications for extensions, 3 for garages/outbuildings and 1 for a replacement dwelling, all within the Green Belt, were granted on appeal (see page 38 for further details)

Design of New Development (page 40)

- Three schemes were assessed against the Building for Life design criteria. 1 scheme scored 'Very Good' and 2 scored 'Good'. None of the schemes were assessed as "Poor" (see page 40 for further details).
- There are 42 designated Conservation Areas with Conservation Area Appraisals. Since the beginning of the planning period 16 (16 of the 42) Conservation Area Appraisals incorporating Management Plans have been updated and adopted (see page 42 for further details).
- There were 3 new buildings added to the Statutory List by Historic England (see page 44 for further details).

- The first tranche of the Local List Consultation SPD, which included the southern wards of Sevenoaks Town, was adopted in April 2017. The 2nd tranche has been out to consultation and is due to be adopted in 2018 (see page 45 for further details)

Sustainable Development (page 48)

- 2 applications for renewable, decentralised or combined heat and power schemes were granted planning permission during the monitoring period (see page 48 for further details).
- 24 domestic Photovoltaic installations were registered for the Feed In Tariff (see page 48 for further details).
- There were 3 applications granted that met with Kent County Council's requirement to include a Travel Plan (see page 49 for further details).

Settlement Hierarchy (page 54)

- An update to the Settlement Hierarchy is currently in preparation and will be published on the website shortly (see page 54).

Affordable housing (page 55)

- 42 net new affordable housing units were completed (see page 55 for further details). 9 additional units were gained in 2016/17 through change of tenure from open market to shared ownership, and the refurbishment of an existing care home to provide accommodation for people with learning difficulties.
- 32 of the affordable housing units completed were for rent (social/affordable rented) and 10 were for shared ownership/ownership housing (see page 57 for further details).
- £2,561,015 has been received in affordable housing contributions in 2016/17 and a further £1,750,000 to date (mid December 2017), bringing the total amount of unallocated/uncommitted contributions to £5,373,000 (this figure includes contributions received prior to 2016/17). During this period the Council allocated funds of £281,686 to specific projects within the general guidelines set out in the Affordable Housing SPD (see pages 57 & 58 for further details).

Housing size type and density (page 60)

- There were 5 permanent pitches on existing sites granted during the monitoring period for gypsy and traveller use (see page 60 for further details).
- 66% of housing units completed had less than three bedrooms (see page 61 for further details).
- 98 additional bedrooms providing residential care were completed - 80 care home beds, 10 apartments for the elderly and 8 assisted-living self-contained flats for people with learning difficulties. 276 (net) remain under construction and a further 138 (net) haven't yet started (see page 63 for further details).
- 56% of the completed housing units, granted after the adoption of the Core Strategy, achieved Lifetime Homes Standard (see page 63 for further details).
- The average density of completed units across the district was 98* dwellings per hectare (see page 63 for further details).

*If Tubs Hill House were to be removed from the figures, the average density of the completed housing units across the district is 52 dwellings per hectare.

Employment Land (page 66)

- There was a net loss of 10,118 sq m of employment floor space on Employment Allocation Sites and Mixed Use Development Allocation sites. This was mainly due to the redevelopment of United House in Swanley, a Mixed Use Allocation, where the loss of the existing industrial and office buildings (overall loss of 11,394 sq m) will provide, when complete, an additional 185 dwellings (see page 67 for further details).
- There was a net loss of 12,605 sq m in employment floor space across the District. This was mainly due to the redevelopment of United House in Swanley, as above (see page 69 for further details).
- There was a net loss of 2487 sq m in employment floor space in non allocated sites (see page 73 for further details).
- 70 sq m of B1a office space has been converted to residential on Prior Approval applications made under the temporary change to Permitted Development (see page 71).
- In March 2017 0.7% of the population of Sevenoaks claimed out of work benefits (see page 74 for further details).

Town Centres and Shopping (page 76)

- There has been a net loss in retail floor space of 675 sq m within the main settlements. This was mainly due to the change of use of an existing A1 retail unit in Blighs Meadow to A3 (Nando's). A proportion of this unit has been retained for A1 use (see page 76 for further details).
- 69% of the Primary Frontage (a defined area within the Town Centre) within Sevenoaks Town Centre was in A1 Retail use (see page 77 for further details).
- 80% of the Primary Frontage a defined area within the Town Centre) within Swanley Town Centre was in A1 use (see page 78 for further details).
- 50% of the Primary Frontage a defined area within the Town Centre) within Edenbridge Town Centre was in A1 Retail use (see page 78 for further details).
- Following the survey of New Ash Green Village Centre in October 2017, 12 of the 35 units in the village centre were vacant. This has increased by a single unit from last year (see page 82 for further details).

Infrastructure and Community Facilities (page 83)

- Further improvements to Swanley Station that are not identified in the Schedule, are being planned and will be monitored (see page 83 for further details).
- During the monitoring period the Weald of Kent Grammar Annex in Sevenoaks has been completed (see page 84 for further details).

Green Infrastructure, Open Space and Biodiversity (page 85)

- 3 applications were granted for additional Open Space and no open space was lost on allocated sites (see page 85 for further details).
- There were 4 amendments to the Public Rights of Way network (see page 86 for further details).
- The ADMP identifies the green infrastructure network which covers approximately 9511Ha (26%) of land within the District (see page 87 for further details).
- 61 Local Wildlife Sites are located in, or partially in, the Sevenoaks District (see page 88 for further details).

- A variety of countryside projects are on going across the District (see page 89 for further details).

Leisure and Tourism (page 91)

- There were 3 applications for additional tourist accommodation (see page 91 for further details).
- There were no refused applications overturned at appeal for equestrian related development (see page 92 for further details).
- The new hotel, on the former car park site in Sevenoaks, is currently under construction

1. Delivery of Housing

Housing Supply - To show recent housing delivery levels and future levels of housing delivery.	
Local Plan Policy	H1 – Residential Development Allocations H2 – Mixed Use Development 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.
Performance summary	312 net additional units were built in 2016/17

Performance Analysis

In 2016/17, 312 net housing units were completed across the district, 147 units more than the average annual requirement from the Core Strategy. There have been 2650 units completed since 2006, which gives a surplus of 835 over the requirement of 1815 (165 x 11) units.

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

Allocated Sites

These are sites which have been allocated by the Allocations and Development Management Plan. All sites are 0.2ha or above.

Outstanding Planning Permissions (Full & Outline)

These are net units with full or outline planning permission which have not been started or are under construction. These units have been phased according to their expected completion dates.

Outstanding Planning Permissions (Prior Approvals)

Certain change of use do not require planning permission providing certain specified issues are agreed and a number of limitations and conditions are met, including the size and the commencement date. This is referred to as the Prior Approval process. It includes being able to change from an office to a residential use (included in the trajectory) and being able to change from shops, pubs, restaurants, storage and leisure uses to other similar uses, and agricultural building subject to meeting certain criteria.

Small Sites Allowance

This is an allowance made 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 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.

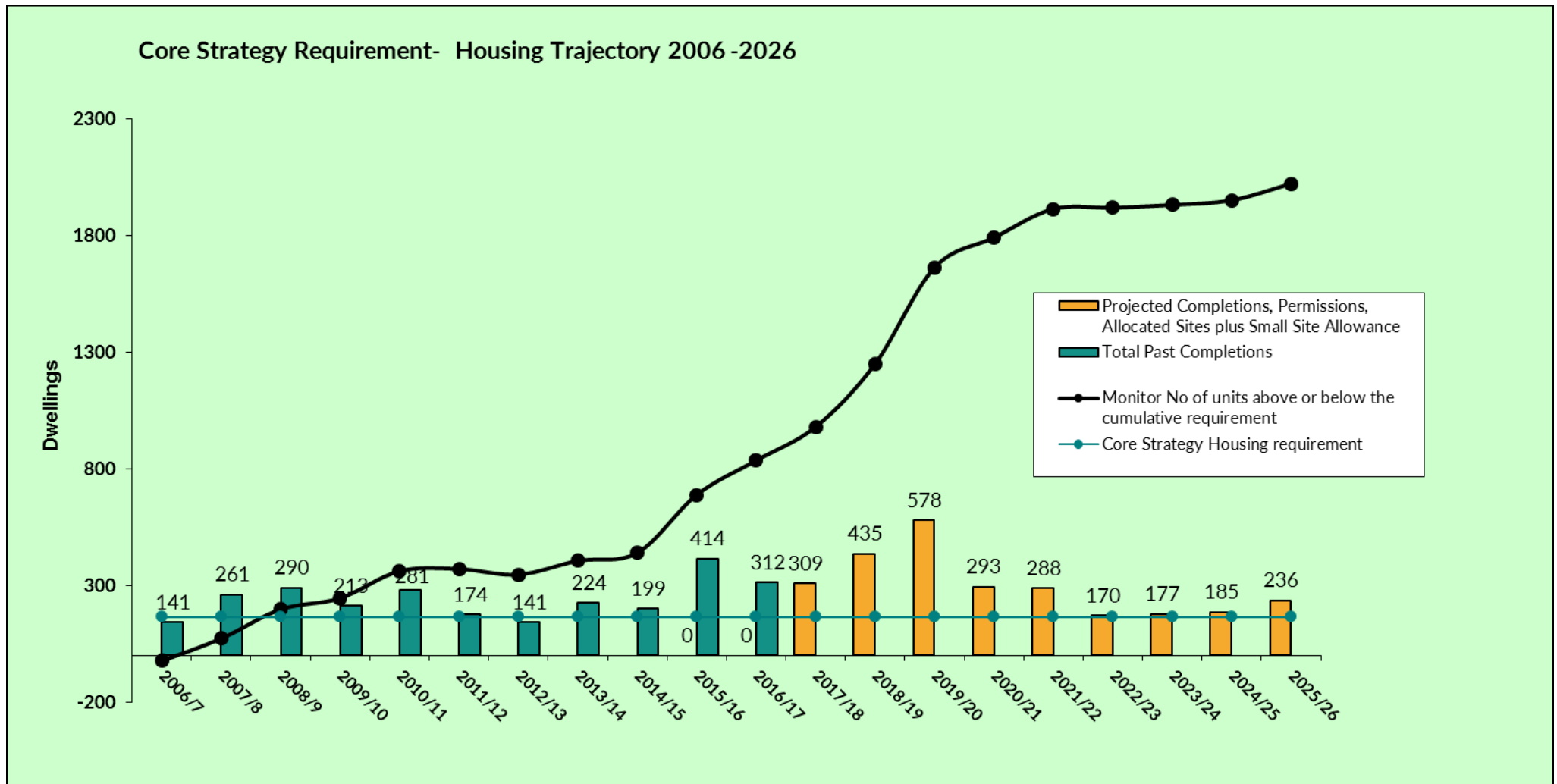
Non-implementation Rate

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). It calculated by looking at past expiry rates and is deducted from the outstanding planning permissions in the trajectory.

Table 1.1: Housing Trajectory

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	1 2017/18	2 2018/19	3 2019/20	4 2020/21	5 2021/22	6 2022/23	7 2023/24	8 2024/25	9 2025/26	Total
Outstanding Planning Permissions (Full & Outline)												232	388	478	199	219	90	90	90	90	1876
Outstanding Planning Permission (Prior Approval Applications)												77	27	0	0	0	0	0	0	0	104
Small Site Allowance												0	0	0	46	46	46	46	46	46	276
Allocated Sites												0	20	100	48	23	34	41	49	100	415
COMPLETIONS	141	261	290	213	281	174	141	224	199	414	312	0	0	0	0	0	0	0	0	0	2650
SUB TOTAL	141	261	290	213	281	174	141	224	199	414	312	309	435	578	293	288	170	177	185	236	5321
Non-implementation Rate																					-144
TOTAL																					5177

Figure 1.1: Housing Trajectory



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, due to success in previous years net completion rates in the District have been significantly higher than this in a number of years since the start of the plan period. 650 dwellings remain to be completed in the period 2016 – 2026 (9 years) to meet the Council's Core Strategy housing target of 3300. This requires approximately 72 dwellings to be completed per annum for the remainder of the plan period and 361 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 18 units and, therefore, a target of 380 dwellings. See Table 1.2 on page 20.

Sevenoaks has a 5 year housing supply (against the Core Strategy requirement) of 1823 net; this is 998 units above the requirement (excludes 5% buffer and does not take account of previous completions).

The District Council are producing a new Local Plan to replace the Core Strategy and the Allocations and Development Management Plan. The Local Plan evidence base will be updated and a new housing target will be identified taking account of the District Objectively Assessed housing need set out in the Strategic Housing Market Assessment. Once this target has been finalised it will be used to determine the 5 year supply of housing land.

Figures 1.2: Five Year Land Supply

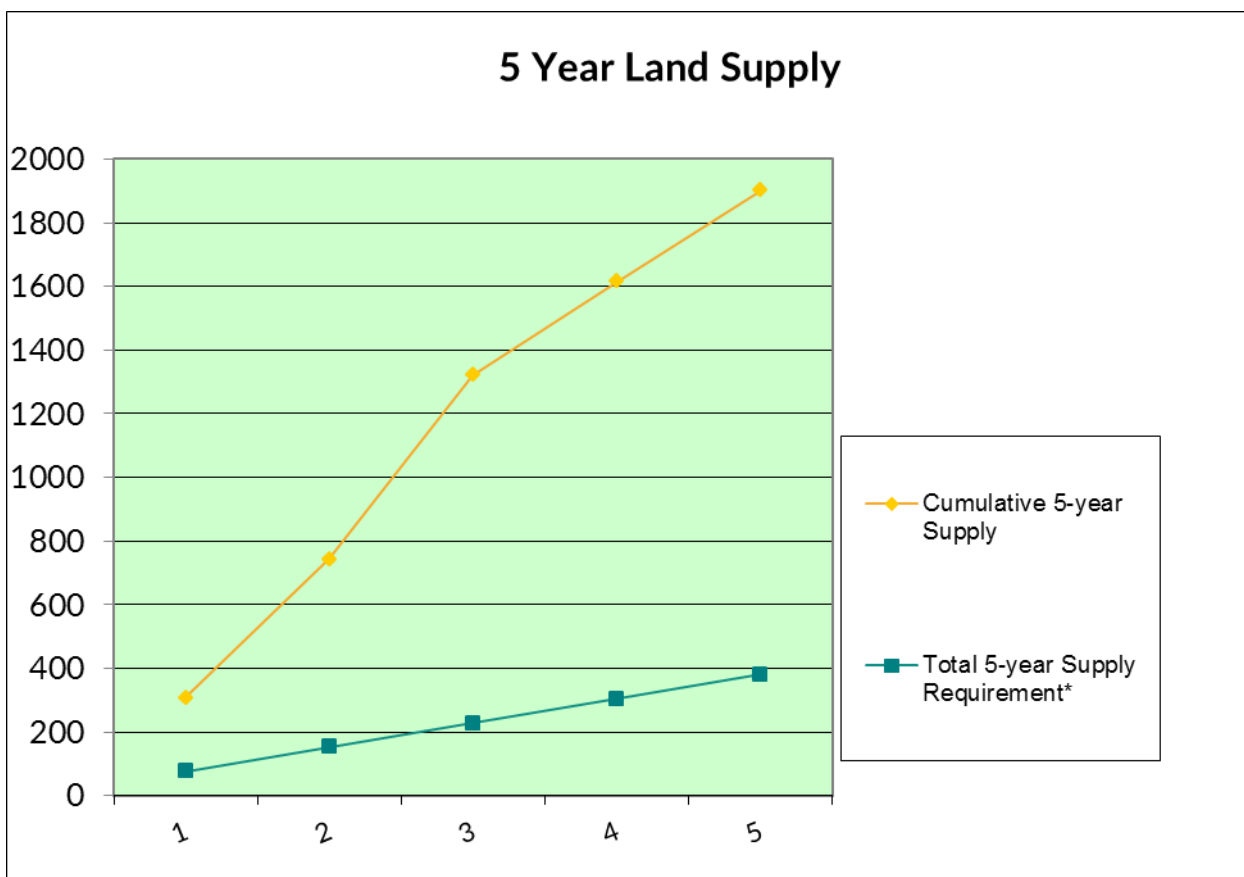


Table 1.2: Five Year Land Supply

	2017/18	2018/19	2019/20	2020/21	2021/22	
	1	2	3	4	5	Total
Allocated Sites		20	100	48	23	191
Outstanding Planning Permissions (Full & Outline)	232	388	478	199	219	1516
Outstanding Planning Permission (Prior Approvals)	77	27				104
Small Site Allowance				46	46	92
Non-Implementation Rate						-80
Supply by year	309	435	578	293	288	
TOTAL						1823
Total 5-year Supply Requirement*	76	152	228	304	380	380

*The 5-year Supply requirement takes account of development already completed within the plan period. Since 2006, 2650 houses have been completed and therefore an additional 650 need to be built up to 2026. This is an average of 72 dwelling a year for the remaining 9 years. This requires 361 dwellings to be completed over the next 5 years. The NPPF states a 5% buffer should also be included resulting in a target of 380 dwellings.

Distribution of Development

Proportion of Completed Housing in Main Settlements of Sevenoaks, Swanley and Edenbridge To show the number of new dwellings built in the main settlements as opposed to the villages and Green Belt areas.	
Local Plan Policy	LO1- LO6 Location of Development Policies
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 or Swanley</p> <p>66.7% ($\frac{2}{3}$) of total housing to be within Sevenoaks Urban Area, Swanley or Edenbridge</p>
Performance summary	<p>In 2016/17</p> <p>64% of housing completions were within Sevenoaks Urban Area or Swanley (58% in Sevenoaks Urban Area and 6% Swanley)</p> <p>70% housing completions were within the main settlements</p> <p>Since beginning of Plan Period:</p> <p>48% of housing completions were within Sevenoaks Urban Area or Swanley</p> <p>62% 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 or Swanley.

In 2016/17 70% (218 of the 312) of housing completions were within the main settlements. Of the 218 units completed, 26 were completed at Mill House, Mill Lane in Sevenoaks, 15 at Northside, Bradbourne Vale Road in Sevenoaks, 16 at Ryedale Court in Riverhead, 95 at Tubs Hill House in Sevenoaks, and 28 at St Andrews Court, London Road in Swanley. This figure is higher than the Core Strategy target of 66.7%. 64% (200 of the 312) of housing completions were within Sevenoaks Urban Area or Swanley. This figure is 14% above the Core Strategy target of 50%.

Since the beginning of the plan period 62% (1632 of the 2650) of total completions have been within Sevenoaks Urban Area, Swanley or Edenbridge, with 40% in Sevenoaks Urban Area (1046 of the 2650) and only 8% in Swanley (204 of the 2650). This is currently below target; however the large allocated sites in Swanley have not yet been built out. The percentage of completions in the Rest of the District is 38%. This figure includes redevelopments, new builds, conversions and

change of use. Some of the larger sites included are Horton Kirby Paper Mills in South Darenth, Swaylands in Penshurst, Eden Valley School in Edenbridge, Maws Meadow in West Kingsdown, Well Road in Otford and the Old Powder Mills in Leigh.

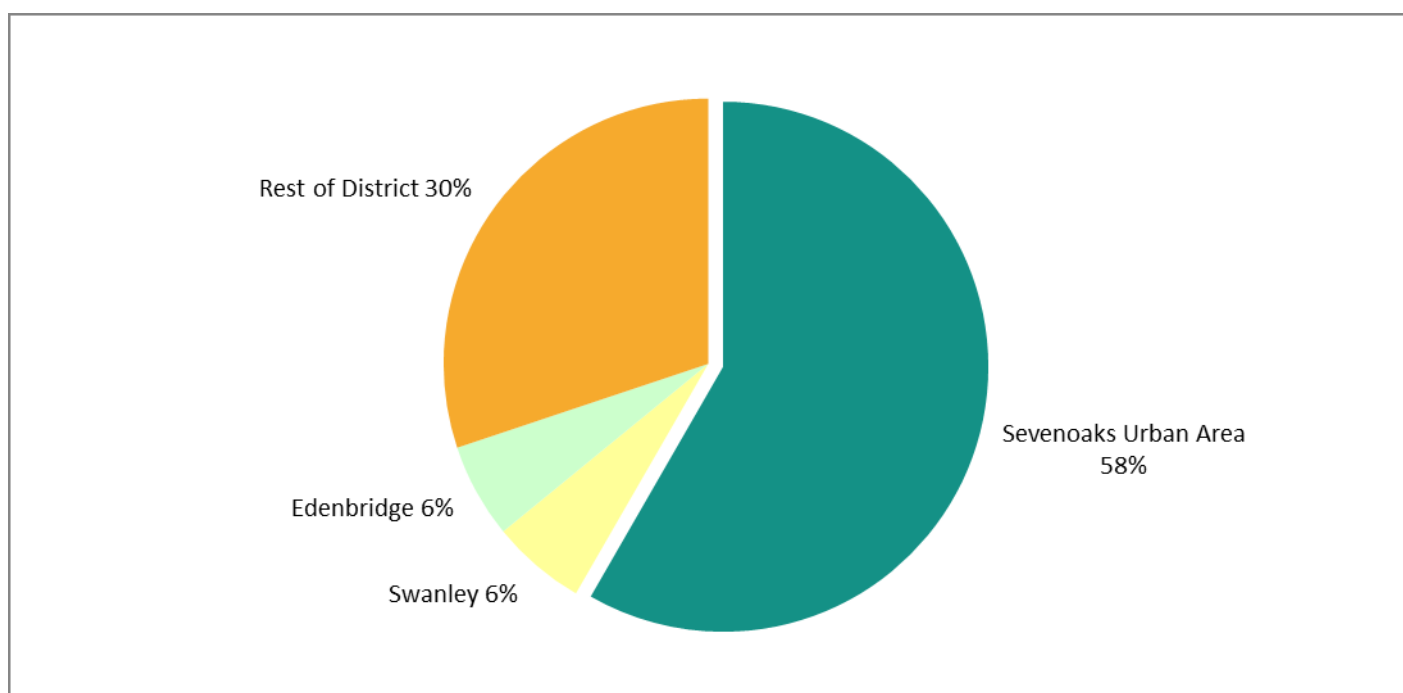
The Core Strategy distributes new housing across the District with a focus in the District's main towns. The emerging Local Plan will need to consider the future distribution of housing.

Table 2.1: Housing Completions in the Main Settlements

Completions	Sevenoaks Urban Area	Swanley	Edenbridge	*Rest of District	Total
06-07	44	-2	72	27	141
07-08	36	34	103	88	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
13-14	73	40	11	100	224
14-15	145	2	4	48	199
15-16	312	28	26	48	414
16-17	181	19	18	94	312
16-17%	58%	6%	6%	30%	100%
Plan Period Total	1046	205	381	1018	2650
Plan Period %	40	8	14	38	100

The Rest of District figure includes development in the built confines of the other towns and villages across the District along with some redevelopment of existing brownfield sites in the Greenbelt, and Rural Exception Sites.

Figure 2.1: Proportion of Housing Completions in the Main Settlements



Community Infrastructure Levy (CIL) Charging Schedule

The Council adopted its Community Infrastructure Levy (CIL) Charging Schedule for the District on 18th February 2014. This allows the Council to collect CIL from qualifying forms of development in order to contribute towards infrastructure such as schools, health facilities and transport improvements. The Council began charging CIL on qualifying developments on 4th August 2014. Further information on the Charging Schedule can be found on the Council's website www.sevenoaks.gov.uk/localplan.

Different charges apply to new residential developments in part of the District. A charge of £75 per sq. m. applies to the northern wards as well as both Edenbridge wards. Across the remainder of the District, a charge of £125 per sq. m. applies. In order to monitor the impact that these different charging rates have on levels of development, the Council monitors housing completions by ward across the District.

CIL liability notices show the amount of CIL that is owed to the Council on a qualifying development. During 2016/17, 200 liability notices were issued, totalling a value of £3,140,187

Under current legislation, all town and parish councils are entitled to a proportion of CIL contributions where qualifying development has occurred in the parish area. Under the legislation, parish and town councils are able to receive 15% of CIL contributions within their parish area to be used for local infrastructure. However, the Council's Cabinet in November 2014, decided that all parish and town councils will receive 25% of CIL contributions, regardless of charging area and whether a neighbourhood plan is in place. This would be calculated against the top CIL charging rate (£125 per sq. m.).

The District Council is allowed to reclaim up to 5% of a contribution for administration costs, and the remainder is held by the Council for the CIL Spending Board to allocate. Payments to town and parishes are made by the 28th October or 28th April, to reflect the given financial year.

Town and parish councils that have had qualifying developments in their area during 2016/17 include Chevening, Dunton Green, Edenbridge, Hartley, Knockholt, Leigh, Otford, Seal, Sevenoaks Town and Swanley. The table below outlines the amount of CIL contributions that have been collected by parish area over the period:

Parish / Town Area	Charge Applicable (per sq.m)	Chargeable Area (sq. m)	CIL amount received from Parish/Town Area
Chevening	£125	348.5	£43,562.50
Dunton Green	£125	30.45	£3,806.25
Edenbridge	£75	1335.9	£100,197.00
Hartley	£75	75.39	£5,654.58
Knockholt	£125	190	£23,750.00
Leigh	£125	754	£103,015.25
Otford	£125	373.34	£88,487.82
Seal	£125	50.5	£6,899.56
Sevenoaks Town	£125	2820.32	£364,483.30
Swanley	£75	3445.76	£282,466.43
Total		9424.16	£1,027,977.27

Below shows the amount of CIL paid to town and parish councils over the 2016/17 period, as well as the recovery of administration costs:

Total Payments to Parish and Town Councils	Recovery of Administration Costs (5% of contributions)	Total
£304,817.50	£51,116.13	£355,933.63

Parish / Town Area	Total Payment Made to Parish / Town Council
Chevening	£10,890.63
Dunton Green	£951.56
Edenbridge	£41,746.88
Hartley	£2,355.94
Knockholt	£5,937.50
Leigh	£23,562.50
Otford	£21,979.38
Seal	£1,578.13
Sevenoaks Town	£88,135.00
Swanley	£107,680.00
Total	£304,816.89

Under the CIL regulations, charging authorities are required to pass contributions onto parish/town councils every six months. This must be completed by the 28th April and 28th October of a given financial year.

Further information can be found in the annual CIL report, which a Charging Authority must produce in accordance with Regulation 62 of the CIL Regulations 2010 (<http://www.sevenoaks.gov.uk/services/environment-and-planning/planning/local-plan-and-planning-policy/setting-the-community-infrastructure-levy>).

Town and parish councils are allowed to spend their proportion of CIL on infrastructure that contributes to the facilitating of future development. This can include new infrastructure, maintaining existing infrastructure and its operation. Parish and town councils are required to report any expenditure of CIL contributions to the District Council.

Monies that are held by the Council will be allocated by the Council's CIL Spending Board. The Board will consider applications for additional "top-up" funding from infrastructure providers and associated partners, providing that a funding gap for a project is demonstrated as part of the application. Where an application is successful, The Board will recommend its decision to the Council's Cabinet for confirmation.

CIL is payable on the commencement of the development. This means that the money collected in respect of CIL may not align with the number of completions in a given area. For example, the commenced development at United House, Swanley has resulted in a large CIL receipt, despite only 19 completions being recorded during 2016/2017.

Development permitted contrary to Green Belt Policy

To show the number of new dwellings within the Green Belt allowed on appeal by the Planning Inspectorate

Local Plan Policy	LO8 - The Countryside and the Rural Economy
Local Plan Objective	<p>To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.</p>
Local Plan Target	No new dwellings granted contrary to Green Belt Policy
Performance summary	In 2016/17 one application refused in the Green Belt was overturned at appeal.

Performance Analysis

During 2016/17 one application refused in the Green Belt was overturned at appeal. The application was a Prior Notification for a Change of Use from an agricultural use to a dwelling house in the parish of Westerham. The inspector allowed the application on appeal and concluded that the proposal would not be inappropriate development and overall there would not be significant harm to the openness of the Green Belt.

Progress on delivering new Housing on Housing Allocation Sites

To monitor the progress on delivery of new housing on Housing Allocation sites.

Local Plan Policy	H1 – Residential Development Allocations
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 safeguard the countryside around the District's main towns and villages and promote change within them by making the best use of previously developed land.</p>
Local Plan Target	Housing allocations to be completed in line with the phasing set out in the development guidance in Appendix 3 of the ADMP
Performance summary	In 2016/17 four of the remaining 16 sites allocated for housing in the ADMP have received planning permission.

Performance Analysis

Policy H1 sets out the proposed residential allocations for the period up until 2026. These sites will provide for a range of housing types, density, mix and tenure and will be subject to the site areas and design guidance as set out in detail in Appendix 3 of the ADMP.

In 2016/17 four of the remaining 16 sites allocated for housing in the ADMP have received planning permission –

- Foxs Garage (Elite Motors), London Road, Badgers Mount, for the erection of a 60 bed nursing home (Use Class C2)
- Land at Croft Road (Field North and Field South East of junction with Farley Lane, Croft Road), Westerham, H1(l), for the erection of 18 dwellings
- Land West of Enterprise Way (Land north of Railway Line and West of St Johns Way, Edenbridge, H1(p), an outline application for a mixed use development comprising of up to 300 dwellings, up to 2.6 hectares of open space.
- Car Park, Hitchen Hatch Lane, Sevenoaks, for a new hotel to be built on the existing car park site

Details of these sites can be found in Table 2.2.

All sites will be monitored annually to check the progress of development of all land allocated within our Development Plan.

Progress on delivering new housing on Mixed Use Allocation sites.

To monitor the progress on delivery of new housing on Mixed Use Allocation sites.

Local Plan Policy	H2 – Mixed Use Development Allocations
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 safeguard the countryside around the District's main towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To provide land for employment development to support the future development of the District's economy.</p>
Local Plan Target	All Mixed Use Allocation sites to be completed in line with the phasing set out in the development guidance in Appendix 3 of the ADMP
Performance summary	In 2016/17 one of the sites allocated for mixed use development in the ADMP has received planning permission.

Performance Analysis

Policy H2 set out those sites that are considered suitable for mixed use development, primarily incorporating a significant element of residential development.

In 2016/17 United House, Goldsel Road, Swanley, an allocated site for mixed use development, has received planning permission for 185 new dwellings. Part of the allocated site has been retained for commercial use and will be taken forward as part of the wider mixed scheme. Details of the Mixed Use Allocated Sites can be found in Table 2.2

All sites will be monitored annually to check the progress of development of all land allocated within our Development Plan.

Table 2.2: Progress on delivering new housing on Housing Allocation Sites

Ref	Settlement/Site Address	Number of units allocated in the Allocations and Development Management Plan	Allocations and Development Management Plan estimated development period	Current Status 2016/17	Current Planning Application if applicable	Granted in monitoring year	Allocated Units in current Trajectory
Policy H1 - Residential Development Allocations							
H1(a)	Car Park, Hitchin Hatch Lane, Sevenoaks	17	2012-2016	Under Construction	SE/16/01547. Application for new hotel granted	2016/17	0
H1(b)	Cramptons Road Water Works, Sevenoaks	50	2012-2016	Not started			50
H1(c)	Sevenoaks Gasholder Station, Cramptons Road, Sevenoaks	39	2017-2021	Not started			39
H1(d)	School House, Oak Lane & Hopgarden Lane, Sevenoaks (Lower)	6	2017-2021	Not started	SE/14/00932/OUT. Application granted for 4 dwellings.	2014/15	0
	School House, Oak Lane & Hopgarden Lane, Sevenoaks (Upper)	13	2017-2022	Not started			13
H1(e)	Johnsons, Oak Lane & Hopgarden Lane, Sevenoaks	18	2017-2021	Not started			18
H1(f)	Greatness Mill, Mill Lane, Sevenoaks	20	2012-2016	Completed	SE/13/01635/FUL. Application granted for 26 dwellings	2013/14	0
H1(g)	Bevan Place, Swanley	46	2017-2021	Not started	Site cleared		46
H1(h)	Bus Garage/Kingdom Hall, London Road, Swanley	30	2012-2016	Not started			30
H1(i)	Land West of Cherry Avenue, Swanley	50	2021-2016	Not started			50
H1(j)	57 Top Darford Road, Hextable	14	2017-2021	Not started	SE/14/03347/FUL. Application granted for 2 dwellings*	2014/15	12
H1(k)	Foxy Garage London Road, Badgers Mount	15	2012-2016	Under Construction	SE/14/01434/FUL. Application granted for 4 dwellings.	2014/15	0
					SE/16/01072/FUL Application granted for erection of a 60 bed elderly nursing home.	2016/17	
H1(l)	Land adjacent to London Road, Westerham	30	2012-2016	Under Construction	SE/15/03394/FUL. Application granted for 38 dwellings	2015/16	0
H1(m)	Currant Hill Allotments, Rysted Lane, Westerham	20	2022-2026	Not started			20
H1(n)	Land at Croft Road, Westerham	15	2017-2021	Not started	SE/16/02010/FUL. Application granted for 9 dwellings	2016/17	0
					SE/16/02196/FUL. Application granted for 9 dwellings		
H1(o)	Warren Court, Halstead	25	2012-2016	Not started			25
H1(p)	Land West of Enterprise Way, Edenbridge	276	2012-2021	Not started	SE/14/03783/OUT. Application allowed on Appeal for 300 dwellings.	2016/17	0
Policy H2 - Mixed Use Development Allocations							
H2(a)	Delivery & Post Office/BT Exchange, Station Road, Sevenoaks	42	2022-2026	Not Started			42
H2(b)	United House, Goldsel Road, Swanley	185	2012-2016	Under Construction	SE/16/00253/FUL. Application granted for redevelopment of site for 185 dwellings	2016/17	0
H2(d)	Station Approach, Edenbridge	20	2012-2016	Not Started			20
H2(e)	New Ash Green Village Centre	50	2022-2026	Not Started			50
H2(f)	Powder Mill, Leigh	60	2012-2016	Under Construction	SE/14/00487/FUL. Application granted for 73 dwellings	2014/15	0
Policy EMP2 - Major Developed Employment Sites in the Green Belt							
MDES 1	Fort Halstead, Halstead	450		Not Started	SE/15/00628/OUT. Application granted for 450 dwellings	2015/16	0
		1491*					415**

*1491 is the total number of residential units allocated in the ADMP. **415 is the number of residential units on allocated sites that have not yet been taken forward or granted planning permission to date. These remaining housing allocations will be assessed as part of the new Local Plan review. Allocated sites that have received planning permissions and remain not started or under construction are included in the Outstanding Planning Permissions in the Housing Trajectory. See Table 1.1.

Additional completed units from residential subdivision To show the number of additional completed units from residential subdivision granted contrary to policy or overturned at appeal by the Planning Inspectorate.	
Local Plan Policy	H3 – Residential Subdivision
Local Plan Objective	To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities. To 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.
Local Plan Target	No additional completed units granted contrary to policy or overturned at appeal following refusal.
Performance summary	There were no additional units completed from residential subdivision granted contrary to policy or overturned at appeal by the Planning Inspectorate

Performance Analysis

All applications received in 2016/17 for residential subdivision were considered to be acceptable by the Planning Officer and planning permission was granted in accordance with Policy.

Number of completed housing sites with a net loss of units To show the number of completed housing sites with a net loss of units.	
Local Plan Policy	H4- Reuse and Protection of Existing Housing Stock
Local Plan Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population.
Local Plan Target	No more than 5% of completed housing sites to have net loss during the plan period
Performance summary	Due to the change of use of 2 existing residential units to provide additional floor space for retail (A3 and A1) uses and the conversion of 2 former flats to a family dwelling, there was a net loss of 3 housing units on 3 sites.

Performance Analysis

Due to the change of use of 2 existing residential units to provide additional floor space for retail (A3 and A1) uses and the conversion of 2 former flats to a family dwelling, there was a net loss of 3 housing units on 3 sites.

Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge
To show the number of new dwellings to be built in the main settlements as opposed to the villages and Green Belt areas.

Local Plan Policy	LO1- LO6 Location of Development Policies, SC1 – Presumption in Favour of Sustainable Development
Local Plan Objective	To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities. To meet housing and employment requirements within the existing urban area of Sevenoaks primarily on brownfield sites no longer required for their present use, particularly in areas close to the town centre and the mainline railway station.
Local Plan Target	50% ($\frac{1}{2}$) of total housing to be within Sevenoaks Urban Area or Swanley 66.7% ($\frac{2}{3}$) of total housing to be within Sevenoaks Urban Area, Swanley or Edenbridge
Performance summary	45% of the outstanding housing supply is predicted to be within Sevenoaks Urban Area or Swanley. 60% of the outstanding housing supply is predicted to be within Sevenoaks Urban Area, Swanley or Edenbridge.

Performance Analysis

Sevenoaks District has an outstanding housing supply of 2527 units up to 2026. This is made up of outstanding planning permissions, allocated sites and a small sites allowance.

45% (1132 of the 2527) of the housing supply is predicted to be within Sevenoaks Urban Area or Swanley. 60% (1521 of the 2527) of the housing supply is predicted to be within Sevenoaks Urban Area, Swanley or Edenbridge.

27% of the new housing is predicted to come forward within the Sevenoaks Urban Area. This includes 155 units at the West Kent Cold Store Dunton Green site which is currently under construction with 345 units completed in total, 60 units at 98-116 London Road (Salmon's) and 39 units on the former sites of the Farmers.

40% of the housing supply is expected to be built outside of the main settlements of Sevenoaks, Swanley and Edenbridge. This figures includes development in the built confines of other towns and villages across the District along with some redevelopment of existing brownfield sites in the Greenbelt, including 450 (450 of the 814 outstanding planning permissions) units at Fort Halstead.

Table 2.3: Housing Supply by Location

	Outstanding Planning Permissions (Full & Outline)	Less Allowance for sites that may expire*	Outstanding Planning Permissions (Prior Approval Applications)	Small Site Allowance to the end of Plan Period**	Allocated Sites	Total	% in each settlement
Sevenoaks Urban Area	384	-29	52	106	162	675	27%
Swanley	318	-24	18	19	126	457	18%
Edenbridge	360	-28	3	34	20	389	15%
Rest of District	814	-62	31	117	107	1007	40%
	1876	-144	104	276	415	2527	

*Calculated by applying the % of outstanding planning permissions in each settlement to the total number of units that may expire

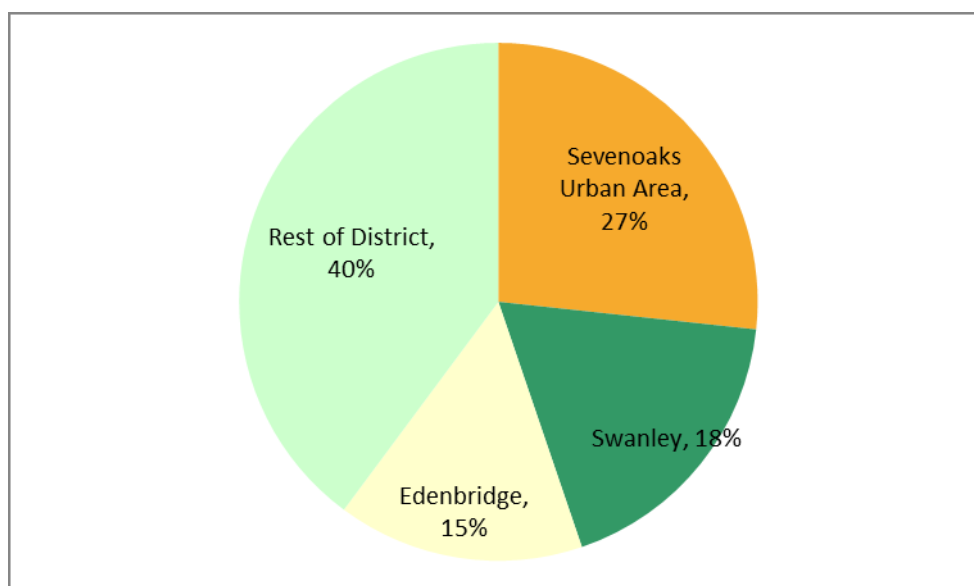
**Calculated by finding the % of units completed on PDL land, on sites of less than 5 units, by location, over the past 5 years. This % is then applied to the total number of Small Site allowance units in the trajectory (276)

Figures may not add up due to rounding

The total number of units in the Housing Supply is 2527. This includes Outstanding Planning Permissions, a Small Site Allowance to end of Plan Period, and Allocated Sites. Of the 1876 Outstanding Planning Permissions, 814 are in the Rest of the District. These include 38 units at Land adjacent to London Road (former Churchill School) in Westerham, 49 units at the Old Powder Mills in Leigh, which is currently under construction with 24 units completed, 71 units at Bramblefield Close and Park Drive in Hartley and 450 units at Fort Halstead in Halstead.

The 'Small Site Allowance to end of plan period' figure is calculated by finding the percentage of units completed on previously developed land, on sites of less than 5 units, by location, over the past 5 years. This percentage is then applied to the total number of windfalls in the trajectory (276).

Figure 2.2: Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge



Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding Grounds To show numbers of developments which are potentially located where they would be at risk of flooding or increase the risk of flooding elsewhere

Local Plan Policy	LO1 Distribution of Development SP2 Sustainable Development
Saved Local Plan Policy	EN1 Development Control: General design/amenity principles
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 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	No housing development to be permitted in areas liable to flood where contrary to Environment Agency recommendations.
Performance summary	There were no planning permissions granted contrary to Environment Agency advice on flooding during the monitoring year.

Performance Analysis

In 2016/17 there were no planning permissions granted contrary to Environment Agency advice on flooding.

Number of New Dwellings and Commercial Units Granted Contrary to Green Belt Policy To show how many new developments within the Green Belt are allowed on appeal by the Planning Inspectorate.	
Local Plan Policy	LO7 The Countryside and the Rural Economy
Saved Local Plan Policy	GB1 The Green Belt
Local Plan Objective	<p>To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.</p>
Local Plan Target	No new dwellings or commercial units granted contrary to Green Belt policy.
Performance summary	In 2016/17 there was one additional dwelling allowed on appeal by the Planning Inspectorate. There were no commercial units allowed.

Performance Analysis

In 2016/17 there was one additional dwelling allowed on appeal by the Planning Inspectorate, the proposed construction of a detached dwelling in Westerham. The Planning Inspector concluded that the proposal would not be inappropriate development, would not cause harm to the character and appearance of the area or cause a significant loss of openness. There were no commercial units allowed on appeal.

Proportion of additional employment floor space in Urban Confines To show the amount of completed employment in the Urban Confines.	
Local Plan Policy	LO8 The Countryside and the Rural Economy, GB10 – Green Belt Boundary
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	90% of newly built employment (B use classes), excluding replacement buildings, to be within the Urban Confines during the plan period
Performance summary	In 2016/17 there was an additional 154 sq m of B use class floor space completed within the Urban Confines

Performance Analysis

In 2016/17 there was an additional 154 sq m of B use class floor space completed within the Urban Confines. This consisted of 2 extensions, 100 sq m gain of B1a gain at Suffolk House, High Street, Sevenoaks and a B8 gain of 54 sq m at the Vestry Estate in Otford.

There were no extensions or newly build B Use Class completed within the Green Belt.

The majority of the B Use Class completed in the District is through the change of use and redevelopment of existing employment sites.

Proportion of completed housing in Urban Confines To show the amount of completed housing in the Urban Confines (outside of the green belt).	
Local Plan Policy	LO8 The Countryside and the Rural Economy, GB10 – Green Belt Boundary
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	80% of housing units to be within the Urban Confines
Performance summary	In 2016/17 81% of the gross number of housing units were within the Urban Confines

Performance Analysis

In 2016/17, 81% (275 of the 340) of the gross number of housing units were within the Urban Confines (outside of the Green Belt). This figure exceeds the target of 80%.

In 2016/17, 19% (65 of the 340) of the gross number of housing units provided were within the Green Belt. Over 50% of these were provided through redevelopment of existing employment or C2 (residential institutions) sites. This includes the redevelopment of the Old Powder Mills site, existing pharmaceutical research laboratories and offices, which is currently under construction with 24 completed units and a further 49 to follow, and the conversion of one dwelling to ten at Bluebell Farm, Seal. The remaining units provided were either replacement units, or the change of use or conversion of existing buildings to residential dwellings.

All applications were granted in accordance with the Green Belt policy and did not impact on the openness of the Green Belt.

Proportion of residential Green Belt applications overturned at appeal for Extensions, Basements, Outbuildings and Replacement dwellings

To show how many applications for extensions, basements, outbuildings or replacement dwellings within the Green Belt are allowed on appeal by the Planning Inspectorate.

Local Plan Policy	LO8 The Countryside and the Rural Economy, GB10 – Green Belt Boundary
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 refused proposals for extensions, basements, outbuildings or replacement dwellings overturned at appeal
Performance summary	During 2016/17 7 applications for extensions, 3 for garages/outbuildings and 1 for a replacement dwelling, all within the Green Belt, were granted on appeal.

Performance Analysis

In 2016/17 of the 7 of the 11 applications were for extensions in the Green Belt. 4 where the Planning Inspectorate found there to be very special circumstances necessary to justify the development, and 3 where the Inspector considered them not be inappropriate development in the Green Belt.

During this period a further application was allowed on appeal for a replacement dwelling. The Planning Inspectorate concluded that the proposal would not be inappropriate development in the Green Belt and the effect on the openness of the Green Belt would be positive.

A further application was allowed on appeal for the erection of the replacement garage/outbuilding where the Planning Inspectorate found the proposal to represent inappropriate development within the Green Belt and also potentially harmful to its openness, but considered that very special circumstances outweighed the harm to the openness of the Green Belt and justified the development.

In addition to the above, 2 applications were allowed on appeal for the erection of double garages; 1 where the Inspector found that the proposal would not be inappropriate development in the Green Belt and would not cause any harmful effects on the openness of the Green Belt, the other where the Inspector concluded that the appeal should be allowed subject to conditions imposed to protect the openness of the Green Belt.

Net additional caravan/mobile home units for agricultural and forestry workers in the Green Belt To show how many new developments within the Green Belt are allowed on appeal by the Planning Inspectorate.	
Local Plan Policy	LO8 The Countryside and the Rural Economy, GB10 – Green Belt Boundary
Local Plan Objective	<p>To safeguard the countryside around the District’s towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings</p>
Local Plan Target	No refused proposals for additional caravan/mobile home units for agricultural and forestry workers in the Green Belt overturned at appeal.
Performance summary	There were no planning permissions for additional caravan/mobile homes units for agricultural and forestry workers in the Green Belt overturned at appeal.

Performance Analysis

In 2016/17 there were no planning permissions for additional caravan/mobile homes units for agricultural and forestry workers in the Green Belt overturned at appeal. However 2 permissions were granted for the erection of dwellings in the Green Belt for agricultural dwellings, one at Hartslands Farm in Penshurst, the other at Dale Farm in Sevenoaks Weald.

3. Design of New Developments

Housing Quality – Building for Life Assessments To show the level of quality in new housing development	
Local Plan Policy	SP1 Design of Development
Saved Local Plan Policy	EN 1 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.
Performance summary	Three schemes were assessed against the Building for Life criteria. 1 scheme scored “Very Good” and 2 scored “Good”.

Performance Analysis

At the end of 2012 the Building for Life 20 which has previously been used to assess schemes was replaced by Building for Life 12. Some of the original questions have been consolidated to remove repetition and reduce confusion. The Building for Life 12 questions also reflect more up-to-date design principles and are therefore more relevant and fit for purpose. Please note that Building for Life is not the same as Lifetime Homes Standard. Building for Life is an assessment of the design of the scheme externally and does not take account of internal layout.

The Building for Life 12 assessment does not use a scoring system but instead awards a traffic light colour (red, amber or green) for each question. This approach is inconsistent with the policy indicator for which the assessments are used. Therefore, a localised scoring system has been incorporated into the Building for Life 12 assessments for the District. As with Building for Life 20, schemes can score 1, 0.5 or 0 for each question. These scores are then aggregated to give a total score for the site and it is then assigned a rating.

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

There were three schemes assessed against the building for life criteria in 2016/17.

Address	Planning Ref	Units (gross)	Score (/12)	Rating*
St Andrews Court, London Road, Swanley	12/03223	28	11	Very Good
Mill House, Mill Lane, Sevenoaks	13/01635	26	8.5	Good
Northside, 51 Bradbourne Vale Road, Sevenoaks	15/01141	15	9	Good

* 1+ = Poor, 6+ = Average, 8+ = Good, 10+ = Very Good (scores are out of 12)

The development at St Andrews Court comprises an apartment block consisting of 28 one and two bedroom sheltered housing apartments. The site lies close to Swanley Town Centre and scores well in terms of access to services and facilities and public transport. The scheme is reasonably well designed and is specific to the scheme to make best use of the site. It has good pedestrian connections, excellent shared spaces and has a number of features specific to the residents including storage for mobility scooters. However, the block is larger than the surrounding housing and could be considered to dominate.

Mill House, Mill Lane, Sevenoaks is a redevelopment of the former Greatness Mill. It consists of 26 residential units including conversion of the Mill House and Cottage. The design is specific to the scheme, taking character details from the former use including materials and colours. It has some excellent design features and turns the corner well. However, the inside of the site is dominated by hardstanding and car parking with poorly designed shared space and very little landscaping.

The site at Northside on Bradbourne Vale Road scores "good". It is an apartment block with 15 units. The layout of the site is good, with good shared space and landscaping. However, the materials and details are poor.

Conservation Area Appraisals and Management Plans To show the Proportion of Conservation Areas with up to date Appraisals and Management Plans	
Local Plan Policy	SP1 Design of Development EN3 Demolition in 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	There are 42 designated Conservation Areas with Conservation Area Appraisals. Since the beginning of the planning period 16 (16 of the 42) Conservation Area Appraisals incorporating Management Plans have been updated and adopted.

Performance Analysis

There are 42 designated Conservation Areas with Conservation Area Appraisals. Since the beginning of the planning period 16 (16 of the 42) Conservation Area Appraisals incorporating Management Plans have been adopted, the most recent of which is the Westerham Conservation Area and Management Plan.

Table 3.1: Conservation Area Appraisal Management Plans (since reporting began)

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, Sevenoaks	June 2011
Brittains Farm, Sevenoaks	Oct 2011
Chipstead Village	Oct 2011
Chiddingstone Hoath	Jan 2012
Edenbridge	Nov 2012
Sevenoaks Weald	July 2013
Westerham	October 2015

Conservation Area Extents To show any changes in Conservation Area Extents.	
Local Plan Policy	SP1 Design of Development EN3 Demolition in 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	In 2016/17 there were no reductions made to the extent of Conservation Areas due to insensitive development

Performance Analysis

In 2016/17 there were no reductions made to the extent of Conservation Areas due to insensitive development

Conservation Area Demolitions To show how many demolitions granted contrary to advice from the Conservation Officer and/or English Heritage.	
Local Plan Policy	SP1 Design of Development EN3 Demolition in 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	In 2016/17 one application was granted for demolition in a Conservation Area contrary to the advice from the Conservation Officer.

Performance Analysis

In 2016/17 one application was granted for demolition in the Conservation Area in Otford contrary to the advice from the Conservation Officer. The application was considered acceptable by the Planning Officer and planning permission was granted in accordance with Policy.

Heritage Assets To show any losses or additions to the number of buildings/areas under protection.	
Local Plan Policy	SP1 Design of Development EN4 Heritage Assets
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.
Performance summary	There were 3 new buildings added to the statutory list by Historic England in 2016/17 There were no changes in the number of historic parks and gardens in 2016/17 There were no changes in the number of scheduled ancient monuments in 2016/17

Performance Analysis

There were 3 new buildings added to the statutory list by Historic England in 2016/17, the War Memorials in Brasted, Ash-cum-Ridley and The Robertson Ward Memorial Bequest Obelisk in Toys Hill were listed.

The first stage of the District's Historic Parks and Gardens review, led by our Arboricultural Team, 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 are now available and will be published on our website in due course.

The Council, working in partnership with the Sevenoaks Society, have identified a number of structures and buildings across Sevenoaks town to be locally listed. The first draft and the accompanying supplementary planning document were adopted in April 2017. The second tranche went out to public consultation in November 2017.

Locally Listed Buildings To show the progress in locally listing Buildings as non-designated heritage assets	
Local Plan Policy	SP1 Design of Development EN4 Heritage Assets
Local Plan Objective	To ensure that the District's historic heritage is protected.
Local Plan Target	The Council aims to produce a List of Buildings of Local Architectural or Historic Interest during the Plan Period.
Performance summary	The first tranche of the Local List Consultation SPD, which included the southern wards of Sevenoaks Town, was adopted in April 2017.

Performance Analysis

The Local List Supplementary Planning Document is intended to raise awareness and enhance protection of the many unlisted sites which make up the historic environment of the Sevenoaks District. Tranche 1 and Tranche 2 include sites within the area of Sevenoaks Town and have been surveyed by our partners in the Sevenoaks Society.

The first tranche of the Local List Consultation SPD, which included the southern wards of Sevenoaks Town, was adopted in April 2017. The second tranche, which includes the northern wards of Sevenoaks Town, has been out to consultation and is due to be adopted in 2018.

Adoption of Parish Plans To monitor progress adopting Parish Plans across the District	
Local Plan Policy	LO7 Development in Rural Settlements
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. 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.
Local Plan Target	None
Performance summary	No Parish Plans were adopted in 2016/17

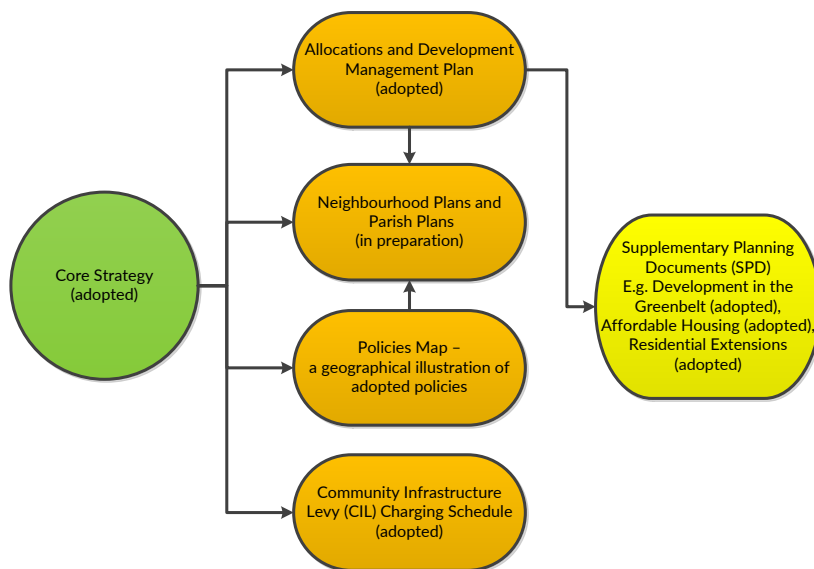
Performance Analysis

No Parish Plans were adopted in 2016/17.

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

The planning policy team is continuing to work with local communities to develop additional Village Design Statements.

The diagram below (Figure 3.1) outlines the relationship between planning policy documents which will be, or have already been, produced.



Neighbourhood Plans	
To monitor progress of Neighbourhood Plans across the District	
Local Plan Policy	LO1 Distribution of Development
Local Plan Objective	<p>To safeguard the countryside around the District's main towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.</p>
Local Plan Target	None
Performance summary	In 2016/17 no new Neighbourhood Plan Areas were designated.

Performance Analysis

Sevenoaks District is entirely covered by 31 Town and Parish Councils. A Town and Parish forum was held in May 2015 and included a neighbourhood planning briefing.

As of 31st March 2016 the Council has designated 8 neighbourhood areas.

Currently, there are no neighbourhood plans that are ready for submission. However, it is expected that the Neighbourhood Plan for Ash-cum-Ridley could be submitted for independent examination shortly, as the draft Plan underwent public consultation in September 2016.

The Council continues to hold town and parish forums, which offer town and parish councils the opportunity to discuss best practice for neighbourhood planning. Officers also attend meetings of neighbourhood plan steering groups to offer advice on a one-to-one basis.

4. Sustainable Development

The Code for Sustainable Homes was withdrawn from 27th March 2015. Therefore the Council is no longer requiring new developments to meet the Code and BREEAM requirements set out in Policy SP2.

Large Scale Renewable, Decentralised and Combined Heat and Power Schemes Installed by Capacity and Type To show the amount of renewable and low carbon energy generation by installed capacity and type	
Local Plan Policy	SP2 Sustainable Development
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
Performance summary	There were 2 applications for large scale renewable, decentralised or combined heat and power schemes granted planning permission during 2016/17.

Performance Analysis

There were 2 large scale renewable, decentralised and combined heat and power schemes granted during the reporting year. These included the installation and operation of a 177.2kW rooftop solar PV system at Upper Hockenden Farm in Swanley, and the provision of 64 photovoltaic panels on south facing roof of sports hall at Walthamstow Hall School in Sevenoaks. Other smaller scale schemes granted include the installation of 6 Photovoltaic panels to the south elevation of Suffolk House, High Street in Sevenoaks and a 15kW ground mounted photovoltaic array in the grounds of Riverhall Hill in Sevenoaks. We are aware of other schemes across the District that may not have needed planning permission.

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

In 2016/17 there were 24 domestic Photovoltaic (FIT) Installations² across the District, resulting in a total installed capacity of 0.1309MW.

² Ofgem FIT installations

Changes in Air Quality Management Areas To show the changes to the extents of the Air Quality Management Areas across the District.	
Local Plan Policy	SP2 Sustainable Development
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.
Performance summary	In 2016/17 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 during 2016/17.

The Number of Developments where a Travel Plan has been Adopted To measure the number of travel plans adopted in monitoring period	
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
Performance summary	There were 3 applications granted in 2016/17 where a Travel Plan has been supplied.

Performance Analysis

Changes in Government Guidance have led to a significant increase in Travel Plan Conditions secured through the planning process. Travel Plans aim to minimise unnecessary travel by car associated with the site and maximise the number of journeys made by alternative modes, by those staff and guest that are realistically able to consider using alternative modes of transport on a daily basis. Progress of Travel Plans towards meeting their objectives will be assessed against targets, set to be achieved within specified timescales.

During 2016/17 3 applications were granted where a Travel Plan has been supplied, the erection of a 60 bedroom elderly nursing home in Badgers Mount, a new hotel in Hitchen Hatch Lane, Sevenoaks and the erection of 4 replacement B8 storage and distribution buildings at Vestry Road in Otford.

Travel Assessments/Statements are required where there is particular transport, accessibility of environmental issues in connection with the proposed site, or where the development exceeds a

given threshold. During 2016/17 Travel Assessments/Statements have been prepared in respect of 6 planning applications, for the erection of poly tunnels at Hill Farm in Farningham, the construction of a multi storey car park in Bradbourne Car Park in Sevenoaks, the redevelopment of Eden Hall in Edenbridge, the erection of 31 affordable older person housing in Northview, Swanley, the change of use of land and buildings to perform civil marriages and similar ceremonies at Falconhurst in Hever, and the redevelopment, and erection of B1/B2 /B8 building the Former Jessops Quarry in Dunton Green.

Progress in Implementing schemes identified through the Local Transport Plan and the Sevenoaks District Strategy for Transport To measure the progress on the schemes	
Local Plan Policy	SP2 Sustainable Development
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
Performance summary	Information on this indicator is available from Kent County Council.

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. Table 4.1 provides and update on the schemes identified in the strategy.

Number of developments which include publicly assessable electric vehicle charging points To show the number of developments of publicly assessable electric vehicle charging points.	
Local Plan Policy	SP2 Sustainable Development T3 Provision of Electrical Vehicle Charging Points
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	A net increase in electric vehicle charging points over the plan period.
Performance summary	1 major non-residential scheme completed in 2016/17 will provide a publicly assessable electric vehicle charging point. 1 residential development completed in 2016/17, and 1 residential application granted in 2016/17 will provide electrical charging points.

Performance Analysis

This Policy only applies to development granted after the Allocations and Development Management Plan was adopted.

Tubs Hill House in Sevenoaks, a new scheme providing 95 units with parking, will provide at least one communal electrical charging point. A further 2 new residential developments - Eden Hall in Cowden and The White Cottage in Knockholt will provide electrical charging points for each dwelling. The proposal for the new multi storey car park at Bradbourne Park Road in Sevenoaks includes the provision of 2 charging points, with the infrastructure to be put in place for a further 8 in the future if required.

In addition to the above further electrical sockets, not requiring planning permission will have been provided in newly built housing.

Number of developments which depart from Vehicle Parking Guidance Note To show the number of development which depart from Vehicle Parking Guidance Note.	
Local Plan Policy	SP2 Sustainable Development T2 Vehicle Parking
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	No developments permitted which depart from Vehicle Parking Guidance Note
Performance summary	There were no developments permitted in 2016/17 which departed from Vehicle Parking Guidance Note

Performance Analysis

This Policy only applies to development granted after the Allocations and Development Management Plan was adopted. All of the applicable applications completed within the current monitoring period either complied with Local Plan Policy or the Council departed from the established standards to take account of specific local circumstances, namely the site's accessibility to public transport, shop and services.

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. To monitor the achievement of travel plans	
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
Performance summary	Information on this indicator is available from Kent County Council.

Performance Analysis

No information was available on the progress against previous modal split targets in agreed travel plans at time of reporting.

Table 4.1: Transport Infrastructure Schemes update

Scheme	Update
M25/M26 Provision of east facing slip lanes to existing motorway	No plans at present to provide
M25 - Hard shoulder running between junctions 5 & 7	Work complete - Highways England scheme
Visum transport modelling for Sevenoaks and Swanley	No current plans for a strategic transport model for Sevenoaks, however capacity assessments have recently been prepared on key junctions in the town centre related to planning applications. Work on Swanley transport modelling and transport strategy has been commissioned and work due to commence early 2018.
Swanley Urban Traffic Management Control*	No action to date
Sevenoaks Urban Traffic Management Control*	No action to date
Bus Routes 236 (Westerham, Edenbridge, East Grinstead) & 402 (Tun. Wells, Tonbridge, Sevenoaks, Bromley) improvements	Increased level of service and improved bus infrastructure
Sevenoaks Town Centre traffic management improvements	Pedestrian improvements have been provided at the High Street/Pembroke Road/Suffolk Way and further modifications are to be provided, associated with the Buckhurst 2 planning application
A21/A25 Chipstead junction	Scheme to undertake detailed design currently on-hold due to lack of funding for the remainder of this financial year
District wide freight strategy	Strategy now in place see http://www.kent.gov.uk/about-the-council/strategies-and-policies/transport-and-highways-policies/freight-action-plan
Shoreham Village to rail station footway	No progress to date
Footway link to Swanley 'Tear Drop' Centre	No progress to date
A25 Brasted pedestrian crossing and upgrade to existing crossing	Installed in 2015/16
A224 London Road, Riverhead	No progress to date
Otford Village pedestrian and cyclist improvements	No progress to date
A225 High Street, Eynsford	New measures including limited waiting parking restrictions, bollards and dropped kerbs installed in 2016/17
District cycling strategy	Strategy now in place see http://www.kent.gov.uk/data/assets/pdf_file/0006/7863/Sevenoaks-cycling-strategy.pdf
Sevenoaks & Swanley rail station redevelopments	New pedestrian signage installed at Swanley station and into the town centre.
Swanley Town Centre	Limited improvements were made to bus stops and shelter, particularly at the High Street (new large shelter) and another shelter was provided on London Road outside the Premier Inn. KCC currently establishing progress
Sevenoaks Quality Bus Partnership	Not taken up
Swanley rail station improvements	New pedestrian signage installed at Bat and Ball station
New walking and cycling link between Swanley town centre and Swanley rail station	No progress to date
Work to tackle Air Quality Management issues through joint Officer/Member working group	SDC/KCC continue to monitor

*UTMC systems are designed to allow the different applications used within modern traffic management systems to communicate and share information with each other. This allows often dispersed data from multiple sources such as Automatic Number Plate recognition (ANPR) cameras, Variable-message sign (VMS), car parks, traffic signals, air quality monitoring stations and meteorological data, to be amalgamated into a central console or database. The idea behind UTMC is to maximise road network potential to create a more robust and intelligent system that can be used to meet current and future management requirements. UTMS is also sometimes referred to as 'ITS' (Intelligent Transport Systems).

Source: Kent County Council

5. Settlement Hierarchy

Settlement Hierarchy To monitor changes in the Settlement Hierarchy services and facilities score for individual settlements.	
Local Plan Policy	LO7 Development in Rural Settlements CF2 Loss of Local Services and Facilities SC1 Presumption in Favour of Sustainable Development
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.
Performance summary	An update to the Settlement Hierarchy is currently in preparation and will be published on the website shortly.

Performance Analysis

The Settlement Hierarchy forms part of the evidence base for the emerging Local Plan. It is currently being prepared and will be published on the website alongside the other evidence base documents.

6. Affordable Housing

Affordable Housing Completions To show affordable housing delivery	
Local Plan Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
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)
Performance summary	42 new build affordable housing units were completed in 2016/17. 9 additional units were gained in 2016/17 through change of tenure from open market to shared ownership, and the refurbishment of an existing care home to provide accommodation for people with learning difficulties.

Performance Analysis

In 2016/17 42 new build affordable housing units were completed. Included within this figure are 6 flats at Mill House, Mill Lane in Sevenoaks, the redevelopment of the existing Mill to provide 26 dwellings in total, 8 houses at the Old Powder Mills site in Leigh, which is currently under construction with 24 of the 73 units having been completed. A further 28 flats at St Andrew Court in Swanley, the redevelopment of an existing sheltered housing site. The number of affordable completions this year is below the Core Strategy target; however we have extant permissions for approximately 380 affordable units which have not been started or are under construction. This includes 120 units at Enterprise Way in Edenbridge Way, 36 at West Kent Cold Store in Dunton Green, 90 at Fort Halstead, 31 at 58-88 Northview in Swanley, 30 at United House in Swanley, 24 at Broom Hill in Swanley, 15 at Rosslare Close in Westerham (former Churchill School site) and 10 at 98-116 London Road (existing Salmon's site) in Sevenoaks. We can expect further affordable housing to be supplied as future development is permitted.

An additional affordable unit was gained through Moat's 'Do It Yourself Shared Ownership Scheme' (existing housing stock with a change of tenure from open market to shared ownership) in High Street, Seal and a further 8 self contained units at Cedar Court, Ash Close in Edenbridge, through the refurbishment of an existing 9 bed fire damaged care home to provide accommodation for people with learning difficulties (C2 Use Class).

Figure 6.1: Affordable Housing Completions since beginning of plan period



Table 6.1: Number of new affordable housing units completed

Monitoring Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
All new build housing units completed (market & affordable)	225	195	264	259	479	340
Number of housing units lost (market & affordable)	51	54	40	60	65	28
NET number of new build housing units completed (market & affordable)	174	141	224	199	414	312
All new build affordable housing units completed (Gross)	25	17	51	15	115	42
All affordable housing units lost	0	-32	0	0	0	0
Net number of new build affordable housing units completed	25	-15	51	15	115	42

Table 6.1 outlines the affordable housing completions within the District. Whilst net completions identify the increased number of units available to provide housing for those that need it, gross completions also include redevelopments of existing units, which should improve the quality of housing in the affordable sector.

340 gross housing units were completed in 2016/17. 332 of these were granted FULL or OUTLINE permission following the adoption of the Core Strategy (1st March 2011). Sites that required either on-site affordable housing or to provide a financial contribution towards off-site affordable housing where in accordance with Policy, or were able to demonstrate that the scheme would not be viable with an Affordable Housing contribution. However Tubs Hill House in Sevenoaks where 95 units have been completed did not make a contribution or provide on-site affordable housing, as this was not required by legislation.

On 28 November 2014 the Government issued a Written Ministerial Statement that amended National Planning Practice Guidance (PPG) to restrict the circumstances where contributions for affordable housing should be sought. Under that guidance, other than in designated rural areas, contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floor space of no more than 1000sqm. This is a material consideration that should be taken into account when determining planning applications and must be weighed against Policy SP3 of the Core Strategy. It is noteworthy that the material consideration post dates the Core Strategy and was confirmed by the Court of Appeal in 2015 and thus afforded weight.

Gross Affordable Housing Completions by Type To show type of affordable housing delivery	
Local Plan Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
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	At least 65% of completed affordable housing units to be for social/affordable rent
Performance summary	32 of the affordable housing units completed were for rent (social/affordable rented) and 10 were for shared ownership/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 by Government 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. 76% (32 of the 42) of the affordable units completed in 2016/17 were social/affordable rented.

Financial Contributions towards Affordable Housing To show the financial contributions received under policy SP3 for offsite Affordable Housing	
Local Plan Policy	SP3 Provision of Affordable Housing
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.
Performance summary	£2,561,015 has been received in affordable housing contributions during the monitoring period 2016/17.

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 £2,561,015 in affordable housing contributions in 2016/17 and a further £1,750,000 to date (mid December 2017), bringing the total amount of unallocated/uncommitted contributions to £5,373,000 (this figure includes contributions received

prior to 2016/17). During this period the Council allocated funds of £281,686 to specific projects within the general guidelines set out in the Affordable Housing SPD. These included –

- Under Occupation officer + Small is Beautiful grant 2016/17 (*To continue to deliver Sevenoaks District Council's and WKHA's under-occupation work programme and to make best use of the limited social housing stock*)
- Margaret Hyde Almshouses (*To undertake extensive refurbishment works to preserve this stock as affordable housing into the future*)
- Private Sector Lettings incentive offer for landlords (*to encourage private sector landlords to offer their homes for low-income households nominated by Sevenoaks District Council*)
- Hard to Treat Homes 1 (*To provide grants to improve the condition of private sector properties which are let to low-income households nominated by SDC*)
- Rural Housing Enabler (*To provide a share of funding for the Kent RHE service which includes the undertaking of parish needs surveys*)
- Cedar Court, Ash Close (*top up funding to secure the refurbishment of this existing, fire damaged facility to provide 8 self contained homes for people with learning disabilities.)*
- Local Housing Needs Study 2017 (*Provides evidence to help shape the local planning and housing policies*)
- SDHR 2016/17 (*provides housing advice services through the management of the Sevenoaks District Housing Register*)
- Accredited Tennant Scheme 1 and 2 'Flying Start' (*through targeted workshops, supports prospective tenants to secure and sustain tenancies*)

Since the Core Strategy and accompanying Affordable Housing SPD was adopted in 2011, a further £135,000 has been committed to various projects but not yet spent.

The Housing Policy team continue to work on projects to increase the level of affordable housing within the District including making the best use of existing homes. In addition to the projects listed above, the following new affordable housing has been provided through the re-use of existing homes –

- An additional affordable home through the DIYSO project (SDC's and Moat Housing's bespoke "a home of your own" *affordable housing product to assist first time buyers who are unable to afford to buy on the open market and get onto the housing ladder*). *A change of tenure from open market to shared ownership in High Street, Seal*

Alongside the projects listed above, the team also seek to make the best use of existing housing stock including through bringing empty homes back into use. During 2016/17 there were 16 long term empty homes returned to use and there are currently 54 ongoing cases.

Note: A local housing needs study has been completed and a new Housing Strategy adopted by elected members. This is all now complete, setting out priorities, and the Council is investigating the potential to set up an affordable housing company to deliver additional affordable housing and actively searching out sites with the potential for new affordable housing funded through the S106 affordable housing planning gains received.

Gross Affordable Housing Completions in Rural Areas (Granted Under Policy SP4) To show affordable housing delivery in rural areas	
Local Plan Policy	SP4 Affordable Housing in Rural Areas
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
Performance summary	There were no completed affordable housing units provided through Rural Exceptions Schemes during 2016/17.

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. During the monitoring period we have commissioned Parish Needs Surveys for Seal and Leigh. In addition to these, Chiddingstone have commissioned a Parish Needs Survey.

7. Housing Size, Type and Density

Net additional Pitches (Gypsy and Traveller) To show the number of permanent Gypsy and traveller pitches delivered	
Local Plan Policy	SP6 Provision for Gypsies and Travellers and Travelling Showpeople
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
Performance summary	There were 5 permanent pitches on existing sites granted during 2016/17 for Gypsy and Traveller use.

Performance Analysis

During 2016/17 5 permanent pitches were granted for Gypsy and Traveller use. This included the continued use of a mobile home on a permanent basis at Robertson's Nursery in Swanley and the retention of land as a traveller site for 4 permanent pitches approved on appeal at Station Court, Sevenoaks Road in Halstead.

Since March 2017 there have been 11 permanent pitches granted at Knatts Valley Caravan Park, and Early Autumn, East Hill Road in Knatts Valley. A further 5 temporary permissions have been granted, 3 at Hollywood Gardens, School Lane in West Kingsdown, 1 at St Georges Stables in Well Hill and 1 at Merry Lees, Billet Hill in Ash.

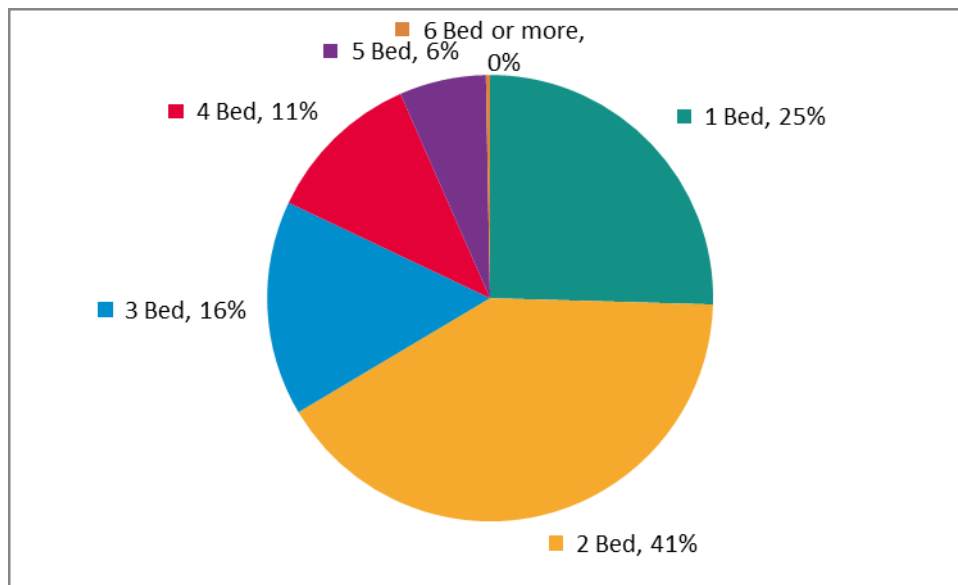
Gypsy and Traveller Accommodation will be identified within the emerging Local Plan (2015-2035). A new Gypsy and Traveller Accommodation Assessment (GTAA) report was published in March 2017 taking account of the latest definition within National Policy. The overall purpose of the GTAA is to support development of clear and reasonable planning policies relating to Gypsies, Travellers and Showpeople. The study provides an evidence base to assist the Council in determining an appropriate level of the accommodation needs of Gypsies and Travellers to meet the Council's obligations under section 8 of the Housing Act 1985 (as amended by section 124 of the Housing and Planning Act 2016).

Proportion of New Dwellings of Different Sizes To show the size of dwellings being completed	
Local Plan Policy	SP5 Housing Size and Type
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	New Housing development to contribute to a mix of different housing types. It will seek the inclusion of small units (less than 3 bedrooms) in new development schemes in suitable locations.
Performance summary	66% of housing units completed during 2016/17 have less than three bedrooms*

Performance Analysis

Core Strategy Policy SP5 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 2016/17 can be seen in figure 7.1 below

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



66% of the completed dwellings have less than three bedrooms, with 25% having one bedroom and 41% having two bedrooms*. This is an increase of 2% on last year's figure of 64%. This was mainly due to the developments at Tubs Hill House in Sevenoaks, Ryedale Court (previously Trinity School) in Riverhead and St Andrews Court in Swanley.

*Note: The figures quoted do not include the units completed (6) at West Kent Cold Store, where the data is currently being collected.

Additional Extra Care and Sheltered Housing To show the number of sheltered housing and extra care units completed across the District	
Local Plan Policy	SP5 Housing Size and Type
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
Performance summary	There were 98 additional bedrooms providing residential care completed in 2016/17

Performance Analysis

There were 98 additional bedrooms providing residential care completed in 2016/17. 90 bedrooms were provided at a new care home in Bouchier Close, Sevenoaks, an 80 bed care home and 10 apartments for elderly persons. A further 8 bedrooms were provided at Mencap Homes in Edenbridge, a West Kent housing scheme providing assisted-living in self-contained flats for people with a learning difficulty.

Following the demolition of an existing drug rehabilitation centre in Toys Hill, Edenbridge, 20 bedrooms in C2 use (residential institution) were lost. The rehabilitation centre had been vacant for many years and had become dilapidated. Work is currently underway for the erection of a new dwelling.

Further planning applications, for an additional 276 bedrooms (net) are under construction. This includes 80 bedrooms providing extra care accommodation at Wildernesse House in Seal, a new 75 bed care home on the existing R. Durnell site also in Seal, a new 60 bed elderly nursing home on the existing Elite Motors site in Badgers Mount, and the redevelopment of an existing care home, Honeyfields in Hextable, to provide an additional 61 bedrooms. A further 138 bedrooms on 2 sites - St John's Way in Edenbridge and Salts Farm in Fawkham are yet to commence.

The Strategic Housing Market Assessment 2015 estimates the current supply of specialist housing for older people (C3) in Sevenoaks to be 1592 (see table below) and the present supply of Registered Care housing (C2) to be 850. As the number of older people is expected to increase it is expected that in the future the provision of housing for older people will also increase. The potential need for Registered Care Housing (C2) is 66 units per annum, recognising that there may be some additional need for particular groups such as those requiring specialist nursing or for people with dementia within this figure. The potential need for specialist housing (C3) will be included within our overall housing need (OAN).

Table 7.1: Current Supply of Specialist Housing for Older People

Type of Housing	Market	Affordable	Total	Supply per 1,000 aged 75+
Sheltered	513	977	1490	136
Extra-Care	0	102	102	9
Total	513	1079	1592	146

Lifetime Homes Standard To show the percentage of new completed units meeting the lifetimes home standard	
Local Plan Policy	SP5 Housing Size and Type
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
Performance summary	98% of the completed housing units (332 of the 340) were granted after adoption of the Core Strategy 56% (185 of the 332) 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.

Core Strategy policy SP5 encourages (but does not require) new housing to be built to the Lifetime Homes standard. The policy was adopted on the 22nd February 2011 and for monitoring purposes only completed units which were granted after that date are monitored for the indicator. 98% of the completed units were granted after adoption of the Core Strategy and 56% of those achieved Lifetime Homes Standard.

Density of New Development To show the density of housing completions	
Local Plan Policy	SP7 Density of Housing Development
Local Plan Objective	To make efficient use of urban land for housing, with higher density development focussed on the most accessible locations in and adjoining town centres, through well-designed schemes that do not compromise the distinct character of the local environment. To increase the average density of housing development in areas of Sevenoaks with good access to the town centre and main line railway station through well designed schemes which do not compromise the distinct character of the local environment.
Local Plan Target	Average density of 40 dwellings per hectare across the District.
Performance summary	The average density of completed housing units across the district in 2016/17 was *98 dwellings per hectare.

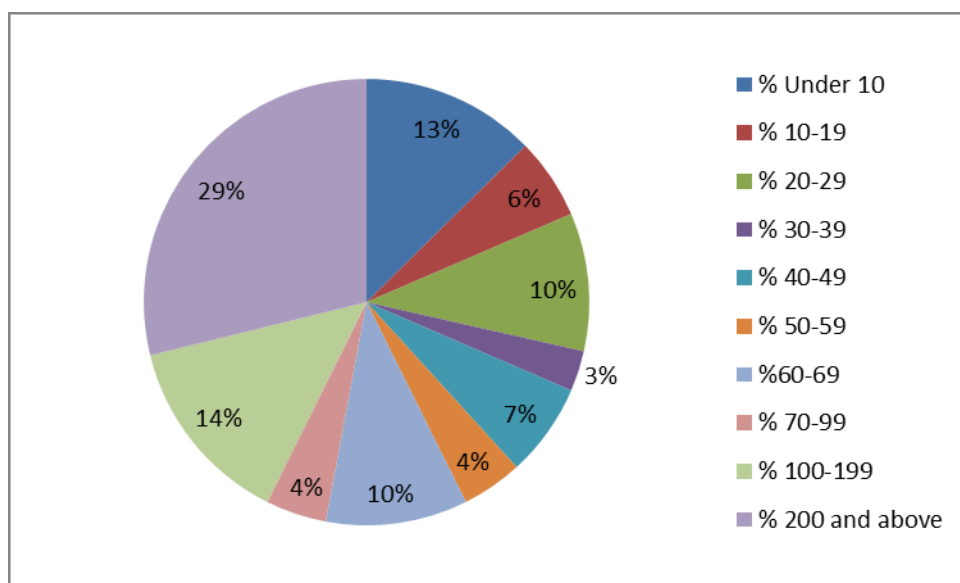
Performance Analysis

Core Strategy Policy SP7 seeks to ensure that all new housing will be developed at a density which makes efficient use of land and 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 98 dwellings per hectare, exceeding the

LDF target. This was primarily due to the completion of Tubs Hill House in Sevenoaks, where 95 units have been completed at a density of over 200 dwellings per hectare.

*If Tubs Hill House were to be removed from the figures, the average density of the completed housing units across the District is 52 dwellings per hectare, remaining above the Local Plan target of 40 dwellings per hectare.

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



69% of new dwellings completed in the reporting year were built at 40 dph or above, this includes 16 units at Ryedale Court (existing Trinity School site) in Riverhead, 26 units at Mill House in Sevenoaks, 15 units at Northside, Bradbourne Road in Sevenoaks, 28 units at St Andrew Court in Swanley and 95 units at Tubs Hill House in Sevenoaks. A significant proportion of them were built at a density between 60-99 dph (including Mill House and Northside) and between 100-199 dph (St Andrews Court) and 200dph and above (including Tubs Hill House). This percentage of high density development is to be expected for large scale developments, and includes conversions, change of use, redevelopments and new builds.

31% of completions were below 40 dph. 19% of new dwellings completed in 2016/17 were at densities of below 20 dwellings per hectare. This percentage of low density development is to be expected for small scale developments, 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 2016/17 is outlined in Table 7.1.

Table 7.2: Gross 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	126dph	137dph	n/a*	108dph	120dph	46dph	29dph
Gross Completions 2016/17	242	188	0	35	5	19	98

*No completions in 2016/17

In 2016/17 all of the density targets were met or exceeded across the District. This is to be expected given that the average density of new dwellings in the District also exceeded the target.

The average density of development in Swanley Town Centre is higher than usual this year. This is mainly due to an extension in the High Street to provide 4 units at a density of 125 dph. There were no completions in Sevenoaks Town Centre during the monitoring year.

The density in the Rest of the District is 1% below the target and is relatively low, compared with elsewhere in the District. This is mainly due to a number of replacements, along with the change of use/conversion of existing buildings. The density in the Sevenoaks Urban Area, Swanley and Edenbridge is above target. The table below shows the density of sites with 10 or more units completed in 2015/16 and included in Table 7.1.

Table 7.3: Density of sites with 10 or more units completed in 2016/17

Site Address	Settlement	Number of units completed in 2016/17	Site density
Bluebell Farm, Church Street, Seal	Rest of District	10	5
Old Powder Mills, Leigh	Rest of District	24	22
Mill House, Mill Lane, Sevenoaks	Sevenoaks Urban Area	26	65
Northside, 51 Bradbourne Vale Road, Sevenoaks	Sevenoaks Urban Area	15	79
Ryedale Court (existing Trinity School), Riverhead	Sevenoaks Urban Area	16	46
Tubs Hill House, London Road, Sevenoaks	Sevenoaks Urban Area	95	216
St Andrews Court, London Road, Swanley	Swanley	28	108

8. Employment Land

The following Employment Allocations, in accordance with SP8 of the Core Strategy, will be retained, intensified and regenerated for B1-B8 uses.

Table 8.1: Employment Allocations

Reference	Site Address		Total Area (hectares)
EMP1(a)	Vestry Road	Sevenoaks	11.3
EMP1(b)	Bat & Ball Enterprise Centre	Sevenoaks	1.8
EMP1(c)	British Telecom	Sevenoaks	1.8
EMP1(d)	Erskine House	Sevenoaks	0.5
EMP1(e)	Hardy's Yard	Riverhead	1.3
EMP1(f)	High Street	Sevenoaks	1.5
EMP1(g)	London Road	Sevenoaks	4
EMP1(h)	Morewood Close (Excluding Housing Area)	Sevenoaks	3.7
EMP1(i)	South Park	Sevenoaks	0.2
EMP1(k)	Lime Tree Walk	Sevenoaks	0.6
EMP1(l)	Wested Lane Industrial Estate	Swanley	8.2
EMP1(m)	Swanley Town Council Offices	Swanley	0.4
EMP1(n)	Swan Mill, Goldsel Road	Swanley	2.6
EMP1(p)	Media House	Swanley	0.3
EMP1(q)	Moreton Industrial Estate	Swanley	1.8
EMP1(r)	Park Road Industrial Estate	Swanley	1.3
EMP1(s)	Southern Cross Industrial Estate	Swanley	1.9
EMP1(t)	Teardrop Industrial Estate	Swanley	3.4
EMP1(u)	The Technology Centre	Swanley	1.9
EMP1(v)	Station Road	Edenbridge	18.8
EMP1(w)	Edenbridge/Warsop Trading Estate	Edenbridge	1.6
EMP1(x)	Westerham Trading Estate	Westerham	3.7
EMP1(y)	Blue Chalet Industrial Park	West Kingsdown	0.9
EMP1(z)	West Kingsdown Industrial Estate	West Kingsdown	0.5
EMP1(zz)	Horton Kirby Trading Estate	South Darenth	0.8

The following sites have been allocated as major developed employment sites in the Green Belt (EMP2) in the ADMP and are considered to be important employment generating sites, where proposals consistent with Green Belt policy will be supported.

Reference	Site address		Total Area (hectares)
MDES 1	Fort Halstead	Halstead	40.1
MDES 2	North Downs Business Park	Dunton Green	6.1
MDES 3	Chaucer Business Park	Kemsing	4.4

Maintenance of Employment Allocations and Major Developed Employment Sites in the Green Belt	
To show any changes in floor space on Employment Allocation sites and Major Developed Employment Sites in the Green Belt.	
Local Plan Policy	SP8 Economic Development and Land for Business EMP1 Land for Business EMP2 Major Developed Employment Sites in the Green Belt EMP3 Redevelopment of Fort Halstead EMP4 Business Allocation at Broom Hill, Swanley EMP5 Non Allocated Employment Sites
Local Plan Objective	To provide land for employment development to support the future development of the District's economy. To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises. To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises. To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
Local Plan Target	No loss of Employment Allocations and Major Developed Employment Sites in the Green Belt.
Performance summary	In 2016/17 there was an overall net loss of 10,118 sq m of employment floor space on Employment Allocation and Mixed Use Development Allocation Sites. There were no changes to the Major Developed Employment Sites in the Green Belt.

Performance Analysis

In 2016/17 there was an overall net loss of 10,118 sq m of employment floor space on Employment Allocation Mixed Use Development Allocation Sites (see Table 8.2). This was mainly due to the redevelopment of United House in Swanley, a Mixed Use Allocation, where the loss of the existing industrial and office buildings (overall loss of 11,394 sq m) will provide, when complete, an additional 185 dwellings. Although there was a B8 gain, due to the erection of four units for Class B8 use at Vestry Road Industrial Estate in Otford, there was an overall net loss across the use classes.

Table 8.2: Maintenance of Employment Allocations and Major Developed Employment Sites in the Green Belt

	B1a	B1b	B1c	B2	B8	BX	TOTAL
Change in employment floor space on Employment Allocation and Mixed Use Development Allocation Sites	-2614	0	-661	0	-6843	0	-10118
Change in employment floor space on Major Developed Sites in the Green Belt	0	0	0	0	0	0	0
Change in employment floor space on non allocated sites	-744	-145	-316	-136	-1350	204	-2487
	-3358	-145	-977	-136	-8193	204	-12605

There were no changes to the Major Developed Employment Sites in the Green Belt in 2016/17 (see Table 8.2) . However, there are 2 applications which haven't been started, at North Down Business Park, Dunton Green for the redevelopment of site with removal of ready mix concrete plant and erection of Class B1/B2/B8, resulting in 954 sq m of employment space and an outline application for a mixed-use development at Fort Halstead with 450 residential units, a hotel and up to 27,000sq m of employment space has been granted. This redevelopment should include the retention of more than 1000 jobs.

Progress on Broom Hill Development (EMP4) To measure the progress of the Broom Hill Development (EMP4)	
Local Plan Policy	SP8 Economic Development and Land for Business EMP4 Business Allocation at Broom Hill, Swanley
Local Plan Objective	To provide land for employment development to support the future development of the District's economy. To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.
Local Plan Target	Development completed within the Plan period
Performance summary	No application has been received for employment development at Broom Hill

Performance Analysis

ADMP Policy EMP4 allocates land at Broom Hill for employment use. There has been no application received by the Council for employment development at Broom Hill in accordance with policy EMP4.

There is currently an outstanding planning permission for 61 new dwellings on **land adjacent** to the EMP4 allocation.

Change in Employment Floor space – by Type To show the amount and type of completed employment floor space (gross and net)	
Local Plan Policy	SP8 Economic Development and Land for Business EMP1 Land for Business EMP2 Major Developed Employment Sites in the Green Belt EMP3 Redevelopment of Fort Halstead EMP4 Business Allocation at Broom Hill, Swanley EMP5 Non Allocated Employment Sites
Local Plan Objective	To provide land for employment development to support the future development of the District's economy. To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises. To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
Local Plan Target	The overall stock of employment land to be maintained
Performance summary	In 2016/17 there was a net loss of 12,605 sq m of employment floor space across the District

Performance Analysis

Table 8.3: Change in Employment Land Supply – Amount and Type 2016/17

	B1a	B1b	B1c	B2	B8	BX*	Total
Gain	1935	0	0	144	1049	204	3332
Loss	-5293	-145	-977	-280	-9242	0	-15937
Net	-3358	-145	-977	-136	-8193	204	-12605

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

Figures include losses on under construction and completed sites.

In 2016/17 14,570sq m (14,570sq m of the 15,937 sq m) of employment floor space has been lost to residential (see Table 8.2) . When complete these sites will provide an additional 204 residential units. This includes the loss of the existing industrial and office buildings at United House in Swanley (overall loss of 11,394 sq m), a Mixed Use Allocation, which when complete will provide an additional 185 dwellings.

The loss of employment space to residential on Prior Approval Change of Use (PAC) applications is very small this year. However PAC applications continue to provide additional housing units which have been included in the District's housing supply. Further information can be found in Table 8.4.

Although there has been an overall loss in floor space in the B class uses, extensions have been provided at Knole and Suffolk House in Sevenoaks, and Charmans Farm in Westerham. The redevelopment an existing car showroom and associated garage (Sui Generis Use Class) at the Vestry Estate in Otford has also resulted in the provision of 4 units and 1049 sq m of B8 use class. A further 984 sq m office space has been created through the Change of Use of existing employments sites.

The Council expects the changes to permitted development rights allowing changes of use from office to residential to have a detrimental impact on the supply of office floor space in the District.

The Council have produced an Economic Needs Study (ENS) to support the emerging Local Plan. The study has identified the need for an additional 11.6ha of employment land up to 2035. For detailed information the ENS can be found on the Council's webpage <http://www.sevenoaks.gov.uk/services/environment-and-planning/planning/local-plan-and-planning-policy/new-local-plan-2015-35>

Table 8.4: Loss of Office Space (B1a) due to Prior Approval Applications 2016/17

Planning Reference	Address	Parish	Status	B1a Loss (sqm)	Number of housing units	Decision Date
15/02700/PAC	1 The Square, Riverhead	Riverhead	Completed	70	1	21/10/2015
			TOTAL	70	1	
Planning Reference	Address	Parish	Status	B1a Loss (sqm)	Number of housing units	Decision Date
13/03336/PAC	Spar Till Technology Ltd, Main Road?	Edenbridge	Not Started	516	1	03/01/2014
15/03550/PAC	Mills Family Ltd,3 London Road	Farningham	Not Started	145	1	05/01/2016
15/03901/PAC	Formgraphics, 49a College Road	Hextable	Not Started	60	1	02/02/2016
16/01478/PAC	Malyons House, College Road?	Hextable	Not Started	86	1	08/07/2016
14/01202/PAC	First Floor & Second Floor, 96 High Street	Sevenoaks	Not Started	590	6	03/06/2014
14/01353/PAC	Sevenoaks Sound And Vision, 109-113 London Road?	Sevenoaks	Not Started	460	6	20/06/2014
14/01577/PAC	First Floor And Second Floor, 14-18 London Road?	Sevenoaks	Not Started	242	3	11/07/2014
14/03292/PAC	64A High Street	Sevenoaks	Not Started	150	1	05/12/2014
15/00039/PAC	South Park Studios, South Park?	Sevenoaks	Not Started	72	1	02/03/2015
15/01177/PAC	3 Locks Yard, High Street?	Sevenoaks	Not Started	100	3	19/06/2015
15/02695/PAC	3 Webbs Court, Buckhurst Lane	Sevenoaks	Not Started	76	1	14/10/2015
15/03341/PAC	115A St Johns Hill	Sevenoaks	Not Started	45	1	24/11/2015
15/03607/PAC	Berkeley House, 7 Oakhill Road	Sevenoaks	Not Started	1337	27	11/01/2016
16/03278/PAC	Warren Farm, Main Road	Sundridge	Not Started	586	6	22/12/2016
14/02773/PAC	Barclays Bank Plc, 30 Swanley Centre	Swanley	Not Started	150	2	15/10/2014
14/02774/PAC	First Floor, 33 Swanley Centre	Swanley	Not Started	882	10	15/10/2014
16/01314/PAC	Burning 2 Learn UK Ltd, 43a High Street	Swanley	Not Started	75	1	21/09/2016
16/03467/PAC	Paxform Properties Ltd, 11-13 High Street	Swanley	Not Started	170	5	22/12/2016
16/00902/PAC	Cox And Gill (Elect) Ltd,Old Post Office, Fawkham Road	West Kingsdown	Not Started	114	1	31/05/2016
			TOTAL	5856	78	

Note: Housing units on sites that have not started have been included in the outstanding planning permissions. The loss of employment floor space is only counted when sites are under construction and the loss has taken place.

Change in Employment Floor space in the Main Settlements	
To show the amount and type of completed employment floor space in the main settlements	
Local Plan Policy	L02 Development in Sevenoaks Urban Area LO4 Development in Swanley LO6 Development in Edenbridge EMP1 Land for Business EMP4 Business Allocation at Broom Hill, Swanley EMP5 Non Allocated Employment Sites SC1 Presumption in Favour of Sustainable Development
Local Plan Objective	To provide land for employment development to support the future development of the District's economy. To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises. To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
Local Plan Target	The overall stock of employment land to be maintained
Performance summary	There was a net loss of 11,854 sq m employment floor space in the main settlements. There was a net loss of 751 sq m in employment floor space across the rest of the District.

Performance Analysis

In 2016/17 there was an overall loss of 11,854 sq m (11,854 sq m of the overall 12,605 sq m across the district) in employment floor space within the main settlements. A breakdown of the change in employment floor space across the district is shown in Table 8.4. This loss includes the redevelopment of United House in Swanley, a Mixed Use Allocation, where the loss of the existing industrial and office buildings (overall loss of 11,394 sq m) will provide, when complete, an additional 185 dwellings.

The emerging Local Plan will continue to protect existing employment land as well as identifying where new employment provision can be accommodated. There will be an emphasis on high quality employment provision as well as encouraging appropriate rural economic development.

Table 8.5: Net change in employment floor space across the District 2016/17

	B1a	B1b	B1c	B2	B8	BX*	Total
Sevenoaks Urban Area	-250	-145	-70	0	-160	0	-625
Swanley	-2676	0	-661	0	-7892	0	-11229
Edenbridge	0	0	0	0	0	0	0
Main Settlements	-2926	-145	-731	0	-8052	0	-11854
Rest of District	-432	0	-246	-136	-141	204	-751
TOTAL	-3358	-145	-977	-136	-8193	204	-12605

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

Within Sevenoaks Urban Area 625 sq m net has been lost in the B1a, B1b, B1c and B8 use classes, with no change in the other use classes. The sites where the B1a losses have taken place are 1 The Square in Riverhead and 94-96 London Road in Sevenoaks, where office space has been lost to residential. These applications, when complete, will provide a total of 15 residential units. At 54 High Street in Sevenoaks and Caxton House, St John's Hill in Sevenoaks, office space has been lost to D1 – a public worship/religious instruction and a cryotherapy clinic. 2 further applications for Change of Use from B1b and B1c to residential, when complete, will provide an additional 4 residential units.

In Swanley, there was an overall net loss of 11,229 sq m (gross loss of £11,559 sq m). Although there was a small gain of 330 sq m, the loss has taken place on one site, United House, where the demolition of the existing industrial and office buildings (overall loss of 11,394 sq m) will provide, when complete, an additional 185 dwellings. There has been no change in the B class uses in Edenbridge.

Within the Rest of the District 751 sq m net has been lost. Although there were gains in the B1a, B2 and B8 uses through the Change of Use of existing employment sites (including Sui Generis and D2), there were losses to residential, which when complete will result in the provision of 15 units.

Homeworking

While a large number of residents travel to their place of work, there are a proportion of residents in Sevenoaks District who work from home. For the purposes of clarity, the Office of National Statistics (ONS) defines home working as “those who usually spend at least half of their working time using their home, either within their grounds or in different places and using it as a base”.

Data shows that Sevenoaks District has a higher proportion of residents who work from home, in comparison to the South East and national averages. Sevenoaks Town has the highest number of residents working at home (795)* with Swanley and Edenbridge having a high proportion of residents working from home (274 and 317 respectively)*. For information on the number of people that work at home across the District, please see the [Authority Monitoring Report 2014/15](#).

*Source: 2011 Census

Change in Employment Floor space in non allocated sites To show the amount and type of completed employment floor space in the main settlements	
Local Plan Policy	EMP1 Land for Business EMP4 Business Allocation at Broom Hill, Swanley EMP5 Non Allocated Employment Sites SC1 Presumption in Favour of Sustainable Development
Local Plan Objective	To provide land for employment development to support the future development of the District's economy. To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.
Local Plan Target	No annual net loss of employment floor space across the District
Performance summary	There was a net loss of 2487 sq m employment floor space in non allocated sites prior to the adoption of the Allocations and Development Management Plan.

Performance Analysis

The Allocations and Development Management Plan allocates land for employment uses and was adopted in February 2015.

In 2016/17 there was a net loss of 2487 sq m of employment floor space in non allocated sites. See Table 8.2. This was mainly due to 2 sites, a change of use from office to residential at Franks Hall in Horton Kirby, currently under construction and the existing R Durtnell site, High Street in Seal, where the existing employment site is currently being redeveloped to provide a 75 bed care home. The remaining non -allocated sites are protected under Policy EMP5.

District Unemployment To measure the levels of District unemployment	
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
Performance summary	In March 2017 0.7% of the population of Sevenoaks claimed out of work benefits.

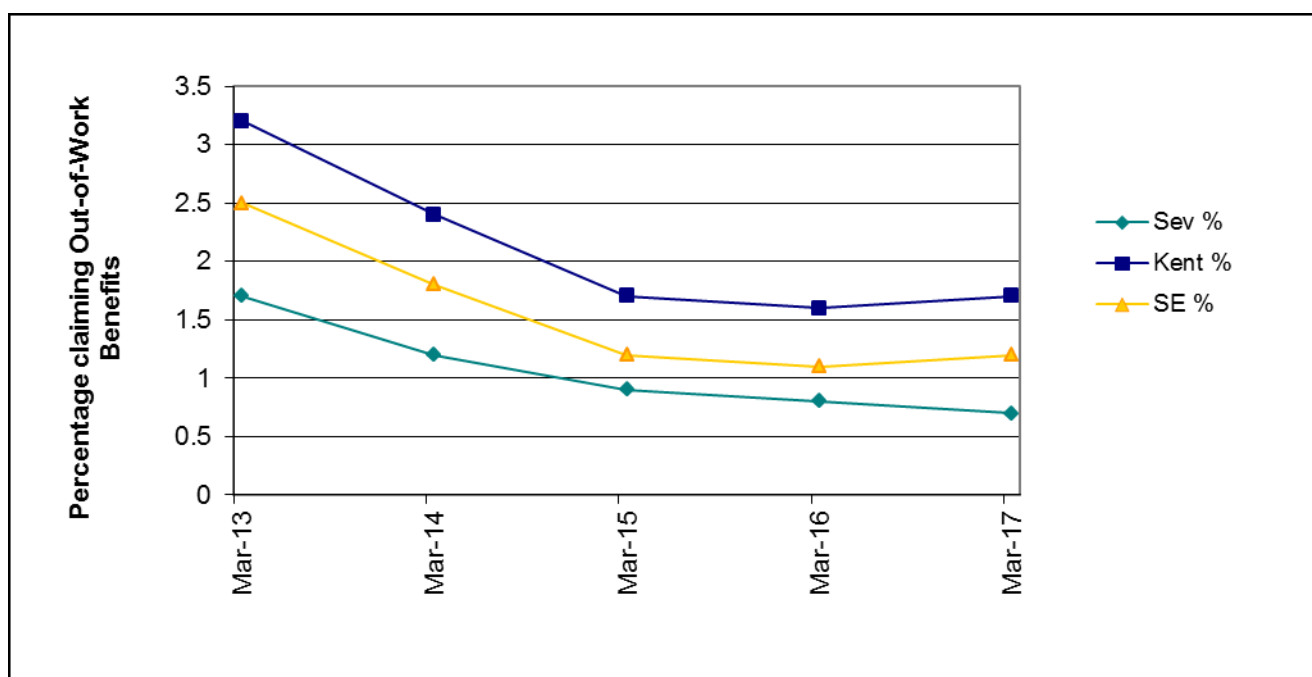
Source: Office for National Statistics.

Performance Analysis

In March 2017 0.7% of the population of Sevenoaks claimed out of work benefits (ONS claimant count % is number of claimants as a proportion of resident population of area aged 16-64 and gender) which is lower than the Kent (1.7%) and South East (1.2%) percentages. This percentage is 0.1% lower than last year despite an overall fall in the employment floor space within the District.

The claimant count is the number of people claiming benefit principally for the reason of being unemployed. This is measured by combining the number of people claiming Jobseeker's Allowance (JSA) and National Insurance credits with the number of people receiving Universal Credit principally for the reason of being unemployed.

Figure 8.2: Percentage of Population Claiming Out-of-Work Benefits



Source: NOMIS official labour market statistics, ONS

Proportion of Workforce with No Qualifications To measure the percentage of the District workforce with no qualifications	
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
Performance summary	30.4% of the population of Sevenoaks are qualified at NVQ4 level and above.

Source: Office for National Statistics

Performance Analysis

Between Jan 16 – Dec 16, 30.4% of the population (ONS annual population survey) of Sevenoaks, aged 16-64, were qualified at NVQ4 level and above (HND, Degree and Higher Degree level qualifications or equivalent). This is a decrease of 19.1% from last year and is lower than Kent (36.9%) and the South East (41.4%).

Between Jan 16 – Dec 16, 87.1% of the population of Sevenoaks, aged 16-64, were qualified at NVQ1 level and above (fewer than 5 GCSEs at Grade A-C, foundation GNVQ, NVQ 1 or equivalent). This is higher than Kent (86.6%), but lower than the South East (88.8%).

Between Jan 16 – Dec 16, 8.2% of the resident workforce in Sevenoaks, aged 16-64, did not have any qualifications. This level is higher than the average for the South East (6.9%) and Kent (5.5%). This figure, according to NOMIS, may be high due to the ageing population of the District. We will continue to monitor this figure on a yearly basis.

9. Town Centres and Shopping

Change in Retail Floor space in the Main Settlements To measure the change in A1 floor space within Sevenoaks Urban Area, Swanley and Edenbridge	
Local Plan Policy	LO3 Development in Sevenoaks Town Centre LO5 Swanley Town Centre LO6 Development in Edenbridge TLC1 Sevenoaks Town Centre TLC2 Swanley Town Centre TLC3 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 floor space to be provided in Sevenoaks town centre by 2026.
Performance summary	There has been a net loss of 675 sq m of retail floor space within the main settlements

Performance Analysis

During the monitoring year there has been a net loss of 1072 sq m of retail floor space across the District, 675 sq m in the main settlement of Sevenoaks and 397 sq m in the rest of the District. There was no change to the retail floor space in the settlement of Swanley. Approximately 22% of the losses were due to the change of use to residential, and the remaining losses were due to change of use to other A use classes and D classes. One of the applications, which resulted in a loss of retail floor space, was granted following the Government's amendments to the General Permitted Development Order (GPDO) which included permitted development rights to allow changes of use of a building from a use falling within A1 or A2 uses to C3 (dwellings). See Table 9.1.

Since the beginning of the plan period there has been a net gain of 4561 sq m of retail floor space in Sevenoaks Town Centre, this is mainly due to the additional retail space at Waitrose and the Marks and Spencer development. The Core Strategy provision of 4000 sq m net additional floor space to be provided in Sevenoaks Town Centre by 2026 has now been met and has allowed Sevenoaks to remain a sustainable town centre.

Table 9.1 Loss of Retail Space (A1/A2) due to Prior Approval Applications 2016/17

Planning Reference	Address	Parish	Status	A1/A2 Loss (sqm)	Number of housing units	Decision Date
SE/16/02837/PAC	121 St Johns Hill	Sevenoaks	Completed	60	1	15/11/2016
			TOTAL	60	1	

Percentage of A1 frontage within Primary Frontages of Sevenoaks Town Centre To measure the change in A1 floor space within the Primary Frontages of Sevenoaks Town Centre	
Local Plan Policy	LO3 Development in Sevenoaks Town Centre TLC1 Sevenoaks 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.
Local Plan Target	At least 70% of A1 frontage within Primary Frontage of Sevenoaks Town Centre
Performance summary	69% of the Primary Frontage* within Sevenoaks Town Centre was in A1 use

*A defined retail area within the Town Centre

Performance Analysis

In 2016/17 69% of the Primary Frontage within Sevenoaks Town Centre was in A1 use. This is slightly below the Local Plan target of 70%. It is noted that the Sevenoaks A1 Primary frontage has dropped below 70%. This is due to two A1 units being converted to A3 use class. The Nandos application retained a proportion of the unit for A1 use. This would have been sufficient to keep the primary frontage above 70%. However, an A1 unit was lost to a prior approval notification for an A3 use, which reduced the A1 primary frontage to 69%. Future town centre considerations will have regard to the current town centre monitoring position, as well as the Marks and Spencer development in Bligh's Meadow. This will have to be considered as part of the new Local Plan.

2 of the former vacant units have now been occupied, one by Darcy's Coffee and the other by Sevenoaks Funeral Care. However during 2016/17, 2 existing shops within the primary frontage have closed and are now vacant, CF Hoad & Sons and the Linen House. We are aware of other vacant units within the town centre, outside of the primary frontage, which are currently undergoing refurbishment and will reopen soon.

Percentage of A1 frontage within Primary Frontages of Swanley Town Centre To measure the change in A1 floor space within the Primary Frontages of Sevenoaks Town Centre

Local Plan Policy	LO5 Swanley Town Centre TLC2 Swanley 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.
Local Plan Target	At least 70% of A1 frontage within Primary Frontage of Swanley Town Centre
Performance summary	80% of the *Primary Frontage within Swanley Town Centre was in A1 use

*A defined retail area within the Town Centre

Performance Analysis

In 2016/17 80% of the Primary Frontage within Swanley Town Centre was in A1 use. This exceeds the Local Plan target of 70%. There are a total of 2 vacant units within the Primary Frontage.

Percentage of A1 frontage within Primary Frontage of Edenbridge Town Centre To measure the change in A1 floor space within the Primary Frontage of Edenbridge Town Centre

Local Plan Policy	LO6 Development in Edenbridge TLC3 Edenbridge Town Centre
Local Plan Objective	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	At least 45% of A1 frontage within Primary Frontage of Edenbridge Town Centre
Performance summary	50% of the *Primary Frontage within Edenbridge Town Centre was in A1 use

*A defined retail area within the Town Centre

Performance Analysis

In 2016/17 50% of the Primary Frontage within Edenbridge Town Centre was in A1 use. This exceeds the Local Plan target of 45%. There are a total of 9 vacant units within the Primary Frontage.

Town Centre Health Checks To monitor the vitality of Sevenoaks, Swanley and Edenbridge Town Centres	
Local Plan Policy	LO3 Development in Sevenoaks Town Centre LO5 Swanley Town Centre LO6 Development in Edenbridge
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	None
Performance summary	In 2016/17 retail data has been collected for Sevenoaks, Swanley and Edenbridge Town Centres as set out in Table 9.2

Performance Analysis

In 2016/17 retail data has been collected for Sevenoaks, Swanley and Edenbridge Town Centres as set out in Table 9.2

The vacancy rates in the Sevenoaks and Edenbridge Town Centres have remained the same as last year.

The vacancy rate in Swanley has improved this year, with 2 of the former vacant units now being occupied by Age Concern and DEBRA charity shop. There are now 2 vacant units in the primary frontage.

Over the monitoring year there was a 345 sq m decrease in the amount of retail floor space in Sevenoaks Town Centre. This was mainly due to the change of use of an existing A1 use (Marks and Spencer food store) to Nando's restaurant in (A3 use). A smaller A1 unit, previously part of the Marks and Spencer food store, has been retained in A1 use. There was a small amount of retail floor space lost in Edenbridge Town Centre, the loss of the former National Westminster Bank (A2 use), where a change of use to a children's day nursery (D1 use) has taken place. There was no change to the retail floor space in Swanley Town Centre.

Table 9.2: Town Centre Health Check results for Sevenoaks, Swanley and Edenbridge

	Sevenoaks Town Centre										Swanley Town Centre										Edenbridge Town Centre									
Proportion of Vacant Units in Town Centre	Vacant units in the town centre = 22/335 = 7%										Vacant units in the town centre = 8/108 = 7%										Vacant units in the town centre = 20/140 = 14%									
	Vacant units in proposed primary frontage = 3/87 = 3%										Vacant units in proposed primary frontage = 2/39 = 5%										Vacant units in proposed primary frontage = 9/83 = 11%									
Proportion of use classes* (%)	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG
	47	11	9	1	1	10	15	1	1	4	36	15	10	2	6	3	13	6	0	9	39	11	6	3	5	6	22	4	0	4
Change in Retail Floor space	Decrease of 345 sq m of floor space										No change to floor space										Decrease of 255 sq m of floor space									
Changes in Public Transport Services	Centre of town served by 26 buses with varying frequencies (includes school buses) Source: Traveline South and East										Centre of town served by 11 buses with varying frequencies (includes school buses) Source: Traveline South and East										Centre of town served by 9 buses of varying frequencies (includes school buses) Source: Traveline South and East									

*see Appendix 7 for description of use classes

Swanley Regeneration Scheme To monitor the progress of the regeneration of Swanley Town Centre	
Local Plan Policy	LO5 Swanley Town Centre TLC2 Swanley Town Centre
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.
Performance summary	Following the results from the Master-Vision in 2017, further feasibility work is now being undertaken in relation to transport, a development brief and a critical mass study. This work will feed into the first draft of the New Local Plan in 2018.

Performance Analysis

Policy LO5 of the Core Strategy outlines that Swanley Town Centre will be regenerated to better meet the needs of the population it serves. A consultant team led by Tibbalds was appointed in 2015 to develop a twenty year Master Vision for Swanley and Hextable. Intensive stakeholder and public consultation was undertaken in 2016, to understand what people thought about Swanley and what they wanted to improve. A second round of consultation on a draft Master-Vision, focused on the regeneration of the town centre, new housing including in a Garden Village and improved infrastructure and transport links. Results of the consultation were reported in spring 2017 and the principle of regeneration and growth in Swanley and Hextable was supported, although not a new garden village. Further feasibility work is now being undertaken into infrastructure and transport and a financial assessment to refine to scale of development required to achieve a 'critical mass'. This work will feed into the first draft of the New Local Plan in 2018.

New Ash Green Village Centre To measure the number and proportion of Vacant units in New Ash Green Centre	
Local Plan Policy	LO7 Development in Rural Settlements TLC4 Neighbourhood and Village Centres
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
Performance summary	In October 2017 there were 12 of the 35 units in the village centre were vacant.

Performance Analysis

In October 2017 12 of the 35 (34%) of the units in New Ash Village Centre were vacant. This has increased by a single unit from last year as Lloyds TSB and Pizzaland have now closed and a former vacant unit is now being occupied by Phoebe's Barbers.

10. Infrastructure and Community Facilities

Infrastructure Delivery Schedule To measure the progress in implementing the Infrastructure Delivery Schedule	
Local Plan Policy	SP9 Infrastructure Provision
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
Performance summary	Further improvements to Swanley Station that are not identified in the Schedule, are being planned and will be monitored

Performance Analysis

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. Work including infrastructure feasibility work related to the Swanley and Hextable Master Vision is still ongoing.

The Infrastructure Delivery Schedule is a 'live' document and will be periodically updated. The dualling of the A21 between Tonbridge and Pembury is still ongoing and will be completed by the end of Summer 2017.

The Council has recently updated its Infrastructure Plan for CIL to show the requirements for certain types of infrastructure across the District. This will also be used to help prepare a new Infrastructure Delivery Schedule as part of the emerging Local Plan.

The Council adopted their CIL Charging Schedule for the District on 18 February 2014. This allows the Council to charge qualifying forms of development of development the CIL in order to pay for infrastructure, such as schools, health facilities and transport improvements. The Council began charging CIL on qualifying developments on 4 August 2014. The Council adopted its CIL Governance arrangements in November 2015. Under the arrangements, all town and parish councils will receive contributions equal to 25% of the top-rate CIL charge, irrespective of the type of development or Charging Area (Charging Area A or B). The Council also agreed to form a CIL Spending Board. This Board will meet twice a year and discuss how the remaining CIL contributions will be spent. Infrastructure providers and other organisations will be able to apply for funding via the Board, to support one-off projects that are credible infrastructure and support the delivery of development. The Board will use the Council's Regulation 123 List to inform the allocation of remaining CIL contributions. The Regulation 123 List is a list of strategic and priority infrastructure projects that are considered to be important in order to facilitate development across the District.

The purpose of CIL funding is to provide additional "top up" funding for infrastructure projects that are important to the District in order to facilitate development. This means that contributions that are collected can not and will not be spent on the full cost for a project's delivery. Infrastructure

providers, Parish and Town councils, and other groups can apply for additional “top up” funding as long as it is demonstrated that there is a funding gap to facilitate delivery.

The CIL Spending Board, which is responsible for allocation of CIL monies, did not sit in 2016/17. However, where future monies are allocated to infrastructure projects, they will be reported on.

Development of Redundant School Buildings To show how redundant school buildings are redeveloped	
Local Plan Policy	SP9 Infrastructure Provision CF1 Re-use of Redundant School Buildings
Local Plan Objective	To ensure priority given to reusing vacant or redundant school buildings to address local need for community facilities
Local Plan Target	No development of redundant school buildings where the applicant was not able to show that alternative community uses were not previously considered.
Performance summary	In 2016/17 the Weald of Kent Grammar Annex has been completed.

Performance Analysis

In 2016/17 the redevelopment of the former Wildernesse School site to provide an annex to the Weald of Kent Grammar school in Tonbridge has been completed. There are now 2 schools on this site - Trinity Free School, completed in 2015/16 and the Weald of Kent Grammar School annex. This redevelopment at the former Wildernesse School site consisted of the demolition of existing school building, retention and refurbishment of existing Sport Centre and the erection of two new secondary schools (a 6 form of entry Sevenoaks Grammar Annexe and a 4 form of entry Trinity School).

There have also been extensions to and/or redevelopment of school buildings at Lady Boswells School, New Beacon School and Sevenoaks Preparatory School in Sevenoaks, and Horizon Primary Academy in Swanley.

11. Green Infrastructure, Open Space and Biodiversity

Additional Publicly Accessible Open Space To measure the amount of publically accessible open space provided through new development	
Local Plan Policy	SP10 Green Infrastructure, Open Space, Sport and Recreation Provision GI1 Green Infrastructure and New Development
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
Performance summary	During 2016/17 3 applications were granted for additional Open Space and no open space was lost on allocated sites in the District.

Performance Analysis

In 2016/17 the application granted at United House in Swanley proposed that approximately 0.41Ha of open space be provided in the form of recreational open space at the entrance to the site and biodiversity open space to the north east. An outline application was granted at Land west of Enterprise Way and St John's Way in Edenbridge, for a mixed use development comprising of up to 300 new homes and up to 2.6Ha of public open space. A further outline application was granted at the Broom Hill Site in Swanley, for a mixed use development comprising up to 61 new homes and not less that 1.41Ha of public open space.

In addition to the open space detailed above, at Greatness Playing Fields in Sevenoaks an application has been granted for the replacement of the main grass pitch with a 3G synthetic all weather pitch. The decision required a community use agreement be prepared in consultation with Sport England to secure the effective community use of the facility.

An application has been granted for the demolition of the existing leisure/recreation buildings at the Raleys centre in Sevenoaks, owned by SENCO; however a legal agreement has been put in place for alternative leisure provision in accordance with policy SP8 of the Core Strategy.

Open Space Allocations To monitor the number of Open Space allocations	
Local Plan Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision GI1 Green Infrastructure and New Development GI2 Loss of Open Space
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
Performance summary	There has been no loss of sites allocated for retained open space in 2016/17

Performance Analysis

There has been no loss of sites allocated for retained open space in 2016/17.

Public Rights of Way and Cycle Routes To measure the change in length of Public Rights of Way and Cycle Routes	
Local Plan Policy	SP2 Sustainable Development GI1 Green Infrastructure and New Development
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
Performance summary	There were 4 amendments to the Public Rights of Way network in the District during 2016/17

Performance Analysis

There were 4 amendments to the Public Rights of Way network

- Public Footpaths SU50 (576 metres) and SU51 (118 metres) at Sevenoaks have been added
- Public Footpaths SR746 (205 metres) and SR747 (248 metres) at Shoreham have been added
- Public Footpaths SD201 at Eynsford and SR22 and SR23 at Shoreham have been amended resulting in a decrease of 49 metres of footpath
- Public Footpath SD267 at West Kingsdown has been amended resulting in the decrease of 64 metres of footpath.

There were no additional cycle paths recorded in 2016/17. However, work is progressing on how to implement Route 6 (Otford to the Vine Cricket Ground) and Route 1 (Riverhead to Trinity School via Knole Academy). The Sevenoaks Cycling Strategy has been produced by Kent County Council and identifies potential new routes for the future. Sevenoaks District Council continues to work with partners to implement the proposals in the Cycling Strategy through the Sevenoaks Cycling Strategy Working Group. This group reports and progress made to the Sevenoaks Joint Transportation Board.

Green Infrastructure Network To measure the change in the Green Infrastructure Network	
Local Plan Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision GI1 Green Infrastructure and New Development
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	No loss to the network
Performance summary	The ADMP identifies the green infrastructure network which covers approximately 9511ha (26%) of land within the District.

Performance Analysis

The Allocations and Development Management Plan defined the Green Infrastructure Network as:

National designations:

- Land of biodiversity value including Biodiversity Opportunity Areas
- Sites of Special Scientific Interest
- Registered Historic Parks and Gardens
- Land designated under The Countryside and Rights of Way Act 2000 including CommonLand and Public Rights of Way (PROW)
- Kent Downs and High Weald AONB (not included in the extent)

Local designations:

- Local Wildlife Sites
- Kent Wildlife Trust Reserves
- Local Nature Reserves
- Roadside Nature Reserves
- Ancient Woodlands
- Country Parks
- Tree Preservation Orders
- River Corridors and open bodies of water
- Cycle routes
- Kent compendium of Historic Parks and Gardens
- Amenity Greenspace
- Natural and Semi-Natural Greenspace
- Provision for Children and Young People
- Outdoor Sports Facilities
- Allotments and Community Gardens
- Green Corridors
- Cemeteries and Churchyards

The network is made up of approximately 9511ha of land (excluding the AONB) and 765.74 km of PROW and cycle routes. The Tonbridge to Penshurst cycle route is 4km. The ADMP seeks no net loss of the network and encourages opportunities to extend and improve the network.

Local Wildlife Sites To measure the change in the number of Local Wildlife Sites across the District	
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
Performance summary	61 Local Wildlife Sites are located in, or partially in, the Sevenoaks District.

Performance Analysis

Sevenoaks District contains 61 separate Local Wildlife Sites managed by Kent Wildlife Trust.

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 identified and managed by Kent Wildlife Trust. They are selected by reference to a clear set of criteria, based on the importance of the sites for particular wildlife habitats or wild species.

The Kent Wildlife Trust monitor and assess the sites on a rolling basis. No new sites have been identified and there have been no losses in 16/17.

Countryside Projects	
To monitor progress in implementing countryside projects in the District, including AONB Management Plan projects affecting the District.	
Local Plan Policy	LO8 The Countryside and The Rural Economy EN5 Landscape
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
Performance summary	A variety of countryside projects are on going across the District.

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 some of the countryside projects taking place within 2016/17 can be found in Appendix 2.

The NWKCP has worked with four separate primary schools this year to transform their nature areas as well as delivering educational sessions including through Forest School.

There have also been a number of health and wellbeing projects including the setting up of the Men's Shed in Dunton Green, Health walks and a new geotrail on the North Downs Way.

Work to improve the District's rivers continues with the completion of a 90m bypass channel in the River Darent at Sundridge.

The Council continues to support the recently approved Heritage Lottery Fund funded landscape partnership scheme for the Darent Valley and will work in conjunction with key partners to deliver projects within the valley.

Development of school playing fields To monitor development on school playing fields	
Local Plan Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision GI1 Green Infrastructure and New Development GI2 Loss of Open Space
Local Plan Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
Local Plan Target	No development of school playing fields contrary to policy or overturned at appeal.
Performance summary	There were no applications granted for development of school playing fields contrary to policy or overturned at appeal.

Performance Analysis

In 2016/17 there were no applications granted for development of school playing fields contrary to policy or overturned at appeal.

At Radnor House School (formerly Combe Bank School) in Sundridge, a new sports pitch on an existing field adjacent to the existing school visitors' car park, including the change of use from fallow agricultural land was granted.

12. Leisure and Tourism

Additional Hotel and Tourist Accommodation units in Urban Confines and Green Belt To monitor additional Hotel and Tourist Accommodation units	
Local Plan Policy	LT1 Tourism Accommodation and Visitor Attractions
Local Plan Objective	To safeguard existing tourist accommodation and visitor attractions.
Local Plan Target	No net loss of hotel and tourist accommodation in the District
Performance summary	In 2016/17 there were 3 applications for additional tourist accommodation.

Performance Analysis

In 2016/17 there were 3 applications for additional tourist accommodation. These included the change of use of a residential outbuilding to a holiday let in Stone Street, the use of an annex to trade as a bed and breakfast in Shenden Way in Sevenoaks, and the conversion of stables into holiday accommodation in Truggers Lane, Chiddingstone.

Additional Tourist attractions and facilities. To monitor additional tourist attractions and facilities	
Local Plan Policy	LT1 Tourism Accommodation and Visitor Attractions
Local Plan Objective	To safeguard existing tourist accommodation and visitor attractions.
Local Plan Target	No net loss of tourist attractions and facilities in the District.
Performance summary	In 2016/17 there were 3 applications for additional tourist attractions or facilities.

Performance Analysis

In 2016/17 there were 2 applications granted for additional tourist attractions or facilities. The change of use of land and buildings for performing civil marriage, civil partnership and similar ceremonies, receptions and related ancillary uses including a wedding venue and accommodation at Falconhurst in Mark Beech, the change of use of room in a house for weddings, receptions, lectures or conferences and the temporary erection of a marquee in the garden at Hoath House in Chiddingstone.

In addition to the above, at Hever Castle an application has been granted for the replacement of an existing play structure with a new play structure, within the footprint of the original, enhancement of the associated landscape including the provision of play structures for toddlers.

Number of equestrian related applications overturned at appeal. To show the number of equestrian related applications overturned at appeal.	
Local Plan Policy	LT2 Equestrian Development
Local Plan Objective	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 the 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 refused equestrian related development overturned at appeal.
Performance summary	In 2016/17 there were no refused applications overturned at appeal for equestrian related development.

Performance Analysis

In 2016/17 there were no refused applications overturned at appeal for equestrian related development.

Development at Brands Hatch. To monitor the development at Brands Hatch	
Local Plan Policy	LT3 Brands Hatch
Local Plan Objective	To safeguard existing tourist accommodation and visitor attractions.
Local Plan Target	No refused proposals for development at Brands Hatch overturned at appeal
Performance summary	There were no applications refused for development at Brands Hatch overturned at appeal in 2016/17

Performance Analysis

In 2016/17 there were no applications refused for development at Brands Hatch overturned at appeal.

APPENDIX 1 - Five-Year Housing Supply

Table A1: Outstanding Planning Permissions (Full & Outline)

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
3-5 Upper Street South DA3 8JJ	Ash-cum-Ridley	SE/14/03906	2	0	0	0	0
Forge Cottages Ash Road TN15 7HW	Ash-cum-Ridley	SE/16/01689	5	0	0	0	0
Land West of Elite Motors Foxy Garage Orpington Bypass Road TN14 7AP	Badgers Mount	SE/14/01434	4	0	0	0	0
Boons Park Toys Hill Road TN8 6NP	Brasted	SE/14/03641	1	0	0	0	0
Swaylands Place The Green TN16 1JL	Brasted	SE/16/01096	1	0	0	0	0
Hill Hoath Farm Hoath Road TN8 7AE	Chiddingstone	SE/16/00947	1	0	0	0	0
Hobbs Hill House Bradley Road Blackham	Chiddingstone	SE/14/03206	0	1	0	0	0
Little Buckleberry Bayleys Hill Road TN8 7AS	Chiddingstone	SE/13/00646	1	0	0	0	0
Nut Lea, Ryewill Hill Chiddingstone Hoath TN8 7BN	Chiddingstone	SE/16/02030	0	1	0	0	0
Eden Hall Stick Hill TN8 5QQ	Cowden	SE/15/03802	0	22	0	0	0
Polefields Cottage Spode Lane TN8 7HP	Cowden	SE/08/02771	0	0	0	0	1
Scarletts Coach House Furnace Lane TN8 7JT	Cowden	SE/16/02712	0	1	0	0	0
Tickners Spode Lane TN8 7HW	Cowden	SE/15/00044	1	0	0	0	0
Land to South West of Holmesdale Hall Park Gate Road BR6 7PX	Crockenhill	SE/15/00917	0	1	0	0	0
Skeet Hill Barn Daltons Road BR6 7QD	Crockenhill	SE/16/03922	0	1	0	0	0
Stone Building Stone Cross Road BR8 8LT	Crockenhill	SE/16/01197	0	2	0	0	0
104 London Road TN13 2UY	Dunton Green	SE/16/01173	1	0	0	0	0
6 Station Road TN13 2XA	Dunton Green	SE/15/00270	0	1	0	0	0
Land adj to 15 Mill Road TN13 2UZ	Dunton Green	SE/14/00700	1	0	0	0	0
West Kent Cold Store Rye Lane TN14 5HD	Dunton Green	SE/09/02635	85	70	0	0	0
Westerham House Fircroft Way TN8 6EL	Edenbridge	SE/15/00376	0	0	18	18	0
Land North of Railway Line and West of St Johns Way TN8 6HF	Edenbridge	SE/14/03783	0	0	150	150	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Land West Of 96 - 98 High Street TN8 5AR	Edenbridge	SE/10/00847	0	0	0	0	6
17 Springfield Road TN8 5HQ	Edenbridge	SE/15/01138	1	0	0	0	0
64 High Street	Edenbridge	SE/12/00948	4	0	0	0	0
86 Cedar Drive TN8 5JT	Edenbridge	SE/16/02970	0	1	0	0	0
92 High Street TN8 5AR	Edenbridge	SE/17/00299	0	2	0	0	0
Beechwood Four Elms Road TN8 6AB	Edenbridge	SE/07/03609	3	0	0	0	0
Chiswell Farm, Shernden Lane Marsh Green TN8 5PR	Edenbridge	SE/15/02450	1	0	0	0	0
Clatfields, Shernden Lane Marsh Green TN8 5PS	Edenbridge	SE/16/03607	0	1	0	0	0
Land North West of 45 Springfield Road TN8 5HH	Edenbridge	SE/15/01989	0	1	0	0	0
New Barns Farm, Marsh Green Road Marsh Green TN8 5QU	Edenbridge	SE/16/03348	0	1	0	0	0
Site of Edenbridge Bowling Club Grange Close TN8 5LT	Edenbridge	SE/14/01153	6	0	0	0	0
The Outbuilding, Ashcombe Cottage Hilders Lane TN8 6LD	Edenbridge	SE/16/01624	0	1	0	0	0
Weald Cottage & South Cottage Four Elms Road TN8 6AB	Edenbridge	SE/14/03037	0	0	0	0	0
Former Unigate Dairies Ltd and Devonia Main Road TN8 6HZ	Edenbridge	SE/14/02527	0	0	0	0	0
The Former Greenkeepers Site Upper Austin Lodge Road DA4 0HU	Eynsford	SE/16/02613	0	1	0	0	0
The Garage Rogers Wood Lane DA3 8NP	Fawkham	SE/15/01827	1	0	0	0	0
Barn west of Widhurst Farm, Shoreham Lane TN14 7BY	Halstead	SE/14/00046	0	1	0	0	0
Hazelcroft Stonehouse Road TN14 7HN	Halstead	SE/16/00746	1	0	0	0	0
Land North of Ivy Cottage Stonehouse Road TN14 7HN	Halstead	SE/15/00240	1	0	0	0	0
Orchard Barn London Road TN14 7AP	Halstead	SE/13/03647	0	1	0	0	0
Tri Officers Mess 1-4 Armstrong Close TN14 7BS	Halstead	SE/14/01363	0	10	0	0	0
*Fort Halstead Crow Drive TN14 7BU	Halstead	SE/15/00628	0	0	0	0	90
Le Stocks Farm Church Road DA3 8DR	Hartley	SE/14/00829	1	0	0	0	0
Ashton Church Road DA3 8DJ	Hartley	SE/16/02554	0	1	0	0	0
Bramblefield Close and Park Drive DA3 7RT	Hartley	SE/13/02032	0	0	0	0	71

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Chipstead Gorsewood Road DA3 7DH	Hartley	SE/15/02519	1	0	0	0	0
Fairview Church Road Longfield DA3 8DY	Hartley	SE/10/01240	1	0	0	0	0
Kaye Cottage (Plot 2) 18 Old Downs DA3 7AA	Hartley	SE/16/02921	1	0	0	0	0
Land adj to Kristeron Larks Field DA3 7EJ	Hartley	SE/16/02804	1	0	0	0	0
Merrywigs Gorse Way DA3 8AF	Hartley	SE/15/02954	0	1	0	0	0
Oaklea Gorsewood Road DA3 7DE	Hartley	SE/16/01090	0	0	0	0	0
Preet Niwas Church Road DA3 8DN	Hartley	SE/15/03264	1	0	0	0	0
Preet Niwas Church Road DA3 8DN	Hartley	SE/14/03251	1	0	0	0	0
St Annes Stack Lane DA3 8BL	Hartley	SE/15/00422	0	1	0	0	0
Land South West of the Bower Barn Hever Road TN8 7LE	Hever	SE/16/02324	0	1	0	0	0
Whistlers Farm How Green Lane TN8 7PU	Hever	SE/16/01833	1	0	0	0	0
1 Herbert Road BR8 7SD	Hextable	SE/12/02916	1	0	0	0	0
57 Top Dartford Road	Hextable	SE/14/03347	0	2	0	0	0
80 Panters BR8 7RW	Hextable	SE/16/02718	0	1	0	0	0
Former Manzoori Clinic Claremont Road BR8 7QZ	Hextable	SE/16/03083	1	0	0	0	0
Land Rear of the Hollies Rowhill Road BR8 7RL	Hextable	SE/12/01568	1	0	0	0	0
Land Rear of The Hollies Rowhill Road BR8 7RL	Hextable	SE/12/01501	1	0	0	0	0
Rowhill Farm Top Dartford Road BR8 7SG	Hextable	SE/16/01063	0	4	0	0	0
145 New Road DA4 9AS	Horton Kirby & South Darent	SE/16/03574	0	1	0	0	0
85 New Road TN15 0BH	Horton Kirby & South Darent	SE/16/02162	0	1	0	0	0
Fairhavens Mussenden Lane DA3 8NX	Horton Kirby & South Darent	SE/15/02895	0	1	0	0	0
Franks Hall Franks Lane DA4 9JJ	Horton Kirby & South Darent	SE/14/00917	1	0	0	0	0
The Barn Homesdale Hill	Horton Kirby & South Darent	SE/17/00178	0	1	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
The Gallery, Franks Hall Franks Lane DA4 9JJ	Horton Kirby & South Darent	SE/15/03560	0	1	0	0	0
30 Dynes Road TN15 6RA	Kemsing	SE/16/01750	0	3	0	0	0
2 Northdown Road TN15 6SB	Kemsing	SE/16/02908	0	1	0	0	0
23 Dynes Road Kemsing TN15 6RA	Kemsing	SE/03/00670	2	0	0	0	0
3 Collet Road TN15 6SH	Kemsing	SE/17/00096	0	1	0	0	0
Land rear of 16 & 17 Barnfield Crescent TN15 6SE	Kemsing	SE/16/02684	0	2	0	0	0
Land to the south west of 39 Park Hill Road TN14 1EU	Kemsing	SE/14/00846	1	0	0	0	0
Land to the West of 106 Dynes Road TN15 6RF	Kemsing	SE/16/01243	1	0	0	0	0
Noahs Ark Cottage 14 Noahs Ark	Kemsing	SE/15/03221	0	1	0	0	0
The White Lodge Rest Home 62 West End TN15 6QB	Kemsing	SE/15/04027	0	2	0	0	0
Land south of Roxborough Pound Lane TN14 7NA	Knockholt	SE/14/01679	1	0	0	0	0
Ashgrove Cottage, Chevening Lane TN14 7LA	Knockholt	SE/14/02289	1	0	0	0	0
Cinder Hill Farmhouse Cinder Hill Lane TN11 8HU	Leigh	SE/16/01917	0	1	0	0	0
Old Powder Mills Powder Mill Lane TN11 9AN	Leigh	SE/14/00487	0	49	0	0	0
15 Greenhill Road TN14 5RR	Otford	SE/13/00687	1	0	0	0	0
48 Well Road TN14 5PT	Otford	SE/14/02917	1	0	0	0	0
60 High Street TN14 5PH	Otford	SE/15/01711	5	0	0	0	0
Bartram Farm Old Otford Road TN14 5EZ	Otford	SE/14/02279	0	-2	0	0	0
Bramble Cottage Shoreham Road TN14 5RL	Otford	SE/16/03956	0	1	0	0	0
First Floor 28A High Street TN14 5PQ	Otford	SE/16/02442	1	0	0	0	0
Land North of 28 Well Road TN14 5PS	Otford	SE/16/02359	0	1	0	0	0
Land South of 83A Pilgrims Way TN14 5JL	Otford	SE/16/03718	0	1	0	0	0
Land South East of Pippins Coldharbour Road	Penshurst	SE/16/03892	0	1	0	0	0
Swaylands School Farm Poundsbridge Lane, Poundsbridge TN11 8AG	Penshurst	SE/14/01736	0	1	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
The Granary, Bowens Farm Poundsbridge Lane, Poundsbridge TN11 8AJ	Penshurst	SE/16/03031	0	1	0	0	0
36 London Road TN13 2DE	Riverhead	SE/16/01288	0	1	0	0	0
1 Church Field Cottages Landway TN15 ODR	Seal	SE/16/02333	0	1	0	0	0
5 Mills Crescent TN15 ODD	Seal	SE/15/03155	0	1	0	0	0
Bella Vista Jubilee Rise TN15 OBH	Seal	SE/16/02193	0	1	0	0	0
Bucklers The Coppice Lower Bitchett Green TN15 ONB	Seal	SE/16/03377	1	0	0	0	0
Dinas Hatch Bitchet Green, TN15 OND	Seal	SE/14/02840	1	0	0	0	0
Outbuildings, Weald Height Farm Fawke Wood Road TN15 OSP	Seal	SE/16/01928	0	1	0	0	0
Wilderness House Wilderness Avenue TN15 OEB	Seal	SE/14/01562	0	3	0	0	0
94 - 96 London Road	Sevenoaks	SE/12/03119	14	0	0	0	0
98-116 London Road (Salmon's) TN13 1BB	Sevenoaks	SE/14/02075	0	0	60	0	0
Denal Marine Consultants Ltd 156 High Street TN13 3XE	Sevenoaks	SE/14/03235	0	3	0	0	0
Former site of the Farmers London Road	Sevenoaks	SE/13/03596	0	0	0	0	39
Land rear of 138-148 High Street TN13 1XE	Sevenoaks	SE/14/00967	0	4	0	0	0
Land South East of 4 Hawkes Place TN13 2PF	Sevenoaks	SE/14/00123	1	0	0	0	0
1 North View Road TN14 5BB	Sevenoaks	SE/16/01317	0	1	0	0	0
109-111 St Johns Hill	Sevenoaks	SE/14/02114	0	2	0	0	0
121 St Johns Hill TN13 3PE	Sevenoaks	SE/16/02998	4	0	0	0	0
139 London Road TN13 1BH	Sevenoaks	SE/14/02652	8	0	0	0	0
150a London Road (ground floor) TN13 1DJ	Sevenoaks	SE/16/03017	0	1	0	0	0
16A & 16B Buckhurst Avenue TN13 1LZ	Sevenoaks	SE/16/03270	0	1	0	0	0
2 Locks Yard High Street TN13 1LT	Sevenoaks	SE/14/04017	0	1	0	0	0
22 Burntwood Road TN13 1PT	Sevenoaks	SE/15/00057	0	1	0	0	0
27 Burntwood Road TN13 1PS	Sevenoaks	SE/16/03113	2	0	0	0	0
31 Serpentine Road TN13 3XR	Sevenoaks	SE/09/01132	0	0	0	0	1

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
46 Lambarde Road TN13 3HU	Sevenoaks	SE/16/00109	3	0	0	0	0
49 Granville Road TN13 1HB	Sevenoaks	SE/14/00367	4	0	0	0	0
53 & 55 Oakhill Road TN13 1NT	Sevenoaks	SE/15/03139	0	1	0	0	0
53 Bradbourne Vale Road TN13 3QG	Sevenoaks	SE/16/03456	0	1	0	0	0
57a London Road TN13 1AU	Sevenoaks	SE/16/02471	0	1	0	0	0
59a London Road TN13 1AU	Sevenoaks	SE/16/02470	0	1	0	0	0
67 Weald Road TN13 1QH	Sevenoaks	SE/16/00199	0	1	0	0	0
6C & 6D Gordon Road TN13 1HE	Sevenoaks	SE/16/00548	2	0	0	0	0
7 Burntwood Road TN13 1PS	Sevenoaks	SE/14/00412	1	0	0	0	0
80 St Johns Road TN13 3PB	Sevenoaks	SE/03/02900	0	0	0	0	2
96 High Street	Sevenoaks	SE/13/01726	0	0	0	0	8
Brackens Plot 2 (Rear) Blackhall Lane TN15 0HU	Sevenoaks	SE/15/02207	0	1	0	0	0
Capital House Bradbourne Vale Road TN13 3QL	Sevenoaks	SE/15/03333	3	0	0	0	0
Capital House Bradbourne Vale Road TN13 3QL	Sevenoaks	SE/13/01168	1	0	0	0	0
Carlton Works St Johns Hill TN13 3NS	Sevenoaks	SE/16/01607	7	0	0	0	0
Cross Keys Lodge Ashgrove Road, TN13 1SX	Sevenoaks	SE/16/01728	2	0	0	0	0
Epicurus House 1-3 Akehurst Lane	Sevenoaks	SE/15/00338	6	0	0	0	0
Fig Street Farm TN14 6HP	Sevenoaks	SE/16/02999	1	0	0	0	0
Hermesland 96 Oakhill Road TN13 1NU	Sevenoaks	SE/16/03148	0	1	0	0	0
Land adj to Tubs Hill House London Road TN13 1BL	Sevenoaks	SE/16/02830	0	2	0	0	0
Land at Junction of Hopgarden Lane & Grassy Lane TN13 1PX	Sevenoaks	SE/14/00932	0	4	0	0	0
Land North East to 96 Weald Road	Sevenoaks	SE/16/02866	1	0	0	0	0
Land rear of High Trees Wilderness Avenue	Sevenoaks	SE/15/03719	1	0	0	0	0
Land south of 65 Kippington Road	Sevenoaks	SE/14/03244	0	1	0	0	0
Land South of Blackhall Spinney Blackhall Lane TN15 0HP	Sevenoaks	SE/15/03053	0	1	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Land south of Woodseaves 5 Knole Paddock Seal Hollow Road TN13 3RX	Sevenoaks	SE/16/00720	0	1	0	0	0
Land to rear of Lynchets Clarendon Road	Sevenoaks	SE/14/00845	0	4	0	0	0
Land to the North East of 6 Hollybush Close TN13 3XW	Sevenoaks	SE/14/01494	0	1	0	0	0
Land West of 9 Mount Harry Road TN13 3JJ	Sevenoaks	SE/14/00188	0	1	0	0	0
Mill House Mill Lane TN14 5BX	Sevenoaks	SE/13/01635	0	0	0	0	0
Prospect Cottage 43 St James Road TN14 3NG	Sevenoaks	SE/16/00257	1	0	0	0	0
Public Convenience St Johns Hill	Sevenoaks	SE/11/02692	0	0	0	0	1
Raleys Centre Plymouth Drive TN13 3RP	Sevenoaks	SE/15/03187	0	4	0	0	0
Sarah Brown 157 High Street TN13 1XJ	Sevenoaks	SE/16/01344	0	2	0	0	0
Site of 21 Bethel Road	Sevenoaks	SE/16/03389	0	1	0	0	0
The Castle 87 St John's Hill TN13 3PE	Sevenoaks	SE/13/03333	0	3	0	0	0
Tubs Hill House London Road TN13 1BL	Sevenoaks	SE/15/00466	0	0	0	0	0
1 Brattle Wood TN13 1QS	Sevenoaks	SE/15/03630	0	1	0	0	0
148-152 St Johns Hill	Sevenoaks	SE/16/03388	0	0	6	0	0
51 & 53 Mount Pleasant Road TN14 6QB	Sevenoaks Weald	SE/16/03239	0	2	0	0	0
Land West of Clover Cottage Wickhurst Road TN14 6LX	Sevenoaks Weald	SE/16/02069	1	0	0	0	0
Land West of Gilchrist Cottages Mount Pleasant Road TN14 6QD	Sevenoaks Weald	SE/16/03277	0	1	0	0	0
Pitts Farm Cottage Scabharbour Road TN14 6NL	Sevenoaks Weald	SE/11/02372	1	0	0	0	0
St Edward the Confessor Church Long Barn Road	Sevenoaks Weald	SE/15/00689	0	1	0	0	0
Beechmont Farm Hubbards Hill TN13 1TR	Sevenoaks Weald	SE/17/00198	0	1	0	0	0
16 Bowers Road. TN14 7SS	Shoreham	SE/16/01316	0	1	0	0	0
Fox and Hounds Romney Street TN15 6XR	Shoreham	SE/16/01834	1	0	0	0	0
Land adj to 4 & 5 Mill Lane TN14 7TS	Shoreham	SE/16/02838	0	1	0	0	0
Land west of Dairy House Shoreham Road TN14 7UD	Shoreham	SE/15/00808	0	1	0	0	0
1 Orchard Place TN14 6EN	Sundridge	SE/16/03970	1	0	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
26 Woodside Road TN14 6DW	Sundridge	SE/16/01378	0	1	0	0	0
Land East of North Lodge Combe Bank Drive TN14 6AG	Sundridge	SE/15/00578	1	0	0	0	0
Oveny Green Farm Ovenden Road TN14 6AH	Sundridge	SE/15/03944	2	0	0	0	0
Broom Hill Site London Road	Swanley	SE/14/04022	0	0	30	31	0
52 Lynden Way BR8 7DW	Swanley	SE/15/01754	0	1	0	0	0
58-88 Northview BR8 7BQ	Swanley	SE/15/03633	0	31	0	0	0
Keston and The Beeches	Swanley	SE/04/02248	0	25	0	0	0
Land rear of Woodhurst Swanley Village Road BR8 7NF	Swanley	SE/15/00997	0	1	0	0	0
Land south and west of 2 Salisbury Avenue BR8 8DG	Swanley	SE/16/01460	1	0	0	0	0
St Andrews Court London Road BR8 7AY	Swanley	SE/12/03223	0	0	0	0	0
United House Goldsel Road BR8 8EU	Swanley	SE/16/00253	0	0	185	0	0
Meeting Point Day Centre, Rural Age Concern 27-37 High Street BR8 8EA	Swanley	SE/15/00216	0	0	14	0	0
115 Hever Avenue TN15 6DS	West Kingsdown	SE/14/03093	2	0	0	0	0
136 Hever Road TN15 6DU	West Kingsdown	SE/16/03400	0	3	0	0	0
Goss View Kingsingfield Road TN15 6LJ	West Kingsdown	SE/16/02621	0	2	0	0	0
Merrivale Rushetts Road	West Kingsdown	SE/08/00768	1	0	0	0	0
Millfield London Road TN15 6EU	West Kingsdown	SE/16/02364	5	0	0	0	0
Pells Farm Pells Lane TN15 6AU	West Kingsdown	SE/14/03807	0	0	6	0	0
Stacklands Retreat House School Lane TN15 6RF	West Kingsdown	SE/16/00626	0	4	0	0	0
Terrys Lodge Farm Terrys Lodge Road TN15 7EE	West Kingsdown	SE/16/03475	0	3	0	0	0
Wyndfield Kingsfield Road TN15 6LH	West Kingsdown	SE/16/01569	0	1	0	0	0
45 Hever Avenue TN15 6HF	West Kingsdown	SE/16/01727	0	1	0	0	0
Land adj to 36 Southfields TN15 6LE	West Kingsdown	SE/16/03874	0	2	0	0	0
22 And 24 Market Square TN16 1SR	Westerham	SE/16/03537	0	1	0	0	0
Field North of junction with Farley Lane Croft Road	Westerham	SE/16/02010	0	0	9	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Field South East of Junction with Farley Lane Croft Road	Westerham	SE/16/02196	0	9	0	0	0
Land East of Little Grange Duncans yard, Fullers Hill TN16 1AD	Westerham	SE/15/01447	0	1	0	0	0
Land East of Ralwin Buckham Thorns Road TN16 1ET	Westerham	SE/15/02228	0	1	0	0	0
Land to the south of 22 Westways TN16 1TT	Westerham	SE/13/02287	1	0	0	0	0
Land West of Rosslare Close (former Churchill School) London Road	Westerham	SE/15/03394	0	38	0	0	0
National Westminster Bank Plc 8 Market Square TN16 1GW	Westerham	SE/16/01436	3	0	0	0	0
	Total per phasing year		232	388	478	199	219
Total number of outstanding planning permissions (Full & Outline)			1516				

Note: 90 of the 450 units at Fort Halstead are phased within the Five Year Land Supply.

Table A2: Outstanding Planning Permissions (Prior Approval)

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
115a St Johns Hill TN13 3PE	Sevenoaks	SE/15/03341	1	0	0	0	0
121 St Johns Hill TN13 3PE	Sevenoaks	SE/16/02837	1	0	0	0	0
3 Locks Yard High Street TN13 1LT	Sevenoaks	SE/15/01177	3	0	0	0	0
3 Webbs Court TN13 1JN	Sevenoaks	SE/15/02695	1	0	0	0	0
35A High Street (1st Floor) TN8 5AD	Edenbridge	SE/16/01312	1	0	0	0	0
64a High Street TN13 1JR	Sevenoaks	SE/14/03292	1	0	0	0	0
Barclays Bank (1st Floor above bank) 30 Swanley Centre BR8 7TF	Swanley	SE/14/02773	2	0	0	0	0
Beaumonts Farm, Five Fields Lane TN8 6NA	Hever	SE/15/01183	2	0	0	0	0
Berkeley House 7 Oakhill Road TN13 3NQ	Sevenoaks	SE/15/03607	0	27	0	0	0
Burning to Learn UK Ltd 43a High Street BR8 8AD	Swanley	SE/16/01314	1	0	0	0	0
Cox and Gill (Elect) Ltd Old Post Office Store, Fawkham Road TN15 6JP	West Kingsdown	SE/16/00902	1	0	0	0	0
First Floor & Second Floor 14-18 London Road TN13 1AJ	Sevenoaks	SE/14/01577	3	0	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
First Floor & Second Floor 96 High Street	Sevenoaks	SE/14/01202	6	0	0	0	0
First Floor, 33 Swanley Centre BR8 7TL	Swanley	SE/14/02774	10	0	0	0	0
Formgraphics 49a College Road	Hextable	SE/15/03901	1	0	0	0	0
Hill Farm Franks Lane	Horton Kirby & South Darent	SE/16/01933	2	0	0	0	0
Land North East of Lavender Cottage Deerleap Lane TN14 7NP	Knockholt	SE/16/03289	2	0	0	0	0
Land South East of Deerleap House Deerleap Lane TN14 7NP	Knockholt	SE/15/02704	1	0	0	0	0
Land South of The Hutch Wilson Lane DA4 9JT	Horton Kirby & South Darent	SE/15/01862	1	0	0	0	0
Malyons House College Road BR8 7LT	Hextable	SE/16/01478	1	0	0	0	0
Manderville Egg Pie Lane TN11 8PE	Leigh	SE/16/03199	1	0	0	0	0
Oast House Nursery Residence Ash Road TN15 7HJ	Ash-cum- Ridley	SE/15/02243	1	0	0	0	0
Old Dean Bottom Farm Dean Bottom DA4 9JX	Horton Kirby & South Darent	SE/15/03556	1	0	0	0	0
Paxform Properties (1st & 2nd Floors) 11-13 High Street BR8 8AE	Swanley	SE/16/03467	5	0	0	0	0
Pilgroves Farm South Brook Lane Toys Hill TN8 6PA	Brasted	SE/16/02480	3	0	0	0	0
Ridley Farm Bunkers Hill Road	Ash-cum- Ridley	SE/15/02222	1	0	0	0	0
Roodlands Farm, Roodlands Lane Four Elms TN8 6PD	Hever	SE/16/03863	3	0	0	0	0
Rowhill Farm Top Dartford Road BR8 7SG	Hextable	SE/15/02964	2	0	0	0	0
Ryedale Court (Trinity School) TN13 2DN	Riverhead	SE/15/01248	0	0	0	0	0
Sevenoaks Sound & Vision 109-113 London Road TN13 1BH	Sevenoaks	SE/14/01353	6	0	0	0	0
South Park Studios South Park	Sevenoaks	SE/15/00039	1	0	0	0	0
Spar Till House Ltd, Apex House Main Road TN8 6HZ	Edenbridge	SE/13/03336	1	0	0	0	0
Susans (Ground floor) 135-137 St Johns Hill TN13 3PE	Sevenoaks	SE/16/01860	2	0	0	0	0
The Barn & Tackle Shop 1st Floor, 83 High Street TN8 5AU	Edenbridge	SE/15/00305	1	0	0	0	0
The Old Exchange Mills Family Ltd, Axel House 3 London Road	Farningham	SE/15/03550	1	0	0	0	0
Warren Farm Main Road TN14 6EE	Sundridge	SE/16/03278	6	0	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Widmore Farm Church Road TN14 7HG	Halstead	SE/16/02127	1	0	0	0	0
Total per phasing year			77	27	0	0	0
Total number of outstanding planning permissions (Prior Approval Applications)			104				

Table A3: Allocated Sites within the 5 year Land Supply and the remaining Plan Period

Ref	Site Address	Settlement	5 year land supply contribution	Remaining Plan Period supply contribution
H1(b)	Cramptons Road Water Works	Sevenoaks	50	0
H1(c)	Sevenoaks Gasholder Station, Cramptons Road	Sevenoaks	0	39
H1(d)	School House, Oak Lane & Hoptarden Lane (Upper)	Sevenoaks	0	13
H1(e)	Johnsons, Oak Lane & Hoptarden Lane	Sevenoaks	0	18
H2(a)	Delivery & Post Office/BT Exchange, Station Road	Sevenoaks	0	42
H1(g)	Bevan Place, Swanley	Swanley	46	0
H1(h)	Bus Garage/Kingdom Hall, London Road	Swanley	0	30
H1(i)	Land West of Cherry Avenue	Swanley	50	0
H2(d)	Station Approach	Edenbridge	20	0
H1(j)	57 Top Darford Road, Hextable	Rest of District	0	12
H1(m)	Currant Hill Allotments, Rysted Lane, Westerham	Rest of District	0	20
H1(o)	Warren Court, Halstead	Rest of District	25	0
H2(e)	New Ash Green Village Centre	Rest of District	0	50
TOTAL			191	224

Sites are as at 31st March 2017. These are sites are allocated for residential development in the Allocations and Development Management Plan. All sites are 0.2ha or above within existing urban areas and have been identified as being deliverable in the next 5 years and the remaining plan period.

APPENDIX 2 – Green Infrastructure Priorities and Projects

The Council fund the North West Kent Countryside Partnership (NWKCP) to deliver countryside projects and enhancements across the District. Below is a selection of the projects carried out in 2016/17.

Project	Project Summary
Water Framework Directive Delivery and River Enhancement	
River Darent	Project management and hosting catchment Improvement Group, delivery of river restoration.
River catchment development	Developing the partnership with the South East Rivers Trust to submit catchment based funding
Horton Kirby and South Darent River Action Team	The new River Action Team has been working with the NWKCP to carry out practical tasks such as clearing invasive species and clearing debris
Ordinary watercourses - flood mitigation project	Reducing flooding and managing water flow on the ordinary watercourses (non main river) through advice and delivery funded through KCC flood and biodiversity teams. A feasibility report has been produced by SERT to identify the main sources and routes of surface flood water and provide attenuation measures. NWKCP officers have been working to gather landowner engagement and support for attenuation measures. Working with KCC Natural Flood Management Officer.
Sundridge Weir	A large-scale project is currently underway with £41k funding to hit WFD targets. A bypass channel will be created to allow fish to pass around the weir, and the EA will be funding another weir removal which will open up 2.5km of the river for fish. The project is now underway and should be completed in 2018.
Sundridge River Darent bypass channel	Construction of a 90 metre bypass channel and swale connecting A25 and river is now complete.
Habitat Enhancement, Restoration and Creation	
Eynsford Allotments	Allotment management on a site owned by Eynsford Parish Council
Greatness Pond	Pond management and advice
Hartley Woods	NWKCP has carried out coppicing to help manage the woodland for wildlife and access.
Old Chalk New Downs	The Old Chalk New Downs project is funded by the Heritage Lottery Fund and focuses on restoring chalk grassland and other downland habitats in North Kent, between Kemsing and Detling. NWKCP will work with new OCND project staff in 2017 to develop joint projects.
Otford Cemetery	Practical maintenance of veteran trees in the cemetery.
Otford Quarry	The NWKCP volunteer team have carried out a number of practical tasks days to improve access to the quarry site and maintain it for biodiversity
Rectory Meadow	Ongoing maintenance of the Rectory Meadow local nature reserve to

	prevent scrub encroachment on this valuable wild flower meadow.
St Mary's church, Riverhead	NWKCP worked with St Mary's to secure funding from the Tesco Community Fund to develop their churchyard for wildlife and access
Edenbridge Water Meadows	NWKCP continues to work alongside the Great Stonebridge Trust volunteers on several task days each year undertaking coppicing and vegetation management.
Otford Primary School Ponds	Transformed their two individual ponds into one large pond in 3 days using the NWKCP volunteers. The whole school will now benefit from using the pond for science lessons. Forest school sessions will also be using the pond. Flora and Fauna now have a healthier habitat.
Seal Primary School	Enhanced this schools nature area. Reducing lots of vegetation within the pond, planting a small range of new aquatic vegetation. Building and creating 3 raised beds for the children to grow fruit and vegetables in. Forest School sessions are now being built around how to maintain the pond and learning about life cycles.
Shoreham Village School	Improving the schools pond. Some habitat improvements to be made to the surrounding area. Delivered a fat ball making session with the whole school individual classes. The children can enjoy this area further and gain scientific information from it.
St Paul's School, Swanley	Improving and creating a sensory trail in their reception area garden. Made two distinctively different gardens for the children of the whole school to use, prayer garden and sensory garden. Made these gardens accessible as they were diverse and mature.
Accessibility and Community Involvement	
Naturally Active for Life	NWKCP has been funded by Kent Sport to deliver walks for the Over 55s across the project area. At least 2 of these will take places in Sevenoaks District.
Natural Ways to Wellbeing working group	NWKCP is setting up a working group with Commonwork and West Kent Mind to explore joint funding opportunities for mental health and wellbeing projects in Sevenoaks.
100 year wood	Practical management of the site for access and biodiversity, creation of a "Friends Of" group, holding community fun days. NWKCP assisting in clearing the site for access and continue to support the wood with regular volunteer task days, advice and support.
Dunton Green Men's Shed	Co-ordinating the project on behalf of SDC. Looking to help the group become self sufficient by Spring 2018.
Kent Orchards for Everyone	HLF funded project which promotes Kent's traditional orchards, provides education to local schools and improves access. NWKCP will be delivering educational resources and sessions as well as community events and management plans for this project, later in 2017.
North Downs Way geotrail	8 geocaches have been set up along the North Downs Way, promote to local schools through assemblies and fliers. The geocaches have gained interaction with 134 users since February 2017.
Otford Scout Hut	NWKCP volunteers have spend 3 days clearing and improving the site ready for Otford Primary to use as their Forest School area.
Otford Primary School	Assisted in forest school sessions a voluntary role to gain experience

Forest School Service	with FS teacher at the scout hut site we transformed for them.
Landscape Enhancement	
Darent Valley Landscape Partnership Scheme	The NWKCP will be working as a delivery agent for projects within the scheme

APPENDIX 3 – Completions by Ward

Table A4: Number of Units Completed by Ward

Ward	2012/13	2013/14	2014/15	2015/16	2016/17
Ash And New Ash Green	1	0	0	0	2
Brasted, Chevening And Sundridge	6	12	6	3	5
Cowden & Hever	5	1	1	2	8
Crockenhill & Well Hill	1	3	0	0	1
Dunton Green & Riverhead	33	43	59	220	27
Edenbridge North & East	39	25	0	9	17
Edenbridge South & West	6	7	4	20	2
Eynsford	0	6	0	1	2
Farningham, Horton Kirby & South Darent	1	6	11	12	0
Fawkham & West Kingsdown	5	11	0	-1	-1
Halstead, Knockholt and Badgers Mount	7	0	0	5	3
Hartley & Hodsoll Street	1	2	8	-2	12
Hextable	0	0	1	1	0
Kemsing	0	8	2	3	5
Leigh & Chiddingstone Causeway	1	17	-2	3	31
Otford & Shoreham	0	6	6	2	6
Penshurst, Fordcombe & Chiddingstone	1	-1	1	3	0
Seal & Weald	5	3	11	4	17
Sevenoaks Eastern	4	1	15	1	7
Sevenoaks Kippington	7	1	48	15	4
Sevenoaks Northern	6	1	1	13	26
Sevenoaks Town and St. John's	30	26	19	63	110
Swanley Christchurch & Swanley Village	2	11	0	56	6
Swanley St Mary's	1	2	2	-28	28
Swanley White Oak	-28	27	0	0	-15
West Kingsdown	0	0	5	0	0
Westerham and Crockham Hill	7	6	1	9	9
Net Completions	141	224	199	414	312

A minus figure/loss occurs when a demolition or demolitions have taken place in the reporting year, but the replacement dwelling or dwellings remain under construction.

APPENDIX 4 – Use Classes

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

