

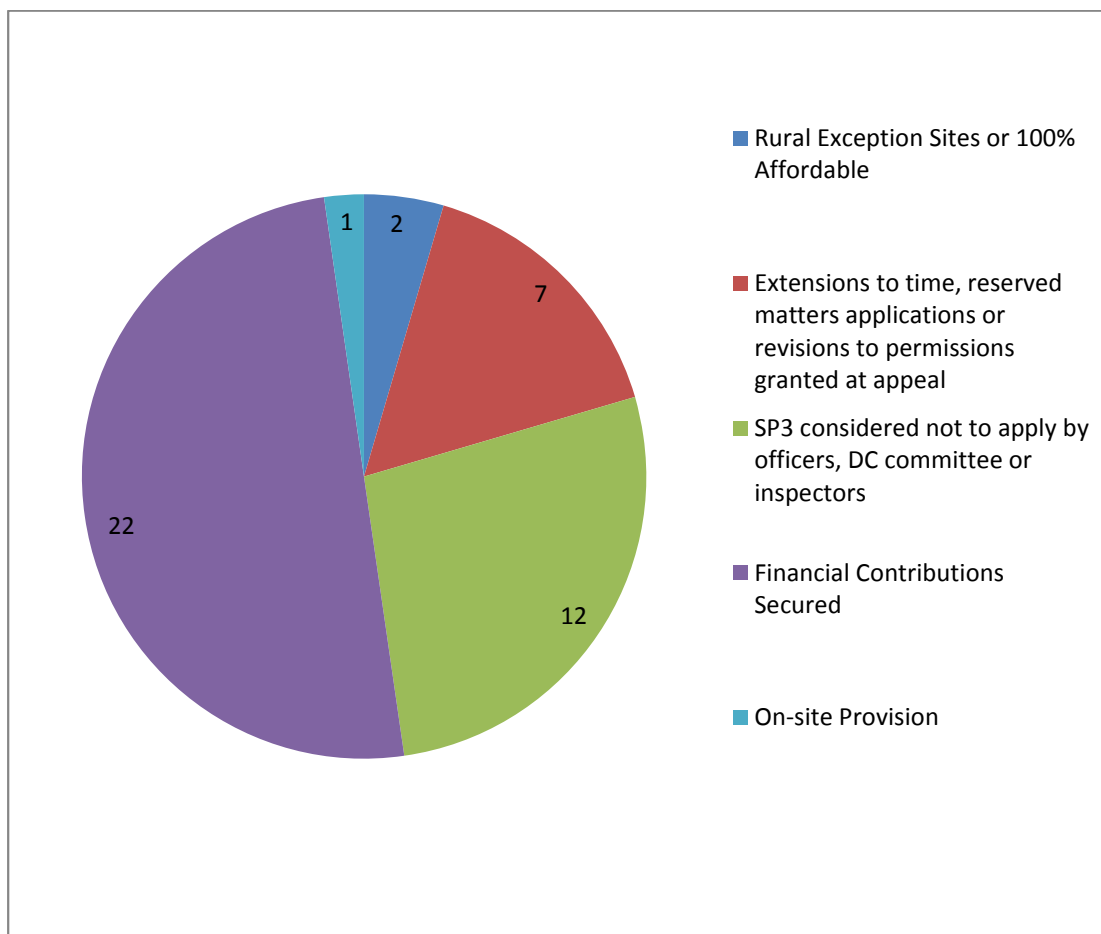
Appendix E: Information on recent affordable housing provision / contributions from the 'Summary of Evidence and Proposals' document (appendix B) that supported the Council's sound CIL Charging Schedule

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

1. In residential developments of 15 dwellings or more gross 40% of the total number of units should be affordable;
2. In residential developments of 10-14 dwellings gross 30% of the total number of units should be affordable;
3. In residential developments of 5-9 units gross 20% of the total number of units should be affordable;
4. In residential developments of less than 5 units that involve a net gain in the number of units a financial contribution based on the equivalent of 10% affordable housing will be required towards improving affordable housing provision off-site.

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

February 2011 to March 2012



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

Planning permission was granted for 44 applications that have involved a net gain in the number of dwellings between 22 February 2011 (the adoption of the policy) and 31 March 2012 (the end of the first full monitoring period). Of these, 2 were rural exceptions sites or sites of 100% affordable housing to which SP3 did not apply.

Of the 42 permissions to which SP3 could have applied, 7 were to extend time limits on a previous planning permission, reserved matters applications or revisions to permissions granted at appeal. SP3 was not applied to these permissions. A further 12 permissions were granted on cases to which officers or a planning inspector accepted a case that SP3 should not apply. In none of these was the affordable housing contribution/provision waived on viability grounds. The reasons for not seeking affordable housing on these permissions included:

- the permission was granted before the Council's SPD had been approved, which led to initial ambiguity over the application of the policy;
- a previous planning permission had been granted for a similar development on the site; or
- the building was already in use for the development proposed.

The Council was successful in securing affordable housing provision/contributions on the remaining 23 permissions.

Of the 23 permissions granted with an affordable housing contribution or on-site provision required under policy SP3, 22 involved financial contributions and 1 on-site provision. Of these permissions, in 5 cases a lower affordable housing contribution than required under policy SP3 and the Council's Affordable Housing SPD was secured. In all of these cases, the development involved the loss of existing floorspace or a change of use. It is, therefore, not clear that these developments would have been required to also pay CIL if they had been approved after the Charging Schedule came into effect.

The table below shows the financial contributions/provision secured:

Site Address	Planning Permission	Decision Date	Dwellings	Affordable Housing	Financial Contribution	Lower AH provision than required by SP3 / SPD accepted
10 Cranmer Road, Sevenoaks	SE/11/00896	03/06/2011	2	0	£18,294	No
Woodland Chase, Blackhall Lane, Sevenoaks	SE/11/01002	15/06/2011	1	0	£131,629	No
West Cross Keys House, Ashgrove Road, Sevenoaks	SE/10/02732	07/07/2011	3	0	£174,018	No

Land Adj to 12 Vine Court Road, Sevenoaks	SE/11/01355	26/07/2011	1	0	£43,504	No
1 Oakhill Road, Sevenoaks	SE/11/01662	24/08/2011	1	0	£17,848	No
Former Elands Veterinary Clinic Station Road, Dunton Green	SE/11/01831	09/09/2011	4	0	£29,000	Yes (see note 1)
4 West End, Brasted	SE/11/02235	19/10/2011	1	0	£9,816	No
9 Wickenden Road, Sevenoaks	SE/11/02288	31/10/2011	1	0	£13,267	No
Land adj to 13 Westways, Edenbridge	SE/11/02489	28/11/2011	2	0	£22,310	No
The Flat Above Options 35A High Street, Edenbridge	SE/11/02657	09/12/2011	1	0	£5,354	No
Former Dukes Factory, Chiddingstone Causeway	SE/11/02613	16/12/2011	4	0	£20,000	Yes (see note 1)
3 St Edmunds Cottages Fawkham Road, West Kingsdown	SE/11/02837	30/12/2011	1	0	£6,916	No
101 High Street, Westerham	SE/11/01709	11/01/2012	1	0	£4,961	Yes (see note 1)
26 Woodside Road, Sundridge	SE/11/01651	10/02/2012	1	0	£10,709	No
Former Bake House 9 High Street, Farningham	SE/11/02312	13/02/2012	1	0	£9,071	No
Flat 2 73 Bradbourne Park Road, Sevenoaks	SE/11/02999	06/03/2012	2	0	£2,900	Yes (see note 1)
104 Seal Road, Sevenoaks	SE/12/00108	16/03/2012	3	0	£20,133	No
High Wills Hays Main Road,	SE/11/02698	19/03/2012	1	0	£15,617	No

Knockholt						
Woodlands 42 Childsbridge Lane, Kemsing	SE/11/03068	27/03/2012	1	0	£22,310	No
33 Glebe Place, Horton Kirby	SE/11/01656	28/03/2012	1	0	£11,155	No
Kentish Yeoman The Kentish Yeoman 10-12 High Street, Seal	SE/11/01735	29/03/2012	5	0	£25,000	Yes (see note 1)
12 Farm Road, Sevenoaks	SE/11/02570	30/03/2012	1	0	£8,700	No
Sevenoaks Police Station Morewood Close, Sevenoaks	SE/11/02471	16/03/2012	52	21 (40%)	n/a	No

Note 1: All of the sites where a reduced contribution was accepted involved the replacement of existing buildings or a change of use. It is, therefore, not clear that these developments would have been required to also pay CIL if they had been approved after the Charging Schedule came into effect.

April 2012 to March 2013

Planning permission was granted for 73 applications that have involved a net gain in the number of dwellings between 1st April 2012 and 31 March 2013 (the end of the last monitoring period). Of these, 4 were rural exceptions sites or sites of 100% affordable housing to which SP3 did not apply.

Of the 69 permissions to which SP3 could have applied, 1 was a reserved matters application. SP3 was not applied to this permission. A further 8 permissions were granted on cases to which officers or a planning inspector accepted a case that SP3 should not apply. In all of these cases the reason for not seeking an affordable housing contribution/provision was that a previous planning permission had been granted for a similar development on the site that did not require an affordable housing contribution/provision. In none of these cases was the affordable housing contribution/provision waived on viability grounds.

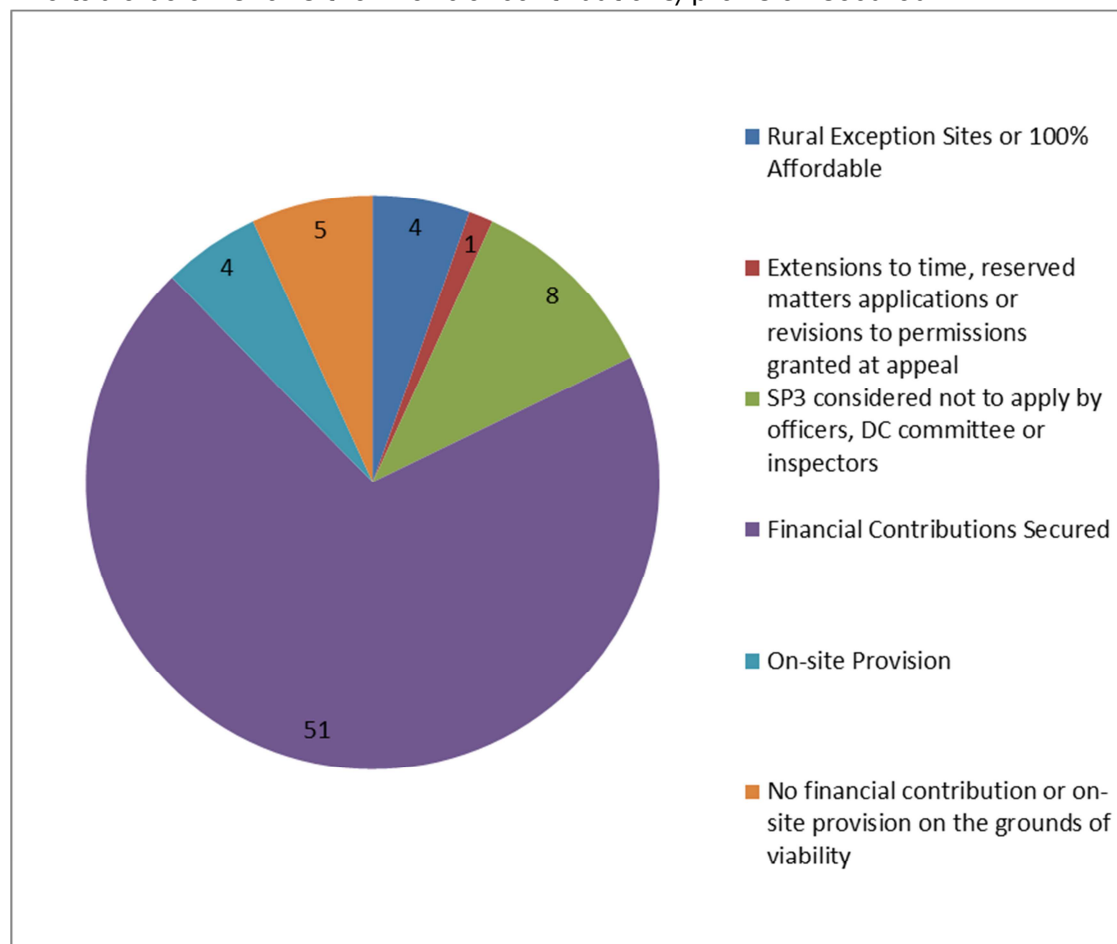
Of the remaining 60 permissions, the Council was successful in securing affordable housing provision/contributions on 55 of the remaining permissions. On 5 sites the Council agreed that the financial contribution or affordable housing provision required by policy SP3 should be waived on viability grounds.

Of the 55 permissions granted with an affordable housing contribution or on-site provision required under policy SP3, 51 involved financial contributions and 4 on-site

provision. Of these permissions, in 13 cases a lower affordable housing contribution than required under policy SP3 and the Council's Affordable Housing SPD was secured.

In all but 1 of the 18 cases where a reduced or nil contribution was accepted by the Council, the development involved the loss of existing floorspace or a change of use. It is, therefore, not clear that these developments would have been required to also pay CIL if they had been approved after the Charging Schedule came into effect.

The table below shows the financial contributions/provision secured:



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

The table below shows the financial contributions/provision secured:

Site Address	Planning Permission	Decision Date	Dwellings	Affordable Housing	Financial Contribution	Lower AH provision than required by SP3 / SPD accepted
Land adj to Rushmore Hill Farm Rushmore Hill, Knockholt	SE/11/01783	25/04/2012	1	0	£178,480	No
39 Southfields Road, West Kingsdown	SE/12/00360	02/05/2012	1	0	£11,713	No

Land adjacent to Coach Mill House Mill Hill, Edenbridge	SE/12/00123	09/05/2012	1	0	£26,772	No
Land to the rear of 56 and 57 High Street, Farningham	SE/11/02671	11/05/2012	1	0	£8,924	No
37 Weald Road, Sevenoaks	SE/12/00826	22/05/2012	1	0	£31,200	No
Mountwood and Horizons Westerham Road, Brasted	SE/11/00066	31/05/2012	14	0	£435,000	Yes (see note 1)
Land Rear of 5 to 9 Cedar Close with access from Nursery Close, Swanley	SE/11/03006	11/06/2012	2	0	£0	Yes (see note 2)
46 South Park, Sevenoaks	SE/12/00610	14/06/2012	2	0	£16,281	No
Ludwells Barn Ludwells Farm Spode Lane, Cowden	SE/12/00833	15/06/2012	1	0	£19,750	Yes (see note 1)
Red Brick Barn Gills Road, South Darenth	SE/12/01041	18/06/2012	1	0	£10,040	No
57-59 High Street, Sevenoaks	SE/11/03041	25/06/2012	1	0	£8,032	No
Willow Cottage Ashgrove Road, Sevenoaks	SE/12/01396	18/07/2012	1	0	£55,775	No
Finchcocks 5 Wildernesse Mount, Sevenoaks	SE/11/01835	24/07/2012	1	0	£44,620	No
Land to Rear of Garden Cottages Powdermill Lane, Leigh	SE/12/01055	02/08/2012	13	4	n/a	No
United Reform Church Hall Ash Road, Hartley	SE/12/01509	03/08/2012	5	0	£10,880	Yes (see note 1)
8 Johnsons Avenue Badgers Mount	SE/12/01435	07/08/2012	1	0	£8,924	No

The Wheatsheaf High Street, Kemsing	SE/12/00765	24/08/2012	3	0	£53,907	No
Land adjacent to 47 Collet Road, Kemsing	SE/12/01675	29/08/2012	1	0	£13,163	No
Hartley Court Church Road, Hartley	SE/11/02085	14/09/2012	1	0	£25,656	No
10 High Street, Swanley	SE/12/01671	17/09/2012	1	0	£5,355	No
Little Grange Duncans Yard Fullers Hill, Westerham	SE/12/00875	24/09/2012	1	0	£20,079	No
Land at Recreation Ground Main Road, Knockholt	SE/12/02195	15/10/2012	2	0	£33,242	No
Shefts Croft Mill Hill, Edenbridge	SE/12/01650	18/10/2012	7	0	£100,000	Yes (see note 1)
Metalpax Ltd Old Parsonage Works High Street, Farningham	SE/12/00656	18/10/2012	4	0	£0.00	Yes (see note 1)
The Barn at Prinkham Moat Lane, Chiddingstone Hoath	SE/12/00298	22/10/2012	1	0	£19,090	Yes (see note 1)
Land Adj to Woodseaves 5 Knole Paddock Seal Hollow Road, Sevenoaks	SE/11/03327	26/10/2012	1	0	£37,927	No
Land Adj to Haesleholt Ash Road, Hartley	SE/12/02309	30/10/2012	1	0	£16,286	No
Seal Laundry Wildernesse Avenue, Sevenoaks	SE/12/00503	07/11/2012	12	0	£307,816	Yes (see note 1)
Farningham Mill & Associated Buildings High Street, Farningham	SE/11/01324	07/11/2012	19	0	£0.00	Yes (see note 1)

Public Convenience St Johns Hill, Sevenoaks	SE/11/02692	09/11/2012	1	0	£5,912	No
28 South Park, Sevenoaks	SE/12/01015	19/11/2012	4	0	£169,556	No
Land to rear of Lynchets Clarendon Road, Sevenoaks	SE/11/02684	29/11/2012	2	0	£15,420	No
Sai Newsagents 34 London Road, Riverhead	SE/12/02088	30/11/2012	1	0	£2,677	No
67 High Street, Sevenoaks	SE/12/02081	04/12/2012	4	0	£7,500	Yes (see note 1)
9 Lennard Road, Dunton Green	SE/12/02711	07/12/2012	1	0	£8,924	No
11-13 Market Square, Westerham	SE/12/02588	17/12/2012	2	0	£2,851	Yes (see note 1)
48 London Road, Sevenoaks	SE/12/02794	17/12/2012	2	0	£3,178	Yes (see note 1)
Woodland Chase Blackhall Lane, Sevenoaks (in addition to SE/11/01002)	SE/12/00444	20/12/2012	1	0	£50,000	No
Land at rear of 21 and 23 Burntwood Road, Sevenoaks	SE/12/02793	21/12/2012	2	0	£151,708	No
1 Herbert Road, Hextable	SE/12/02916	27/12/2012	1	0	£6,247	No
3A Dorset Street, Sevenoaks	SE/11/02848	27/12/2012	1	0	£1,750	Yes (see note 1)
Land to the rear of 67-73 West End, Kemsing	SE/12/02958	31/12/2012	2	0	£42,389	No
Leizewood East Hill Road Knatts Valley	SE/12/02991	03/01/2013	1	0	£31,234	No
Sevenoaks Town Council Offices Bradbourne	SE/11/01676	03/01/2013	14	5	n/a	No

Vale Road						
Dawning House Seal Hollow Road, Sevenoaks	SE/12/01980	04/01/2013	1	0	£5,000	Yes (see note 1)
Land adj to 7 Kingswood Road, Dunton Green	SE/12/02870	04/01/2013	1	0	£12,271	No
The Old Wheelwrights The Green, Brasted	SE/12/00803	08/01/2013	3	0	£44,620	No
Hendry House 1 Oakhill Road, Sevenoaks	SE/12/02680	21/01/2013	1	0	£22,087	No
48a High Street, Sevenoaks	SE/12/00012	24/01/2013	1	0	£7,149	Yes (see note 1)
66 London Road, Sevenoaks	SE/12/01611	25/01/2013	22	9	n/a	No
Former Tekram Site Mont St Aignan Way, Edenbridge	SE/12/01737	05/02/2013	14	4	n/a	No
Tanglewood 4 Akehurst Lane, Sevenoaks	SE/12/03336	08/02/2013	1	0	£33,456	No
105 High Street, Sevenoaks	SE/12/03393	21/02/2013	1	0	£0.00	Yes (see note 1)
Glendale South Park, Sevenoaks	SE/13/00001	27/02/2013	1	0	£53,544	No
Peal Chase Ash Platt Road, Seal	SE/11/03049	01/03/2013	1	0	£33,465	No
64 High Street, Edenbridge	SE/12/00948	06/03/2013	4	0	£23,649	No
144-148 High Street, Sevenoaks	SE/12/02905	11/03/2013	1	0	£4,462	Yes (see note 1)
The Red Barn Stack Road, Horton Kirby	SE/11/01874	11/03/2013	1	0	£0.00	Yes (see note 1)
Land Adj to 12 Vine Court Road, Sevenoaks TN13 3UU	SE/12/02470	21/03/2013	1	0	£39,100	No
19-21 High	SE/13/00238	22/03/2013	4	0	£16,995	No

Street BR8 8AE						
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Note 1: All but one of the sites where a reduced contribution was accepted involved the replacement of existing buildings or a change of use. It is, therefore, not clear that these developments would have been required to also pay CIL if they had been approved after the Charging Schedule came into effect.

Note 2: This site did not include the replacement or change of use of any buildings. CIL would have applied on the whole development.

Summary of Affordable Housing Provision / Contributions: February 2011 to 31 March 2013

SDC's Core Strategy Policy SP3 and Affordable Housing SPD were applied to 83 planning permissions granted between 22 February 2011 and 31 March 2013. Of these, affordable housing contributions or provision was secured on 78 permissions, with the required contribution or provision waived on viability grounds on 5 sites. On 18 sites, a lower affordable housing contribution or provision was accepted by the Council on viability grounds. Provision was secured in accordance with policy SP3 on 72% of the planning permissions to which it was applied in this period.