

Local Plan

Authority Monitoring Report
2017/2018



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Introduction

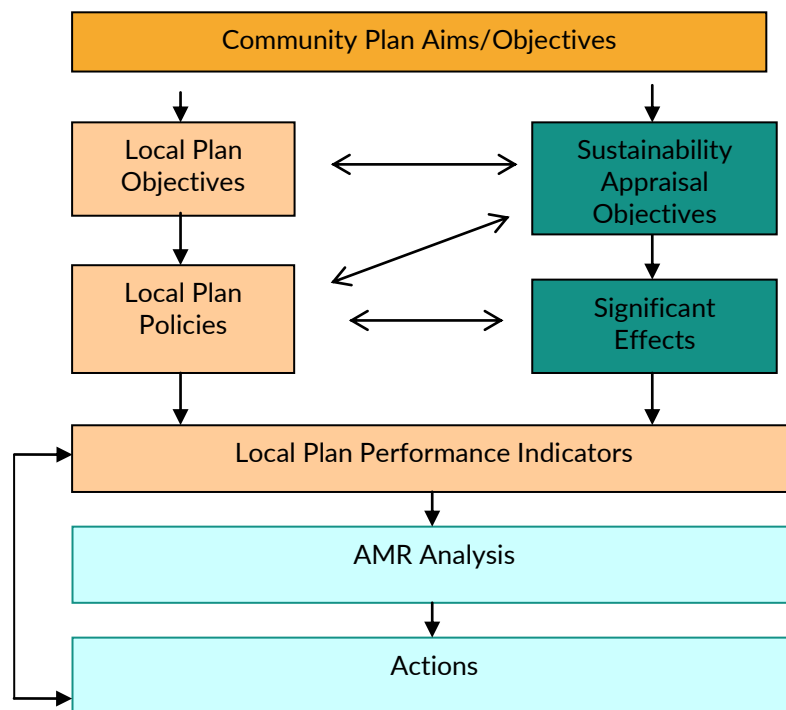
This is the fourteenth Authority Monitoring Report (previously called Annual Monitoring Report). It covers the period 1st April 2017 to 31st March 2018. The report provides information about the District, what's happening now and what could happen in the future. This document is used to track progress 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 has recently published the Proposed Submission Version of the Local Plan under regulation 19. The final version of the Local Plan along with all the comments received as part of this consultation will be submitted to the Government appointed Planning Inspector in spring of 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 119,400 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 2017 was £497,725 compared with £323,591 in Kent¹. The population of Sevenoaks (mid-2017 estimates) is 119,400, compared with Maidstone, Kent's largest district authority in population terms, with a mid-2016 population of £167,700 people and Dartford, Kent's smallest District in population terms, with a mid-2016 population of £107,500 people.

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

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.

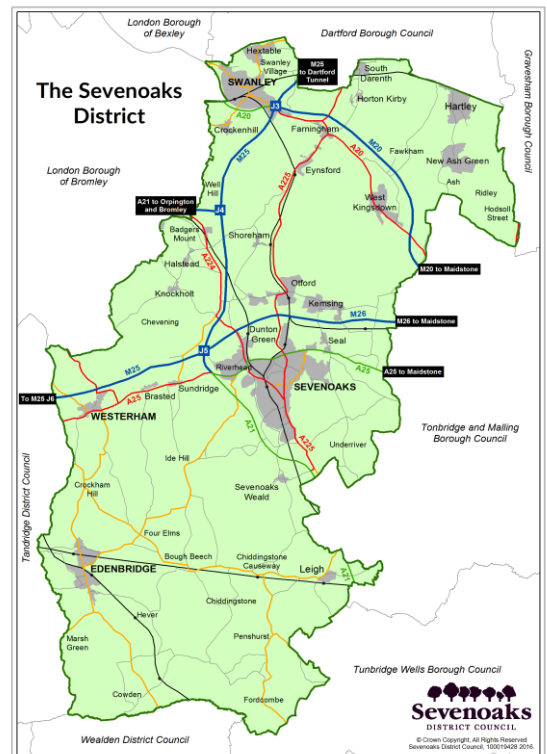


Figure II: Sevenoaks District

Methodology and Preparation

This thirteenth report, for the period 1st April 2017 to 31st March 2018, is the eighth 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.

We are in the process of preparing a new Local Plan for the District. The consultation on the Proposed Submission Version of the Local Plan closed on 3rd February 2019 and all comments received will be submitted to the Planning Inspector. The Planning Inspector will take the final decision to approve the Local Plan at a public examination. We expect the next Authority Monitoring Report will take account of the new Local Plan.

Progress on the Development Plan

The Council has a revised Local Development Scheme (July 2018) which sets out the timetable for progressing the Council's new Local Plan.

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

Table I: Progress on the Development Plan

Document Name	Type	LDS Key milestones	Current Progress
Local Plan	DPD	<p>Proposed Submission Version of the Local Plan</p> <p>2018 Evidence base</p>	<p>Consultation on the Proposed Submission Version of the Local Plan was undertaken between 18th December 2019 to 3rd February 2019.</p> <p>The final version of the Local Plan along with all the comments received as part of this consultation will be submitted to the Government appointed Planning Inspector in spring of 2019.</p> <p>Work has continued on producing the Local Plan Evidence Base. Completed documents include:</p> <p>Strategic Housing Market Assessment – Sept 2015 Tourist Accommodation Study – Sept 2015 Economic Needs Study – Sept 2016 Retail Study – Nov 2016 Landscape Character Assessment – Jan 2017 Strategic Flood Risk Assessment – Jan 2017 Green Belt Assessment – Feb 2017 Swanley and Hextable Mastervision – Feb 2017 Swanley Transport Study – Stage 1 (May 2018) Swanley Transport Study – Stage 2 (Aug 2018) Gypsy and Traveller Accommodation Assessment – March 2017 Strategic Housing and Economic Land Availability Assessment – July 2017 Appropriate Assessment/HRA – Aug 2017 Open Space, Sport and Leisure Study – Indoor Sports Report - Apr 2017 Open Space Study – June 18 Playing Pitch Strategy – Apr 18 Sports Facility Strategy – July 18 Settlement Hierarchy – Apr 18 Housing Strategy – 2017 Parish Housing Needs Survey Reports: Sundridge Housing Needs Survey 2018 Chevening Housing Needs Survey 2018 Kemsing Housing Needs Survey 2018 Transport Assessment – Dec 18 Local Plan and CIL Viability Study – Nov 18 Historic Environment Review Study – Dec 17 Biodiversity Value Study - 2018</p>

Other Local Plan progress in 2017/18

The Council continues to work with local communities to produce supporting documents and Neighbourhood Plans.

The following Supplementary Planning Documents and Neighbourhood Area Designations were consulted on 18th Dec 2018 – 3rd Feb 2019:

Design Review Panel SPD December 2018

Development in the Green Belt SPD 2018

Affordable Housing SPD December 2018

Neighbourhood Area Designation – Halstead Parish Council

Neighbourhood Area Designation – Badgers Mount Parish Council

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.

Information regarding the Council's Duty to Co-operate discussions will be presented with a topic paper at the submission of the Local Plan Spring 2019.

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 14)

- 378 net additional dwellings were completed in 2017/18, exceeding last year's figure by 66 dwellings and the yearly target of 165. An average of 305 dwellings per year has been completed over the past 5 year.
- The District had a housing supply of 5594 units (including Allocated Sites, Outstanding Planning Permissions, Small Site Allowance and Completions) up to 2026, 2294 above the Core Strategy requirement.
- Sevenoaks has a 5 year housing supply (against the Core Strategy requirement) of 1872 net; this is 1047 units above the requirement (excludes 5% buffer and does not take account of previous completions).

Distribution of Development (page 20)

- 61% of housing completions were built within the main settlements. 40% within Sevenoaks Urban Area, 17% within Swanley and 4% within Edenbridge.
- During 2017/18, 431 CIL liability notices were issued, totalling a value of £7,038,688
- In 2017/18 one of the remaining 16 sites allocated for housing in the ADMP received planning permission (Warren Court Farm for the erection of 29 dwellings).
- Due to the restoration of Old School Cottage, Park Lane in Seal from four flats to one dwelling, there was a net loss of 3 residential units.
- 42% of the outstanding housing supply is predicted to be within Sevenoaks Urban Area and Swanley. 59% of the outstanding housing supply is predicated to be within Sevenoaks Urban Area, Swanley or Edenbridge.
- 79% of the net housing completions were within the Urban Confines. This figure is 1% below the target of 80% due to the completion of a further 49 units (73 completed in total) at the Old Powder Mills in Leigh, a redevelopment site within the Green Belt.
- During 2017/18, 4 applications for extensions, 1 for a redevelopment and 1 for a replacement dwelling all within the Green Belt were granted on appeal.

Design of New Development (page 37)

- 5 schemes were assessed against the Building for Life design criteria, 2 schemes scored "very good", 2 schemes scored "average" and 1 scheme scored "poor".
- There are 42 designated Conservation Areas with Conservation Area Appraisals. Since the beginning of the planning period in 2006/07, 22 (22 of the 42) Conservation Area Appraisals have been reviewed.
- There were 3 new assets added to the statutory list by Historic England in 2017/18.
- 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 of the Local List, including the northern wards of Sevenoaks Town, was adopted in July 2018.

Sustainable Development (page 44)

- 1 application was granted for large scale renewable, decentralised or combined heat and power schemes.
- 25 domestic Photovoltaic installations were registered for the Feed In Tariff.
- There were 3 applications granted in 2017/18 where a Travel Plan has been required.

Settlement Hierarchy (page 50)

- An update to the Settlement Hierarchy was published in April 2018.

Affordable housing (page 51)

- 47 new affordable housing units were completed in 2017/18. An additional unit was gained through change of tenure from private ownership to shared ownership – home ownership for those with learning difficulties (HOLD) in Kemsing.
- 23 of the affordable housing units completed were for rent (social/affordable rented) and 25 were for shared ownership/ownership.
- £1,843,089 has been received in affordable housing contributions in 2017/18 and a further £1,103,077 to date (January 2019), bringing the total amount of unallocated/uncommitted contributions to date (January 2019) to £6,296,028 (this figure includes contributions received prior to 2017/18). During 2017/18 the Council set up a separate, independent affordable housing company – Quercus Housing, to deliver additional affordable housing. £6,000,000 of Affordable Housing contributions has been earmarked for new Affordable Housing through Quercus Housing. Quercus Housing is actively searching out sites to deliver new affordable housing.

Housing size type and density (page 56)

- There were 14 permanent pitches granted during the monitoring period for gypsy and traveller use.
- Approximately 44% of housing units completed had less than three bedrooms.
- 36 additional bedrooms providing residential care were completed. A 75 bed Care Home facility on land at High Street, Seal and 132 beds (net 61 beds) were provided at Honeyfields, Rowhill Road in Hextable (former 71 bed care home). 190 bedrooms (net) remain under construction and a further 21 (net) haven't yet started.
- The average density of completed units across the district was 57 dwellings per hectare.

Employment Land (page 62)

- There was a total net loss of 7,797 sq m in employment floor space across the District on allocated and non-allocated sites.
- 2,418 of the 7,797 sq m has been lost to residential. When complete these sites will provide an additional 38 residential units.
- There was an overall net loss of 2,189 sq m of employment floor space on Employment Allocation Sites and Mixed Use Development Allocation sites. This was mainly due to the redevelopment of 98-116 London Road, Sevenoaks, the site of a former printing company which is now under construction and will provide, when complete an additional 60 residential units and an integral office element.
- There was a net loss of 5694 sq m in employment floor space in non allocated sites. This was mainly due to 2 sites, the loss of an existing office building at Gladedale House in Westerham and the demolition of a commercial building in Cramptons Road, where building is underway to erect a new B8 (storage and distribution) building.
- In March 2017 0.8% of the population of Sevenoaks claimed out of work benefits (see page 74 for further details).

Town Centres and Shopping (page 73)

- During the monitoring year, there has been a net loss of 129 sq m of retail floor space within the main settlements. Outside of the main settlements, the redevelopment of an existing car showroom and the erection of a new Aldi store has resulted in an A1 gain of 1553 sq m.

Infrastructure and Community Facilities (page 78)

- The Infrastructure Delivery Plan will be updated to support the emerging Local Plan.

Green Infrastructure, Open Space and Biodiversity (page 80)

- 3 applications were granted for additional Open Space and no open space was lost on allocated sites.
- There were 4 amendments to the Public Rights of Way network
- The ADMP identifies the green infrastructure network which covers approximately 9521Ha (26%) of land within the District.
- 62 Local Wildlife Sites are located in, or partially in, the Sevenoaks District
- A variety of countryside projects are on going across the District.

Leisure and Tourism (page 85)

- There was 1 application for additional tourist accommodation.
- There were no refused applications overturned at appeal for equestrian related development.
- The new 83 bedroom Premier Inn hotel, on the former car park site in Sevenoaks, opened in August 2018.

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	378 net additional units were built in 2017/18

Performance Analysis

In 2017/18, 378 net housing units were completed across the district, 213 units more than the average annual requirement from the Core Strategy. There have been 3028 units completed since 2006, which gives a surplus of 1048 over the requirement of 1980 (165 x 12) 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 changes 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

These are the housing units completed since the beginning of the plan period (2006/07).

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.

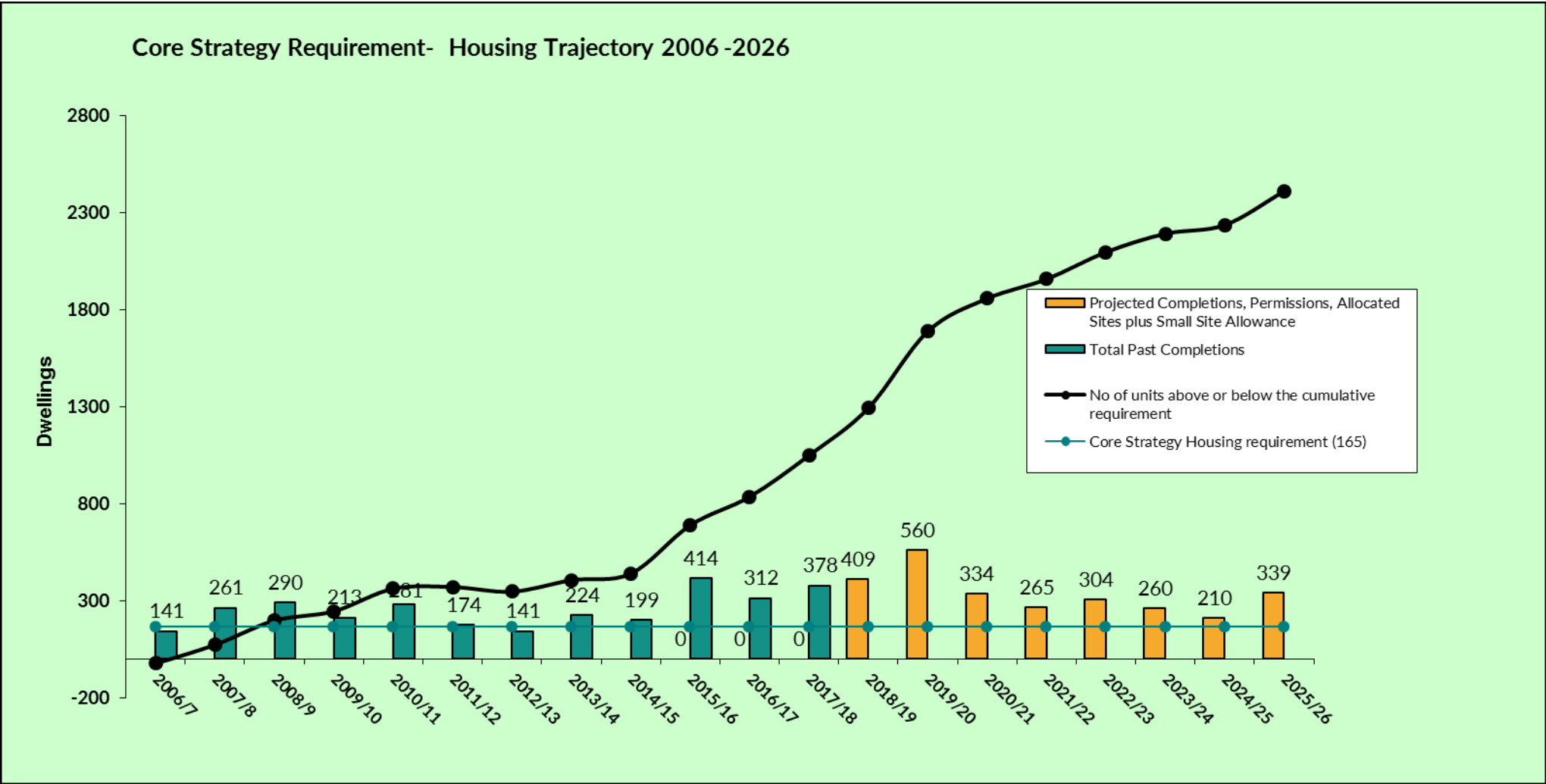
Non-implementation Rate

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

Table 1.1: Housing Trajectory

													1	2	3	4	5	6	7	8	
	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Outstanding Planning Permissions (Full & Outline)													325	482	286	186	146	90	90	180	1899
Outstanding Planning Permission (Prior Approval Applications)													84	30							
Small Site Allowance																79	79	79	79	79	395
Allocated Sites														48	48		79	91	41	80	387
COMPLETIONS	141	261	290	213	281	174	141	224	199	414	312	378									3028
SUB TOTAL	141	261	290	213	281	174	141	224	199	414	312	378	409	560	334	265	304	260	210	339	5709
Non-implementation Rate																					-115
TOTAL																					5594

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. 272 dwellings remain to be completed in the period 2019 – 2026 (8 years) to meet the Council's Core Strategy housing target of 3300. This requires approximately 34 dwellings to be completed per annum for the remainder of the plan period and 170 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 9 units and, therefore, a target of 179 dwellings. See Table 1.2 on page 20.

Sevenoaks has a 5 year housing supply (against the Core Strategy requirement) of 1872 net; this is 1047 units above the requirement (excludes 5% buffer and does not take account of previous completions).

Figures 1.2: Five Year Land Supply

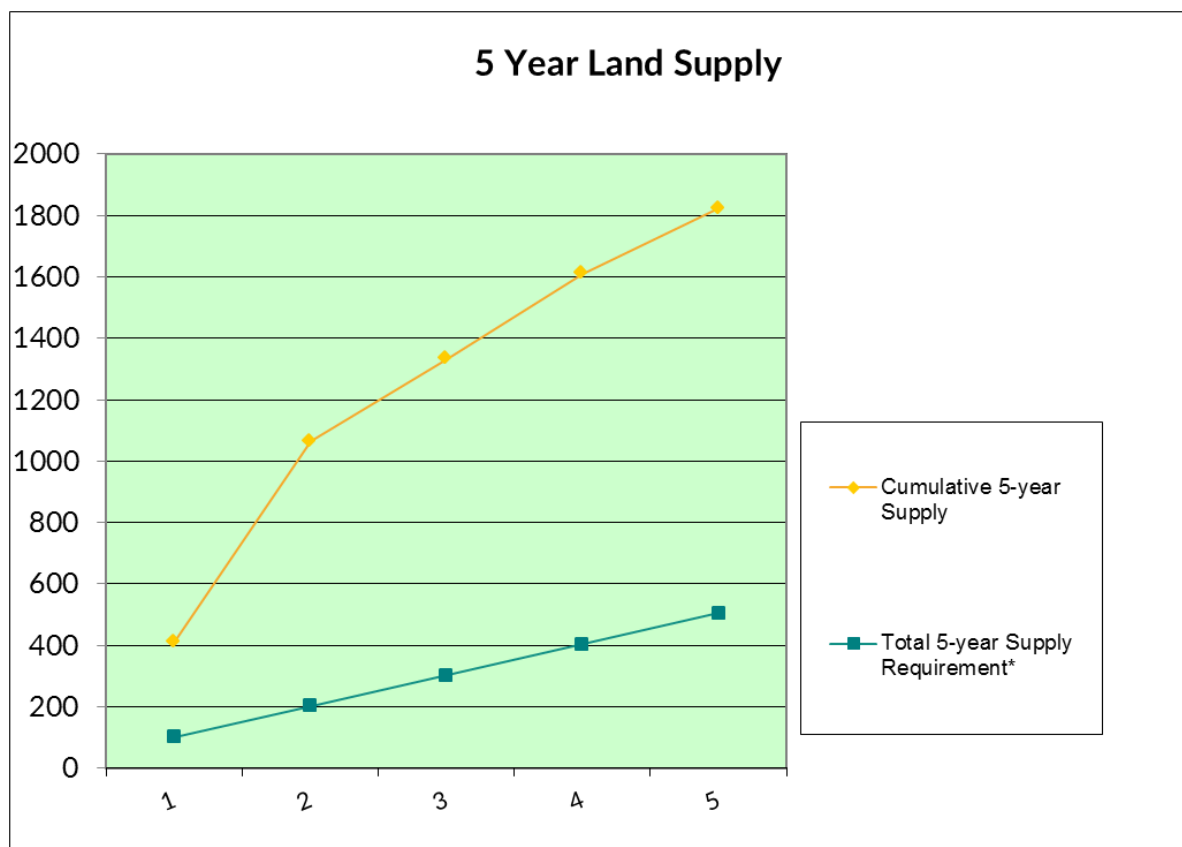


Table 1.2: Five Year Land Supply

	2018/19	2019/20	2020/21	2021/22	2022/23	
	1	2	3	4	5	Total
Allocated Sites		48	48	0	79	175
Outstanding Planning Permissions (Full & Outline)	325	482	286	186	146	1425
Outstanding Planning Permission (Prior Approvals)	84	30				114
Small Site Allowance				79	79	158
Non-Implementation Rate						-72
Supply by year	409	560	334	265	304	1872
TOTAL	409	969	1303	1568	1872	
Total 5-year Supply Requirement*	36	72	107	143	179	179

*The 5-year Supply requirement takes account of development already completed within the plan period. Since 2006, 3028 houses have been completed and therefore an additional 272 need to be built up to 2026. This is an average of 34 dwelling a year for the remaining 8 years. This requires 170 dwellings to be completed over the next 5 years. The NPPF states a 5% buffer should also be included resulting in a target of 179 dwellings.

When expressed in years the District has a deliverable supply of housing for 10.8 years.

Housing Delivery Test

The Government have introduced a housing delivery test as an annual measurement of housing delivery in the area of relevant plan-making authorities.

The Housing Delivery Test 2018 states that the District has delivered 94% of the required number of new homes and therefore a 5% buffer for the 5 year land supply remains correct.

More information can be found on the Gov.uk website here

<https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>

Emerging Local Plan

The housing trajectory and 5 year land supply for the emerging Local Plan will be submitted to the Secretary of State alongside the Local Plan.

2. 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 2017/18</p> <p>57% of housing completions were within Sevenoaks Urban Area or Swanley (40% in Sevenoaks Urban Area and 17% Swanley)</p> <p>61% 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>61% 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 2017/18 61% (229 of the 378) of housing completions were within the main settlements. Of the 229 units completed, 98 were at Ryewood (former West Kent Cold Store) in Dunton Green, 14 at 94-96 London Road in Sevenoaks and 65 at Downsview (former United House) in Swanley. This figure is lower than the Core Strategy target of 66.7%, mainly due to completed housing on 2 major sites in the elsewhere in the District - 27 at Rosslare Close (former Churchill School) and 49 at the Old Powder Mills in Leigh. 57% (214 of the 378) of housing completions were within Sevenoaks Urban Area or Swanley. This figure is 7% above the Core Strategy target of 50%.

Since the beginning of the plan period 61% (1861 of the 3028) of total completions have been within Sevenoaks Urban Area, Swanley or Edenbridge, with 39% in Sevenoaks Urban Area (1196 of the 3028), and only 9% in Swanley (269 of the 3028). This is currently below target; however the large allocated sites in Swanley have not yet been completed. The percentage of completions in the Rest of the District is 39%. 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, the Old Powder Mills in Leigh and Rosslare Close (former Churchill School, Westerham)

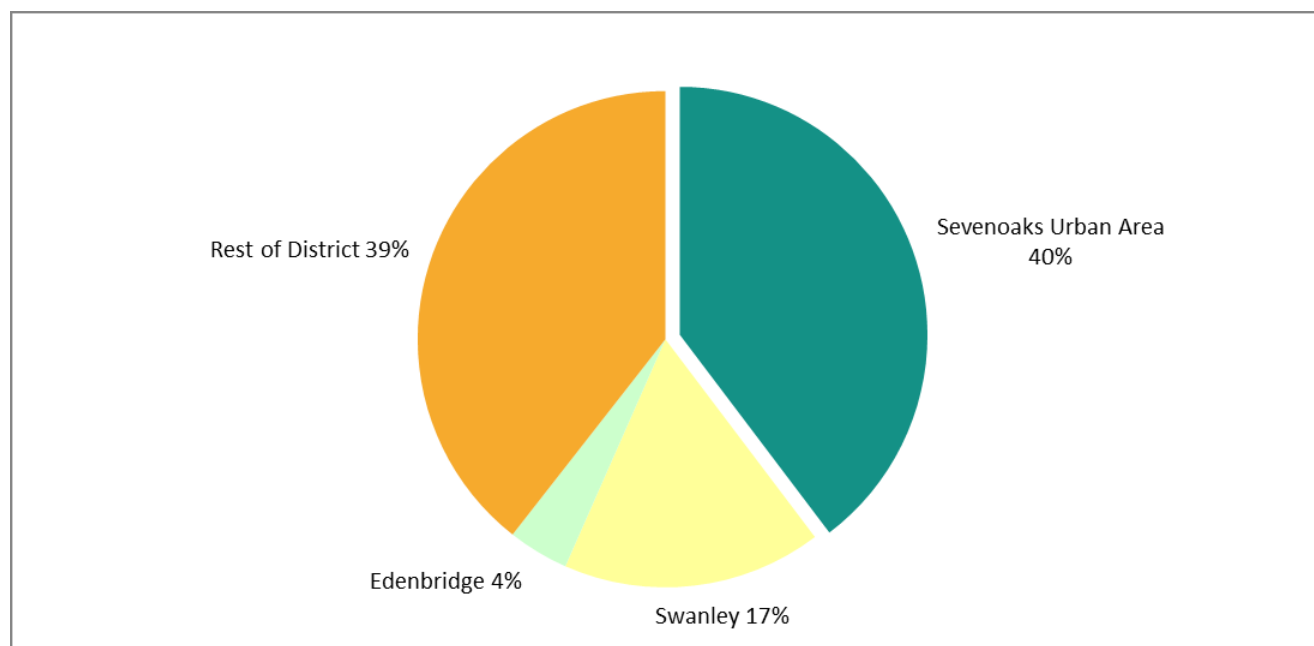
The Core Strategy distributes new housing across the District with a focus in the District's main towns. The emerging Local Plan will need to consider the future distribution of housing.

Table 2.1: Housing Completions in the Main Settlements

Completions	Sevenoaks Urban Area	Swanley	Edenbridge	*Rest of District	Total
2006/07	44	-2	72	27	141
2007/08	36	34	103	88	261
2008/09	53	4	58	175	290
2009/10	37	26	6	144	213
2010/11	33	69	19	160	281
2011/12	52	10	40	72	174
2012/13	80	-25	24	62	141
2013/14	73	40	11	100	224
2014/15	145	2	4	48	199
2015/16	312	28	26	48	414
2016/17	181	19	18	94	312
2017/18	150	64	15	149	378
17-18%	40%	17%	4%	39%	100%
Plan Period Total	1196	269	396	1167	3028
Plan Period %	39%	9%	13%	39%	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. The 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 2017/18, 431 liability notices were issued, totalling a value of £7,038,688

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.).

Payments to Parish/Town Councils (i.e. the statutory 15% parish entitlement (under Section 59A) plus the discretionary "top-up" payment agreed by Sevenoaks District Council's Cabinet)¹

Parish/Town Area	Statutory Entitlement to Parish Councils (15%)	Discretionary "Top up" Payment (equivalent to 25% of top rate)	Total Payment Made to Parish/Town Council
Ash-cum-Ridley	£78.75	£140.00	£218.75
Chevening	£12,970.50	£8,647.00	£21,617.50
Cowden	£5,437.50	£3,625.00	£9,062.50
Dunton Green	£13,851.14	£7,389.49	£21,240.63
Edenbridge	£6,758.30	£11,386.71	£18,145.00
Farningham	£815.85	£1,450.40	£2,266.25
Fawkham	£29.34	£42.53	£71.88
Halstead	£3,298.13	£1,938.13	£5,236.25
Hartley	£3,825.55	£5,640.08	£9,465.63
Hever	£897.83	£471.23	£1,369.06
Hextable	£2,431.96	£3,853.98	£6,285.94
Horton Kirby & South Darenth	£758.56	£1,099.56	£1,858.13
Kemsing	£6,025.16	£3,162.34	£9,187.50
Knockholt	£8,033.55	£4,216.45	£12,250.00
Leigh	£101.85	£53.46	£155.31
Otford	£16,442.72	£8,617.28	£25,060.00
Penshurst	£4,098.75	£2,151.25	£6,250.00
Riverhead	£43.13	£28.75	£71.88
Seal	£4,842.42	£2,669.46	£7,511.88

Sevenoaks Town	£258,261.97	£132,637.72	£390,899.69
Sundridge	£2,727.72	£1,431.66	£4,159.38
Swanley	£1,149.70	£1,772.18	£2,921.88
West Kingsdown	£2,299.40	£3,544.36	£5,843.75
Westerham	£104,506.76	£52,904.80	£157,411.56
Total			£718,560.36

¹ 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 and, parish and town councils are entitled to receive 15% of CIL contributions. However, the [Council's Cabinet in November 2014 \(Minute 50\)](#) agreed that all parish and town councils within the District will receive 25% of CIL contributions collected, 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.), resulting in discretionary "top-up" payments made by the District Council.

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.

The CIL Spending Board did not meet in 2017/18, however in 2018/19 they met in May and December and agreed approximately £3.3 million to be spent on infrastructure projects. The details can be found on the Council's website

https://www.sevenoaks.gov.uk/info/20075/community_infrastructure_levy

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 2017/18 no applications for new dwellings refused in the Green Belt were overturned at appeal.

Performance Analysis

During 2017/18 no applications for new dwellings were refused in the Green Belt were overturned at appeal.

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 2017/18 one of the remaining 16 sites allocated for housing in the ADMP has 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 2017/18 one of the remaining 16 sites allocated for housing in the ADMP has received planning permission - Warren Court, Halstead, for the erection of 29 dwellings. In addition to this School House, Oak Lane & Hopgarden Lane, Sevenoaks (lower) has received full planning consent, following an outline application granted in 2014/15, 57 Top Dartford Road, Hextable has received permission for 5 dwellings, superseding the existing application granted for 2 dwellings. Reserved Matters have been granted at Land West of Enterprise Way, Edenbridge, and work is now underway to build 300 units.

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	There are no changes to report in 2017/18 on sites allocated for mixed use development in the ADMP

Performance Analysis

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

There are no changes to report in 2017/18 on sites allocated for mixed use development in the ADMP. 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

		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
Ref	Settlement/Site Address						
Policy H1 - Residential Development Allocations							
H1(a)	Car Park, Hitchen 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	Gasholders removed		39
H1(d)	School House, Oak Lane & Hopgarden Lane, Sevenoaks (Lower)	6	2017-2021	Not started	SE/17/00924/FUL. Application granted for 4 dwellings.	2017/18	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(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 Dartford Road, Hextable	14	2017-2021	Not started	SE/17/00364/FUL. Application granted for 5 dwellings*	2017/18	9
H1(k)	Foxs 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 SE/16/02196/FUL. Application granted for 9 dwellings	2016/17	0
H1(o)	Warren Court, Halstead	25	2012-2016	Not started	SE/17/02363/FUL. Application granted for 29 dwellings.	2017/18	0
H1(p)	Land West of Enterprise Way, Edenbridge	276	2012-2021	Not started	SE/17/01626 Reserved Matters Appliation granted for 104 dwellings	2017/18	0
				Under Construction	SE/17/01625 Reserved Matters Application granted for 196 dwellings	2017/18	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
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*					387**

*1491 is the total number of residential units allocated in the ADMP. **387 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 have been 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 2017/18 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 restoration of Old School Cottage, Park Lane in Seal from four flats to one dwelling there was a net loss of 3 units.

Performance Analysis

Due to the restoration of Old School Cottages, Park Lane in Seal from four flats to one dwelling, there was a net loss of 3 units. The applicant provided a viability assessment which states the building 'is no longer capable of supporting modern residential use and is not fit for purpose'. The restoration of The Old School House to a single dwelling provides the opportunity to sympathetically return the internal layout close to that of its original form, which will allow some of the original features to be reinstated and provide the opportunity to make a significant contribution to the streetscape of the village.

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	<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% ($\frac{1}{2}$) 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>42% of the outstanding housing supply is predicted to be within Sevenoaks Urban Area or Swanley.</p> <p>59% of the outstanding housing supply is predicted to be within Sevenoaks Urban Area, Swanley or Edenbridge.</p>

Performance Analysis

Sevenoaks District has a housing supply of 2566 units up to 2026. This is made up of outstanding planning permissions, allocated sites and a small sites allowance.

42% (1064 of the 2566) of the housing supply is predicted to be within Sevenoaks Urban Area or Swanley. 59% (1497 of the 2566) of the housing supply is predicted to be within Sevenoaks Urban Area, Swanley or Edenbridge.

26% of the new housing is predicted to come forward within the Sevenoaks Urban Area. This includes 57 units at the West Kent Cold Store Dunton Green site which is currently under construction with 443 units completed in total, 60 units at 98-116 London Road (Salmon's) and 39 units on the former sites of the Farmers.

42% of the housing supply is expected to be built outside of the main settlements of Sevenoaks, Swanley and Edenbridge. This figure 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 units at Fort Halstead.

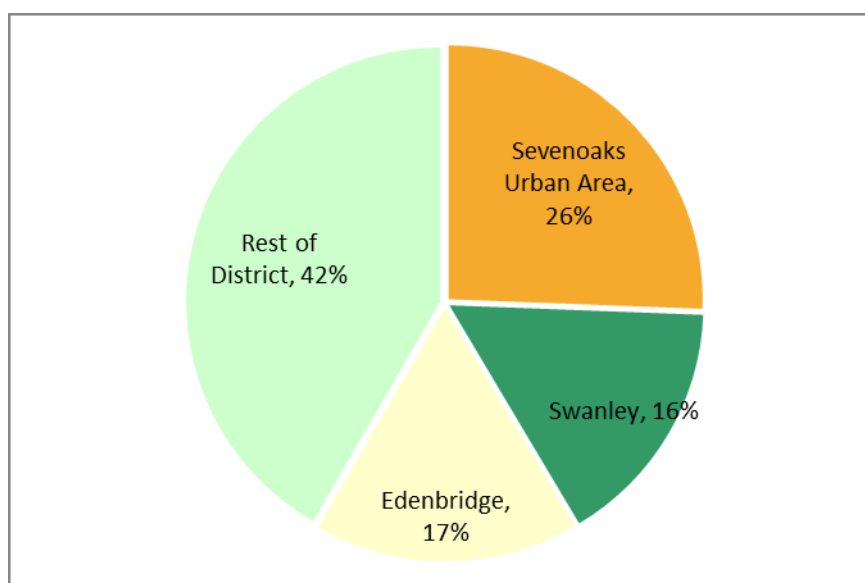
Table 2.3: Housing Supply by Location

	Outstanding Planning Permissions (Full & Outline)	Outstanding Planning Permissions (Prior Approval Applications)	Less Allowance for sites that may expire*	Small Site Allowance to the end of Plan Period**	Allocated Sites	Total	% in each settlement
Sevenoaks Urban Area	335	47	-23	136	162	657	26%
Swanley	267	13	-17	18	126	407	16%
Edenbridge	382	10	-24	45	20	433	17%
Rest of District	801	44	-51	196	79	1069	42%
	1785	114	-115	395	387	2566	100%

The total number of units in the Housing Supply is 2566. This includes Outstanding Planning Permissions, a Small Site Allowance to end of Plan Period, and Allocated Sites. Of the 1899 Outstanding Planning Permissions, 845 are in the Rest of the District. This includes 71 units at Bramblefield Close and Park Drive in Hartley, 450 units at Fort Halstead in Halstead, 15 at Foxbury Farm in Seal, and 29 Warren Court Farm in Halstead

The 'Small Site Allowance to end of plan period' figure is calculated by finding the percentage of units completed 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 (395).

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 2017/18 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 2017/18 there was one conversion of an existing barn to a dwelling allowed on appeal by the Planning Inspectorate. There were no commercial units allowed.

Performance Analysis

In 2017/18 there was one conversion of an existing barn to a dwelling in Penshurst allowed on appeal by the Planning Inspectorate; The Planning Inspector concluded that the proposed development would not be inappropriate development in the Green Belt. The Council concluded that the building requires major reconstruction and would not remain standing as existing during construction and that the vast majority of the barn would be rebuilt. For these reasons it was felt that the conversion would conflict with ADMP policy GB7. The Inspector concluded that the building was capable of conversion without major re-construction that would detract from its original character and the proposal would therefore meet the test in Policy GB7.

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	<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	90% of newly built employment (B use classes), excluding replacement buildings, to be within the Urban Confines during the plan period
Performance summary	In 2017/18 there was an additional 602 sq m of newly built B use class floor space completed within the Urban Confines

Performance Analysis

In 2017/18 there was an additional 602 sq m of newly built B use class floor space completed within the Urban Confines. This consisted of the redevelopment of an existing site (94 – 96 London Road, Sevenoaks) to provide 14 two bedroom flats and the provision of 80sq m of B1a office space and the extension to a factory/warehouse, providing an additional 522 sq m of B1a and B1c space at Fircroft Way in Edenbridge

The following extensions in the Green Belt were also completed - two covered storage frames at Gabriels Farm in Marsh Green, Edenbridge, an office extension at the Old Stable Yard in Swanley Village, both resulting in an additional 239 sq m of floor space and the redevelopment on land east of Sealcroft Cottages of two derelict buildings and their replacement with a single storey joinery workshop, however this did not result in any change in floor space

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	<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	80% of housing units to be within the Urban Confines
Performance summary	In 2017/18 79% of the gross number of housing units were completed in the Urban Confines

Performance Analysis

In 2017/18, 79% (314 of the 395) of the gross number of housing units were within the Urban Confines (outside of the Green Belt). This figure is 1% below the target of 80%. This is due to the completion of a further 49 units (73 completed in total) at the Old Powder Mill in Leigh, a redevelopment site within the Green Belt.

In 2017/18, 21% (81 of the 378) of the gross number of housing units provided were within the Green Belt. Over 70% of these were provided through redevelopment, the majority on an existing employment site, the redevelopment of the Old Powder Mills site, existing pharmaceutical research laboratories and offices, providing 73 housing units. 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	<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 extensions, basements, outbuildings or replacement dwellings overturned at appeal
Performance summary	During 2017/18 6 applications; 4 for extensions, 1 for a redevelopment and 1 for a replacement dwelling all within the Green Belt, were granted on appeal.

Performance Analysis

In 2017/18 4 of the 6 applications were for extensions in the Green Belt (some with demolition of existing outbuildings). 2 were considered not to be inappropriate development in Green Belt and would not be detrimental to or detract from the openness of the Green Belt. 1 where the Planning Inspector concluded that the proposal would not be inappropriate in the particular circumstances of the proposal and a further application where the Planning Inspectorate found there to be very special circumstances necessary to justify the proposal.

During this period a further application was allowed on appeal for a replacement, The Planning Inspector concluded that the proposal would not be inappropriate development, and would not be harmful to the Green Belt.

A further application was allowed on appeal and the erection of a single dwelling following demolition of existing buildings where again the Planning Inspector concluded that the proposal would not be inappropriate development within 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 refusals of planning permissions for additional caravan/mobile homes units for agricultural and forestry workers in the Green Belt overturned at appeal.

Performance Analysis

In 2017/18 there were no planning permissions for additional caravan/mobile homes units for agricultural and forestry workers in the Green Belt overturned at appeal.

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	2 schemes scored “very good”, 2 schemes scored “average” and 1 scheme scored “poor”

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 2017/18.

Address	Planning Ref	Units (gross)	Score (/12)	Rating*
94-96 London Road, Sevenoaks	SE/12/03119	14	7	Average
The Old Powder Mills, Leigh	SE/14/00487	73	7.5	Average
Land west of Rosslare Close, Westerham (note 27 units counted in 2017/18 completion figures, a further 11 units will be counted in the 2018/19 completion figures)	SE/15/03394	38	5.5	Poor
Phase 7a West Kent Cold Store, Dunton Green	SE/09/02635	500 (in total)	12	Very Good
Phase 7b&8a West Kent Cold Store, Dunton Green	SE/09/02635	500 (in total)	10.5	Very Good

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

The development at **94-96 London Road, Sevenoaks** (granted on appeal) comprises an apartment block close to Sevenoaks Town Centre and scores well in terms of access to services and facilities and public transport. The scheme has no affordable housing. The development is very block shaped and does not reflect the local area or take advantage of the “gateway” location.

The Old Powder Mills, Leigh is a redevelopment of a Research and Development facility. Aspects of the design reflect the former and historic use such as the inclusion of chimneys. The site is isolated with no access to public transport, local services and facilities and no affordable housing. The design takes account of the site typology and has a comprehensive feel however the use of gates to separate aspects of the site undermines the community feel and social inclusion.

The development at **land west of Rosslare Close** in Westerham has been poorly designed with very little attention to detail or reference to location. The design is not site specific, has generic features, poor landscaping and blank aspects. Pavements have been included that are very narrow and could not accommodate a wheelchair or buggy. The site is well located with access to public transport, facilities and includes affordable housing.

Phase 7a of the development at West Kent Cold Store in Dunton Green has scored very well. The site has good access to public transport, facilities includes affordable housing. The phase has good variation of materials and relates well to the adjoining phases. The phase is distinctive and makes good use of the typography to integrate undercroft car parking. Corners are turned well and the street layout encourages low vehicles speeds.

Phases 7b and 8a at West Kent Cold Store were assessed together. There are some good features within this phase although better attention to detail and better landscaping would improve the design.

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, 22 (22 of the 42) Conservation Area Appraisals have been reviewed.

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.

Since the last AMR we have reviewed six conservation areas: Brasted, Leigh, Seal Swanley Village and Shoreham High Street and Shoreham Mill Lane. The latter two it is proposed to merge. Five updated Conservation Area Appraisals along with an Introduction and Design Guidance have been compiled and are awaiting adoption in summer 2019.

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 2017/18 there were no reductions made to the extent of Conservation Areas due to insensitive development

Performance Analysis

In 2017/18 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 2017/18 three applications were granted for demolition in a Conservation Area contrary to the advice from the Conservation Officer.

Performance Analysis

In 2017/18 three applications were granted for demolition in a Conservation Area contrary to the advice from the Conservation Officer –

- Demolition and replacement of Forge Cottage, Chiddingstone Hoath where the planning officer felt the scheme would conserve the character and appearance of the Conservation in accordance with policy
- Demolition and replacement of Institute Cottage, High Street in Eynsford where the officer felt whilst the proposal would result in the loss of a non designated heritage asset, the long term retention of the asset appeared doubtful. The proposal would result in an appropriate design that would conserve and enhance the Conservation Area.
- Demolition of two existing buildings and alternations and extensions to the Cart Shed, High Street, Seal to use as B1 office space. The Planning Officer identified there would be some harm caused by the alterations to the curtilage listed cart shed but one that was less than

substantial and that the economic benefits of bringing the building into an appropriate commercial use for the rural economy would, on balance, outweigh the harm, and complied 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 assets added to the statutory list by Historic England in 2017/18 There were no changes in the number of historic parks and gardens in 2017/18 There were no changes in the number of scheduled ancient monuments in 2017/18

Performance Analysis

There were 3 new assets added to the statutory list by Historic England in 2017/18, Stable Cottage, Former Granary, to the north of Eglantine Farmhouse in Horton Kirby, the Tea House in the Japanese Garden, Bitchet Green in Seal and the Eynsford War Memorial, junction of High Street and Bower Lane, Eynsford were listed.

Planning permission was granted in 2017/18 for the erection of a granite memorial stone for a World War 2 Fighter Pilot on land south of the junction with Greenlands Road and Noahs Ark in Kemsing.

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, which included the southern wards of Sevenoaks Towns, was adopted in April 2017. The second tranche of the Local List, which includes the northern wards of Sevenoaks Town, was adopted in July 2018.

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. The second tranche of the Local List, which included the northern wards of Sevenoaks Town, was adopted in July 2018.

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, was adopted in July 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 2017/18

Performance Analysis

No Parish Plans were adopted in 2017/18.

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.

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 2017/18 no new Neighbourhood Plan Areas were designated.

Performance Analysis

Sevenoaks District is entirely covered by 31 Town and Parish Councils.

As of 31st March 2018 the Council has designated 8 neighbourhood areas.

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 (separate from BREEAM) 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	<p>To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.</p> <p>To ensure new development takes place in a way that contributes to an improvement in the District's air quality.</p>
Local Plan Target	None
Performance summary	During 2017/18 1 application was granted for large scale renewable, decentralised or combined heat and power schemes.

Performance Analysis

There was 1 large scale renewable, decentralised and combined heat and power schemes granted during the reporting year, a proposed 7.5MW battery energy storage facility at land on Gaywood Farm, Edenbridge. 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 2017/18 there were 25 domestic Photovoltaic (FIT) Installations² resulting in a total installed capacity of 0.112MW, and 1 non-domestic Photovoltaic (FIT) Installation² with a capacity of 0.49MW across the District.

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 2017/18 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 2017/18.

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 2017/18 where a Travel Plan has been required.

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 2017/18 3 applications were granted where a Travel Plan has been required, the replacement of an existing commercial building for storage and distribution (B8) in Cramptons Road in Sevenoaks, the change of use of Horton Kirby Fire Station into a children's day nursery and the demolition of an existing car showroom room and the provision of a food store (Aldi) 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 2017/18 Travel Assessments/Statements have been prepared in respect of 14 planning applications.

- The erection of 8 residential apartments on the site of the existing St John Ambulance Brigade building at Bat & Ball,
- The erection of 4 dwellings land south of Sevenoaks School playing field, Hogarden Lane in Sevenoaks,
- The change of use from offices to 30 dwellings at Berkeley House, Oakhill Road in Sevenoaks
- The redevelopment of existing employment site and erection of new building to provide A1 retail and 12 apartments, 11-13 High Street in Swanley
- The demolition of existing office building and the proposed development of 18 apartments at Ryedale Court, Riverhead,
- The demolition of existing offices and outbuildings and the erection of 4 dwellings at the Old Post Office Store, Fawkham Road, West Kingsdown
- The erection of 2 dwellings, 83 Pilgrims Way in Otford
- The demolition of existing buildings and erection of 29 dwellings at Warren Court Farm, Halstead
- The proposed development of a car park and 10 dwellings at Buckhurst 2 Car Park, Buckhurst Lane, Sevenoaks
- The erection of 20 dwellings at Hamsell Mead Farm in Edenbridge
- The demolition of existing kennels and cattery buildings and the construction of 2 dwellings at Lincoln House, Gorse Hill in Farningham.
- The erection of a mews development comprising of 5 detached dwellings at Dunton Green Free Church, Station Road, Dunton Green
- The erection of 2 dwellings at Garden Cottage, Pilgrims Way in Kemsing
- The demolition of existing agricultural buildings and the erection of 15 dwellings at Foxbury Farm, Stone Street in Seal.

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 2017/18 will provide a publicly assessable electric vehicle charging point. 3 residential development partially completed in 2017/18, and 28 residential applications granted in 2017/18 will provide electrical charging points.

Performance Analysis

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

At Eden Hall, Stick Hill in Edenbridge a scheme to provide 20 new houses and the retention and conversion of Eden Hall into 6 apartments, currently under construction with 13 units complete, will provide charging for electrical vehicles for all dwellings. The new development in Westerham, The Ivies (former Churchill School), when complete will provide 3 Chargemaster points installed around the site and Downs View (former United House) in Swanley, when complete will provide 2 communal charging points in prominent locations adjacent to visitor parking, along with 27 electrical sockets where dwellings benefit from on-site tandem parking. In addition to the above further electrical sockets, not requiring planning permission will have been provided in newly built housing.

A further 28 applications granted during the monitoring period will also provide Vehicle Charging Points.

The replacement meeting hall in Leydenhatch Lane in Swanley, a major employment application, will provide 3 charging bays adjacent to the ramped access. Unfortunately, no charging points were installed at the new Aldi store in Otford.

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 2017/18 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 (traffic analysis software) transport modelling for Sevenoaks and Swanley	Swanley Transport Study completed May 2018. Sevenoaks District Transport Assessment completed December 2018
Swanley Urban Traffic Management Control*	Included in a funding bid during 2005 which was not successful. Given the limited number of traffic systems (6 crossings + 1 junction) in the area, there is no viable scheme to implement UTMC
Sevenoaks Urban Traffic Management Control*	Included in a funding bid during 2005 which was not successful. There is a limited number of traffic systems (6 crossings + 6 junction) in the area and no viable scheme to implement UTMC.
Bus Routes 236 (Westerham, Edenbridge, East Grinstead) & 402 (Tun. Wells, Tonbridge, Sevenoaks, Bromley) improvements	Increased level of service and improved bus infrastructure; bus borders and clearways
Sevenoaks Town Centre traffic management improvements	Works complete
A21/A25 Chipstead junction	The roundabout scheme is currently on hold. A review of funding for the remaining detailed design/construction will be in 2019/20.
District wide freight strategy	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 scheme being progressed
Footway link to Swanley 'Tear Drop' Centre	No scheme being progressed
A25 Brasted pedestrian crossing and upgrade to existing crossing	New zebra crossing and increase timing to existing pelican crossing
A224 London Road, Riverhead	No scheme being progressed
Otford Village pedestrian and cyclist improvements	No scheme being progressed
A225 High Street, Eynsford	Improvements made to parking restrictions, informal crossing point and bollard installations. Works complete.
District cycling strategy	http://www.kent.gov.uk/data/assets/pdf_file/0006/7863/Sevenoaks-cycling-strategy.pdf
Sevenoaks & Swanley rail station improvements	Swanley Station Scheme to progressed based on the current outline designs provided in 2016. South Eastern to progress with the designs by appointing a consultant to complete the detailed designs. SDC and the town council will be kept up to date with regular stakeholder meetings. Improvement works have been completed to bus stops and shelter in the High Street and London Road outside the Premier Inn.
Swanley Town Centre Improvements	Swanley Transport Study has identified a package of measures to improve cycling, walking and some congestion improvements but funding has not yet been secured.
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	Swanley Transport Study has identified a package of measures to improve cycling and walking. No funding currently available
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 was published in April 2018.

Performance Analysis

The Settlement Hierarchy for Sevenoaks District is a key piece of evidence that will be used to prepare the emerging Local Plan 2015-2035. An update to the Settlement Hierarchy was published in April 2018, https://www.sevenoaks.gov.uk/downloads/download/338/settlement_hierarchy. It helps to define the role and function of each settlement within the District and will help inform the profile of settlements as well as their capacity to accommodate future development requirements.

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	47 new build affordable housing units were completed in 2017/18. 1 additional unit was gained in 2017/18 through change of tenure from private ownership to shared ownership – home ownership for those with learning disabilities (HOLD) in Kemsing

Performance Analysis

In 2017/18 47 new build affordable housing units were completed. Included within this figure are 27 dwellings at Ryewood (former West Kent Cold Store), 6 dwellings at Downs View, Goldsel Road in Swanley (former United House, an employment site) and 15 flats at Maple Grange in Westerham (former Churchill School site). The number of affordable completions this year is below the Core Strategy target; however we have extant permissions for approximately 350 affordable units which have not been started or are under construction. This includes 120 units at Enterprise Way in Edenbridge Way, 9 at West Kent Cold Store in Dunton Green, 90 at Fort Halstead, 31 at 58-88 Northview in Swanley, 24 at Downs View (formerly United House) in Swanley, 24 at Broom Hill in Swanley, 15 at Westerham House, Fircroft Way in Edenbridge, 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 change of tenure from private ownership to shared ownership – home ownership for those with learning difficulties (HOLD) in Kemsing.

Figure 6.1: Affordable Housing Completions since beginning of plan period



Table 6.1: Number of new affordable housing units completed

Monitoring Year	2009/2010	2010/2011	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
All new build housing units completed (market & affordable)			225	195	264	259	479	340	395
Number of housing units lost (market & affordable)			-51	-54	-40	-60	-65	-28	-17
NET number of new build housing units completed (market & affordable)			174	141	224	199	414	312	378
All new build affordable housing units completed (Gross)			25	17	51	15	115	42	48
All affordable housing units lost			0	-32	0	0	0	0	-1
Net number of new build affordable housing units completed			25	-15	51	15	115	42	47

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.

395 gross housing units were completed in 2017/18. 293 of these were granted 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.

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	23 of the affordable housing units completed were for rent (social/affordable rented) and 25 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. 48% of the affordable units completed in 2017/18 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	£1,843,089 has been received in affordable housing contributions during the monitoring period 2017/18

Performance Analysis

Core Strategy Policy SP3, as updated by subsequent Government guidance, specifies that residential developments in Areas of Outstanding Natural Beauty of between 6 and 10 units, should provide a financial contribution based on the equivalent of 20 - 30% affordable housing, towards improving affordable housing provision off site.

Sevenoaks District Council has received £1,843,089 in affordable housing contributions in 2017/18 and a further £1,103,077 to date (January 2019), bringing the total amount of unallocated/uncommitted* contributions to date to £6,296,028 (this figure includes contributions received prior to 2017/18).

During 2017/18 the Council allocated £78,601 of affordable housing contributions to specific projects within the general guidelines set out in the Affordable Housing SPD. These included –

- Small is Beautiful grant 2017/18 (*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*)
- 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*)
- Local Housing Needs Study 2017 (*Provides evidence to help shape the local planning and housing policies*)
- Local Employees and Employers housing needs study 2017 (*provides in-depth evidence to shape local planning and housing policies, i.e. Local Essential Workers policy*)
- SDHR 2017/18 (*provides housing advice services through the management of the Sevenoaks District Housing Register*)

Since the Core Strategy and accompanying Affordable Housing SPD was adopted in 2011, a further £274,068 of Affordable Housing Contributions 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 the existing housing stock –

- An additional affordable home secured through the Help to Buy Shared Ownership HOLD programme – home ownership for people with long term disabilities. *An affordable housing product which assist people with long term disabilities buy a home on the open market, get onto the housing ladder and live independently. A change of tenure from open market to shared ownership in Kemsing.*

Alongside the projects listed above, the Housing & Health Team seeks to make the best use of existing housing stock including through bringing empty homes back into use. During 2017/18 there were 9 long term empty homes returned to use and there are currently 50 ongoing cases.

During 2017/18 the Council set up a separate, independent affordable housing company – Quercus Housing, to deliver additional affordable housing.

*Quercus Housing is actively searching out sites to deliver new affordable housing. £6,000,000 of affordable housing contributions has been earmarked for new affordable housing through Quercus Housing.

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 2017/18

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 commission Parish Needs Survey for West Kingsdown.

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 14 new permanent pitches granted during 2017/18 for Gypsy and Traveller use.

Performance Analysis

During 2017/18 8 new permanent pitches were granted at Knatts Valley Caravan Park, Knatts Valley, and the change of use from an existing caravan and chalet park to Gypsy and Traveller permanent pitches. A further 6 permanent pitches were granted on sites with existing temporary permission – 3 at Hollywood Gardens, School Lane, West Kingsdown, 1 at Early Autumn, East Hill Road, Knatts Valley and 2 at Eagles Farm, Crowhurst Lane, West Kingsdown.

A further 2 temporary pitches have been granted, 1 at Westwood Farm, Orpington and 1 at Merry Less, Billet Hill, Ash.

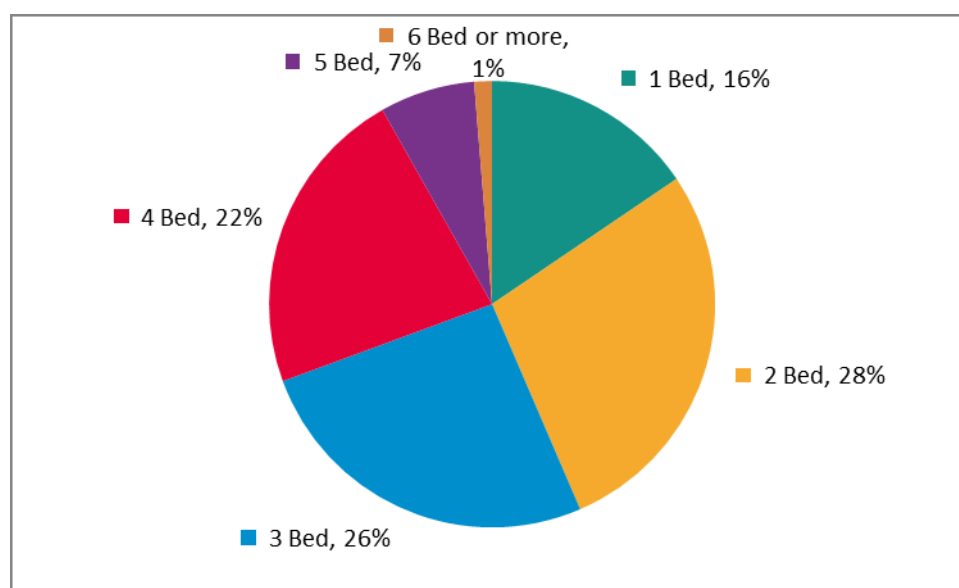
Gypsy and Traveller Accommodation will be identified within the emerging Local Plan (2015-2035). A new Gypsy and Traveller Accommodation Assessment (GTAA) report was published in March 2017 taking account of the latest definition within National Policy. The overall purpose of the GTAA is to support development 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	44% of housing units completed during 2017/18 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 2017/18 can be seen in figure 7.1 below

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



44% of the completed dwellings have less than three bedrooms, with 16% having one bedroom and 28% having two bedrooms*. However these figures do not include the 98 units at West Kent Cold Store in Dunton Green and 65 units at Downs View, Goldsel Road in Swanley, 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 136 additional bedrooms providing residential care completed in 2017/18

Performance Analysis

There were 136 additional bedrooms providing residential care completed in 2017/18. A 75 bed Care Home facility on land at High Street, Seal (former R Durnell & Sons site) with café, internet area, beauty room, physiotherapy room, cinema room, along with a terrace and secure public garden for residents and their families during visiting hours. A further 132 beds (Net 61 beds) were provided at Honeyfields, Rowhill Road in Hextable (former 71 bed care home). The new home will provide 41 extra care units (33 two bedroom, 8 one bedroom), 5 one bedroom Assisted Living Units and an 86 bedroom care home.

Further planning applications, for an additional 190 bedrooms (net) are under construction. This includes a 50 bed dementia care home at Salts Farm, a former oil/coach depot, 80 bedrooms providing extra care accommodation at Wildernes House in Seal, a new 60 bed elderly nursing home on the existing Elite Motors site in Badgers Mount.

In addition a further 21 bedrooms are yet to be started, 4 extra bedrooms at Westerham Place Residential Care Home and 51 (net 17) at Abbeyfield in Kemsing, the demolition of an existing care home (34 bedrooms) and the erection of 51 units of mixed tenure, extra care older persons housing scheme. However, there are outstanding losses that have yet to be started at The White Lodge Rest Home in Kemsing where planning permission has been granted for the demolition of the existing redundant care home and the erection of 2 dwellings and the demolition of Stacklands Retreat House in West Kingsdown, a former residential institution, and construction of 6 dwellings.

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	74% of the completed housing units (293 of the 395) were granted after adoption of the Core Strategy 230 of the 395 units were new build or redevelopments 9% (20 of the 230) 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.

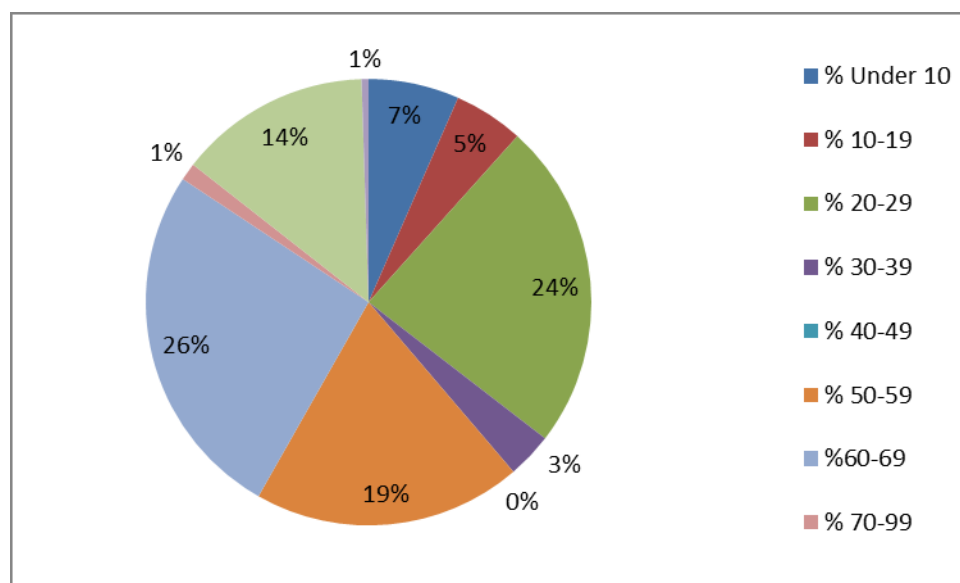
Core Strategy policy SP5 encourages (but does not require) new housing to be built to the Lifetime Homes standard. The policy was adopted on the 22nd February 2011 and for monitoring purposes only completed units which were granted after that date are monitored for the indicator. 74% of the completed units were granted after adoption of the Core Strategy and 9% of those applicable units (new build and redevelopment only) 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	<p>To make efficient use of urban land for housing, with higher density development focussed on the most accessible locations in and adjoining town centres, through well-designed schemes that do not compromise the distinct character of the local environment.</p> <p>To increase the average density of housing development in areas of Sevenoaks with good access to the town centre and main line railway station through well designed schemes which do not compromise the distinct character of the local environment.</p>
Local Plan Target	Average density of 40 dwellings per hectare across the District.
Performance summary	The average density of completed housing units across the district in 2017/18 was 57 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 57 dwellings per hectare, exceeding the LDF target. Some of the larger, higher density developments with units completed this year are United House at 50dph, West Kent Cold Store at 66dph and 94-96 London Road in Sevenoaks at 147 dph.

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



61% of new dwellings completed in the reporting year were built at 40 dph or above, this includes 65 units at United House (Downsview), Goldsel Road in Swanley. 98 units were built at West Kent Cold Store (Ryewood) at a density of 66 dph, and 14 units at 94-96 London Road (existing Salmons site) at 147 dph.

39% of completions were below 40 dph. 12% of new dwellings completed in 2017/18 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 2017/18 is outlined in Table 7.2.

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	74dph	85dph	145dph	50dph	n/a*	63dph	31dph
Gross Completions 2017/18	238	158	28	65	0	15	157

*No completions in 2017/18

In 2017/18 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 Sevenoaks Town Centre is higher than usual this year. This is mainly due to the redevelopment an existing site at 94-96 London Road where 14 units, along with office space, has been provided and the conversion of the first and second floor above 57a London Road, Sevenoaks where 2 units are being provided. There were no completions in Swanley Town Centre during the monitoring year.

The density in the Rest of the District remains 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 2017/18 and included in Table 7.2.

Table 7.3: Density of sites with 10 or more units completed in 2017/18

Site Address	Settlement	Number of units completed in 2017/18	Site Density
Old Powder Mills, Leigh	Rest of District	49	22
The Ivies, Land West of Rosslare Close (former Churchill School), London Road, Westerham	Rest of District	27	28
94-96 London Road, Sevenoaks	Sevenoaks	14	147
Ryewood (former West Kent Cold Store) Dunton Green	Sevenoaks	98	66
Downsview (former United House) Goldsel Road	Swanley	65	50

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 2017/18 there was an overall net loss of 2189 sq m of employment floor space (B Use Class) on Employment Allocation and Mixed Use Development Allocation Sites. There was a small gain of 86 sq m of employment floor space (B Use Class) on Major Developed Employment Sites in the Green Belt.

Performance Analysis

In 2017/18 there was an overall net loss of 2189 sq m of employment floor space (B Use Class) on Employment Allocation Mixed Use Development Allocation Sites (see Table 8.2). This was mainly due to the redevelopment of 98-116 London Road, Sevenoaks, the site of a former printing company which is now under construction and will provide , when complete an additional 60 residential units and an integral office element. Although there were small gains in employment floor space at 94-96 London Road, Sevenoaks where office space has been provided as part of a new scheme for 14 flats, a small extension in Fircroft Way in Edenbridge and North Downs Business Park in Dunton Green. There was also a small D1 Gain following the change of use from industrial to a training centre.

Change of Use also took place on two sites allocated for Employment; however both of these sites still remain in Employment use, with a very small net loss on one of the site.

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	-1312		232	-4726	3617		-2189
Change in employment floor space on Major Developed Sites in the Green Belt	86						86
Change in employment floor space on non allocated sites	-1843		-57	165	-591	-3368	-5694
	-3069	0	175	-4561	3026	-3368	-7797

There was a small change to one of the Major Developed Employment Sites in the Green Belt in 2017/18 (see Table 8.2), the erection of an office building at the Former Jessups Quarry, North Downs Business Park, in Dunton Green. Outline planning permission has been granted at Fort Halstead for a mixed-use development 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.

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 2017/18 there was a net loss of 7,797 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	875		472	165	4068		5580
Loss	-3944		-297	-4726	-1042	-3368	-13377
Net	-3069	0	175	-4561	3026	-3368	-7797

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

Figures include losses on under construction and completed sites.

In 2017/18 2418sq m (2418 of the 7797 sq m) of employment floor space has been lost to residential. When complete these sites will provide an additional 38 residential units. This includes the loss of an existing office building at Gladedale House in Westerham (overall loss of 700 sq m), a residential application, which when complete will provide 14 flats.

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 Beechcroft Farm in New Ash Green, The Old Stableyard, Childsbridge Lane in Seal, Future Designs, Fircorft Way in Edenbridge and Crown Oak Buildings, Marsh Green Road in Edenbridge. There were small gains in employment floor space at 94-96 London Road, Sevenoaks

where office space has been provided as part of a new scheme for 14 flats, the redevelopment of derelict buildings to a workshop on land east of Sealcroft Cottages in Seal and the erection of a single storey office building in the Former Jessups Quarry , North Downs Business Park in Dunton Green. A further 796 sq m employment floor space has been created through the Change of Use of existing employments sites, agricultural units, retail, Sui Generis and D use.

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 2017/18

Planning Reference	Address	Parish	Status	B1a Loss (sqm)	Number of housing units	Decision Date
14/01353/PAC	Sevenoaks Sound And Vision109 - 113 London RoadSevenoaksKENTTN13 1BH	SEVT	Completed	460	6	20/06/2014
15/03901/PAC	Formgraphics49A College RoadHEXTABLEKENTBR8 7LN	HEX	Completed	60	1	02/02/2016
17/01731/PAC	195A Main RoadSundridgeKentTN14 6EH	SUN	Completed	50	1	21/07/2017
17/02200/PAC	Gladedale House30 High StreetWesterhamKentTN16 1RG	WES		700	*14	05/09/2017
			TOTAL	1270	22	
*housing units currently under construction						
Planning Reference	Address	Parish	Status	B1a Loss (sqm)	Number of housing units	Decision Date
13/03336/PAC	Spar Till Technology LtdApex HouseMain RoadEdenbridgeKENTTN8 6HZ	EDET	Not Started	516	1	03/01/2014
14/01202/PAC	First Floor & Second Floor96 High StreetSevenoaksKENTTN13 1LP	SEVT	Not Started	590	6	03/06/2014
14/02773/PAC	Barclays Bank Plc30 Swanley CentreLondon RoadSwanleyKENTBR8 7TJ	SWAT	Not Started	150	2	15/10/2014
14/02774/PAC	First Floor33 Swanley CentreSwanleyKentBR8 7TL	SWAT	Not Started	882	10	15/10/2014
14/03292/PAC	64A High StreetSevenoaksKENTTN13 1JR	SEVT	Not Started	150	1	05/12/2014
15/00039/PAC	South Park StudiosSouth ParkSevenoaksKENTTN13 1AN	SEVT	Not Started	72	1	02/03/2015
15/01177/PAC	3 Locks YardHigh StreetSevenoaksKENTTN13 1LT	SEVT	Not Started	100	3	19/06/2015
15/02695/PAC	3 Webbs CourtBuckhurst LaneSevenoaksKENTTN13 1JN	SEVT	Not Started	76	1	14/10/2015
15/03341/PAC	115A St Johns HillSevenoaksKENTTN13 3PE	SEVT	Not Started	45	1	24/11/2015
15/03550/PAC	Mills Family LtdAxel House3 London RoadFarninghamKENTDA4 0JP	FAR	Not Started	145	1	05/01/2016
16/01312/PAC	35A High StreetEdenbridgeKENTTN8 5AD	EDET	Not Started	75	1	23/06/2016
16/01314/PAC	Burning 2 Learn UK Ltd43A High StreetSwanleyKENTBR8 8AD	SWAT	Not Started	75	1	21/09/2016
16/01478/PAC	Malyons HouseCollege RoadHEXTABLEKENTBR8 7LT	HEX	Not Started	86	1	08/07/2016
16/03278/PAC	Warren Farm Main RoadSundridgeKentTN14 6EE	SUN	Not Started	586	6	22/12/2016
16/03467/PAC	Paxform Properties Ltd11-13 High StreetSwanleyKENTBR8 8AE	SWAT	Not Started	170	5	22/12/2016
17/00646/PAC	Southon HouseStation ApproachEdenbridgeKENTTN8 5LP	EDET	Not Started	306	7	25/04/2017
17/00831/PAC	Bank Buildings Station RoadOtfordSevenoaksKentTN14 5QX	OTF	Not Started	50	1	08/05/2017
17/00859/PAC	Chartside House High StreetBrastedWesterhamKentTN16 1HU	BRA	Not Started	130	2	10/05/2017
17/01849/PAC	Berkeley House7 Oakhill RoadSevenoaksKENTTN13 1NQ	SEVT	Not Started	1337	30	28/07/2017
17/03560/PAC	First Floor And Second Floor14 - 18 London RoadSevenoaksKENTTN13 1AJ	SEVT	Not Started	300	4	02/01/2018
			TOTAL	5841	85	

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 6,519 sq m employment floor space in the main settlements. There was a net loss of 1,278 sq m in employment floor space across the rest of the District.

Performance Analysis

In 2017/18 there was an overall loss of 6,519sq m (6,519sq m of the overall 7,797sq 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 8.5. This loss includes the redevelopment of 98-116 London Road, Sevenoaks, the site of a former printing company which is now under construction and will provide , when complete an additional 60 residential units and an integral office element Sevenoaks (existing Salmon's).

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 2017/18

	B1a	B1b	B1c	B2	B8	BX*	Total
Sevenoaks Urban Area	-2367	0	0	-2794	1722	-3368	-6807
Swanley	0	0	40	0	0	0	40
Edenbridge	93	0	192	-1932	1895	0	248
Main Settlements	-2274	0	232	-4726	3617	-3368	-6519
Rest of District	-795	0	-57	165	-591	0	-1278
TOTAL	-3069	0	175	-4561	3026	-3368	-7797

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

Within Sevenoaks Urban Area 6,807 sq m net has been lost in the B1a, B2, B8 and BX use classes, with no change in the other use classes. The B1a losses have taken place at Unit 1, Bat and Ball Enterprise Centre, Bat and Ball Road where the existing use of B1 has changed to B8 (storage) for Howden's Joinery Ltd (B8 gain of 1722 sq m), 1-2 Brewery Lane (upper floor) now ancillary to retail shop below, 2a Bradbourne Road, now in use as an Early Years Education Centre and Caxton House, Carlton Works, 20-22 St Johns Hill, now in residential use providing 7 units. There has also been a loss of B2 at 98-116 London Road, Sevenoaks, the site of a former printing company which is now under construction and when complete, will provide an additional 60 residential units and an integral office element. A further BX loss has taken place in Cramptons Road where the existing commercial buildings have been demolished and the erection of a new B8 (storage & distribution) building is underway. The B8 gain will be counted in the 2018/19 figures.

In Swanley, there was an overall net gain of 40 sq m at Meridian House, Park Road where the change of use of part of the building has resulted in a B1c gain. There haven't been any changes in the other use classes.

In Edenbridge a Change of Use from B2 to B8 has taken place at Unit 1, 7 Fircroft Way, resulting in a net loss of 37 sq m of B2 and a B1a loss of 237 sq m at 92 High Street currently under construction to provide 2 new residential units. A small extension to an existing factory/warehouse in Fircroft Way has resulted in a small B1a and B1c gain.

Within the Rest of the District 1278 sq m net has been lost. Although there was a small net gain in B2 use, there were net losses in B1a, B1c and B8 use classes. Most of the losses were through the Change of Use of existing employment sites to residential, which when complete will result in the provision of 22 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 5694 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 2017/18 there was a net loss of 5694 sq m of employment floor space in non allocated sites. See Table 8.2. This was mainly due to 2 sites, the loss of an existing office building at Gladedale House in Westerham (overall loss 700 sq m), a residential applications, which when complete will provide 14 flats and the demolition of an commercial building in Cramptons Road, where building is underway to erect a new B8 (storage & distribution) building. The B8 gain will be counted in the 2018/19 figures. 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 2018 0.8% of the population of Sevenoaks claimed out of work benefits.

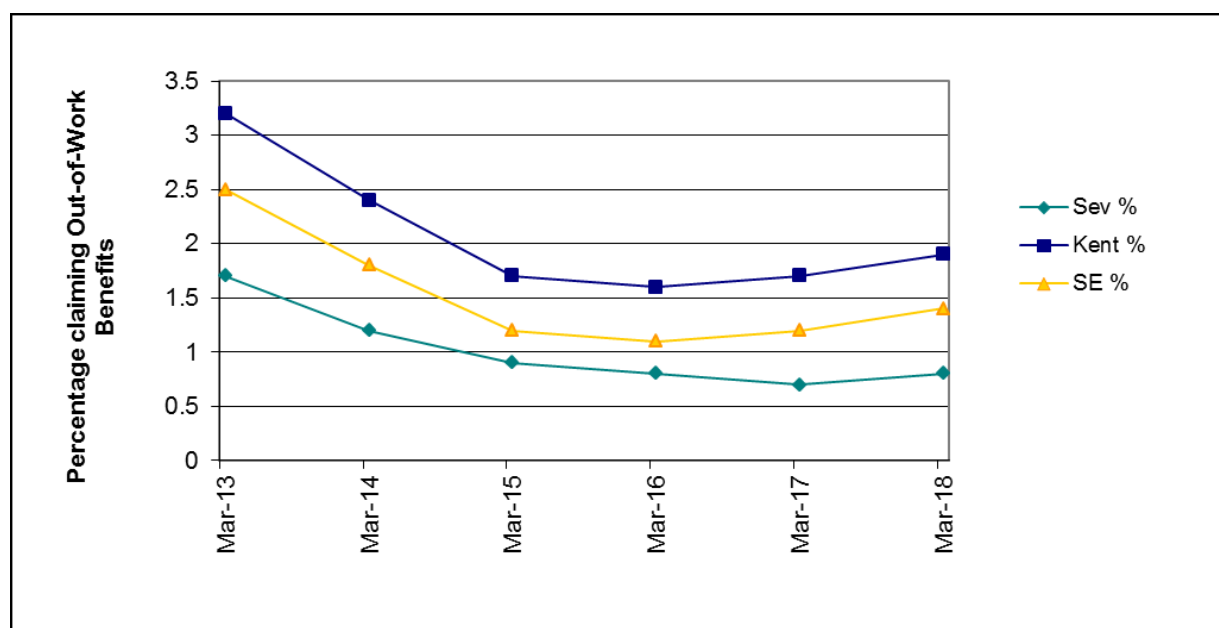
Source: Office for National Statistics.

Performance Analysis

In March 2018 0.8% 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 (1.9%) and South East (1.3%) percentages. This percentage is 0.1% higher than last year.

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	39.6% of the population of Sevenoaks are qualified at NVQ4 level and above.

Source: Office for National Statistics

Performance Analysis

Between Jan 17 – Dec 17, 39.6% 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 an increase of 9.2% from last year and is higher than Kent (33.6%) but lower than the South East (41.4%).

Between Jan 17 – Dec 17, 85.4% 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 lower than Kent (87.33%), and the South East (89.5%).

Between Jan 17 –Dec 17, 9.3% 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 (5.2%) and Kent (7.4%). This figure, according NOMIS, may be high due to the ageing population of the District. We will continue to monitor this figure on 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 129 sq m of retail floor space within the main settlements

Performance Analysis

During the monitoring year, there has been a net loss of 129 sq m of retail floor space within the main settlements. In Sevenoaks 136 sq m of retail floor space has been lost. This is mainly due to Change of Use to Residential. There was a small gain in Swanley due to a small extension to the existing Asda store. Outside of the main settlements, the redevelopment of an existing car showroom and the erection of a new Aldi store has resulted in an A1 gain of 1553 sq m.

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 and A2 uses to C3 (dwellings). During the monitoring year none of the retail loss (A1 or A2) was due to the Government's amendments to the General Permitted Development Order (GPDO).

Since the beginning of the plan period there has been a net gain of 4425 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.

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	Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.

*A defined retail area within the Town Centre

Performance Analysis

Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.

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	Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.

*A defined retail area within the Town Centre

Performance Analysis

Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.

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	Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.

*A defined retail area within the Town Centre

Performance Analysis

Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.

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	Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.

Performance Analysis

Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.

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	Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.										Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.										Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.									
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
	Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.																													
Change in Retail Floor space	Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.										Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.										Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.									
Changes in Public Transport Services	Centre of town served by 27 buses with varying frequencies (includes school buses) Source: Traveline South and East										Centre of town served by 9 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									

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	The findings of the Swanley Transport Study have been incorporated into the Proposed Submission Version of the Local Plan (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 Master Vision for Swanley and Hextable was prepared in 2017 and further feasibility work was undertaken in 2018 in relation to transport (Swanley Transport Study). This work has fed into the Proposed Submission Version of the Local Plan (2018). Proposed Policy ST1 refers to the place-making proposals and priorities for Swanley, which supports the mixed-use regeneration of Swanley town centre to better meet the needs of the population it serves. The Policy also supports infrastructure improvements (including better quality leisure and medical facilities) and the promotion of sustainable transport modes to address congestion.

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 7 of the 35 units in the village centre were vacant.

Performance Analysis

Updated Retail Surveys will be undertaken as part of the emerging Local Plan evidence base.

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	The Infrastructure Delivery Plan will be updated to support the emerging Local Plan.

Performance Analysis

The Infrastructure Delivery Plan will be updated to support the emerging Local Plan.

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	No development of redundant school buildings has taken place in 2017/18.

Performance Analysis

No development of redundant school buildings has taken place in 2017/18.

There have been extensions to and/or redevelopment of school buildings at Sevenoaks School, Walthamstow Hall, Sevenoaks Preparatory School, St Thomas RC Primary School and The New School at West Heath, Sevenoaks. This has resulted in an overall D1 gain of 6,482 sq m. There was a small loss at Radnor House School (previously Combe Bank School) in Sundridge due to the demolition of a single storey classroom to improve the appearance of the remaining pre-fabricated

science block. Additionally, an application has been granted at Sevenoaks School for a two storey, 60 bedroom boys boarding house with 3 staff units of accommodation.

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 2017/18 3 applications were granted for additional Open Space and no open space was lost on allocated sites in the District.

Performance Analysis

In 2017/18 the application granted for the proposed development of a multi-deck car park and ten townhouses, also includes ground remodelling and landscaping to the Environmental Park in Sevenoaks. Two applications have been granted for 300 dwellings on Land North of Railway Line and West of St Johns, Edenbridge, together they will include up to 2.6 hectares of public open space.

In addition to the open space details above, applications have been granted for new playground equipment on the Sports Field East of Horton Kirby and South Darenth Village Hall, replacement playground equipment on Crockenhill War Memorial playing field and the erection of a playhouse at Chartwell House in Westerham.

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 a partial loss of allocated Open Space in 2017/18.

Performance Analysis

A proposal granted at Sevenoaks School for a 60 bedroom boys' boarding house will be partially built out on protected open space. However the scheme does enhance the adjacent area, through improved landscaping and the creation of more usable areas of open space immediately to the west of the proposed new boarding house, it is considered that this would meet Policy requirements.

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 2017/18

Performance Analysis

There were 4 amendments to the Public Rights of Way network

- The Kent County Council (Map Sheet 003 (TQ44SE/43NE)) Definitive Map Modification Order No1 2017 – This Order was to amend the alignment of Public Footpath SR679 to reflect a 1953 Order. Results in the reduction of 8 metres of path.
- The Kent County Council (Map Sheet 004 (TQ44NE)) Definitive Map Modification Order No1 2017 – This Order was to amend the alignment of Public Footpath SR253 to reflect a 1984 diversion Order. Results in the addition of 11 metres of path.
- The Kent County Council (Public Footpath SR190 (part) Chevening) Public Path Diversion and Definitive Map and Statement Modification Order 2017. Results in the addition of 15 metres of path.
- The Kent County Council (Public Footpath SD245 (part) Ash-cum-Ridley) Public Path Diversion and Definitive Map and Statement Modification Order 2017. Results in the addition of 8 metres of path.

Information on cycle paths is available from Kent County Council. 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 9521ha (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 Common Land 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	As of March 2018 Kent Wildlife Trust had designated 62 Local Wildlife Sites which are completely or partially within the District.

Performance Analysis

Sevenoaks District contains 62 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.

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	<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	None
Performance summary	The NWKCP continue to carry out valuable projects across the district including practical, educational and landscape scale projects.

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 2017/18 can be found in Appendix 2.

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 2017/18 there were no applications granted for development of school playing fields contrary to policy or overturned at appeal.

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 2017/18 there was 1 application granted for additional tourist accommodation and a new hotel completed

Performance Analysis

In 2017/18 an application was granted for the conversion and extension of a former builder's store to form holiday accommodation. In addition to this a new Premier Inn Hotel with 83 bedrooms over four floors has been built on the existing car park site, Hitchen Hatch Lane in Sevenoaks.

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 2017/18 there was 1 application for additional tourist attractions or facilities.

Performance Analysis

In 2017/18 there was 1 application granted for additional tourist attractions facilities. At Chartwell House in Westerham an application was granted for the erection of an elevated playhouse with slide and swing.

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 2017/18 there were no refused applications overturned at appeal for equestrian related development.

Performance Analysis

In 2017/18 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 2017/18

Performance Analysis

In 2017/18 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 2018/19	Phasing Year 2 2019/20	Phasing Year 3 2020/21	Phasing Year 4 2021/22	Phasing Year 5 2022/23
Ridley Farm Bunkers Hill Farm TN15 7EY	Ash-cum-Ridley	SE/17/02399	0	1	0	0	0
Boons Park Toys Hill Road TN8 6NP	Brasted	SE/14/03641	1	0	0	0	0
59 High Street TN13 2RW	Chevening	SE/17/01775	0	1	0	0	0
36 Witches Lane TN13 2AX	Chevening	SE/17/02490	0	2	0	0	0
Hilders Farm Ide Hill Road Bough Beech TN8 7PW	Chiddingstone	SE/17/01128	1	0	0	0	0
Little Buckleberry Bayleys Hill Road Chiddingstone 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
The Horseshoes Tonbridge Road Bough Beech TN8 7AT	Chiddingstone	SE/17/02705	0	1	0	0	0
Woodsman Barn Land East of Lockskinners Oast Lockskinners TN8 7NA	Chiddingstone	SE/17/01504	0	1	0	0	0
Land North East of Stonelake Cottages Camp Hill Chiddingstone Causeway TN11 8LB	Chiddingstone	SE/17/00943	0	2	0	0	0
Eden Hall Stick Hill TN8 5QQ	Cowden	SE/15/03802	13	0	0	0	0
Elylands Stick Hill TN8 5NL	Cowden	SE/17/02451	0	1	0	0	0
Land South East of Station Road TN8 7DU	Cowden	SE/17/03426	0	1	0	0	0
Ludwells Barn Spode Lane TN8 7HN	Cowden	SE/17/02100	0	1	0	0	0

Scarletts Coach House Furnace Lane TN8 7JT	Cowden	SE/17/02250	0	1	0	0	0
Polefields Cottage Spode Lane TN8 7HP	Cowden	SE/08/02771	0	0	0	0	1
Land to the South West of Holmesdale Hall Park Gate Road BR6 7PX	Crockenhill	SE/17/00481	0	2	0	0	0
Stone Building Stone Cross Road BR8 8LT	Crockenhill	SE/16/01197	0	2	0	0	0
24 Hillfield Road TN13 2UH	Dunton Green	SE/17/00293	1	0	0	0	0
West Kent Cold Store Rye Lane TN14 5HD	Dunton Green	SE/09/02635	57	0	0	0	0
Land South of 25 Hillfield Road TN13 2UH	Dunton Green	SE/17/02015	0	1	0	0	0
Dunton Green Free Church Station Road TN13 2XD	Dunton Green	SE/17/02336	0	5	0	0	0
Westerham House Fircroft Way TN8 6EL	Edenbridge	SE/15/00376	0	36	0	0	0
Land West Of 96 - 98 High Street Edenbridge TN8 5AR	Edenbridge	SE/10/00847	0	0	0	0	6
92 High Street TN8 5AR	Edenbridge	SE/17/00299	2	0	0	0	0
56 Station Road TN8 6HG	Edenbridge	SE/17/01199	0	9	0	0	0
22 Skeynes Road TN8 5HD	Edenbridge	SE/17/02715	0	1	0	0	0
32 Park Avenue TN8 5LB	Edenbridge	SE/17/01937	0	1	0	0	0
86 Cedar Drive TN8 5JT	Edenbridge	SE/16/02970	0	1	0	0	0
Aniseed Wealden Villas 31a High Street TN8 5AD	Edenbridge	SE/17/03061	0	1	0	0	0
Clatfields Shernden Lane Marsh Green TN8 5PS	Edenbridge	SE/16/03607	0	1	0	0	0
Edenbridge Bookshop 79 High Street TN8 5AU	Edenbridge	SE/17/00254	0	1	0	0	0
New Barns Farm Marsh Green Road Marsh Green TN8 5QU	Edenbridge	SE/16/03348	0	1	0	0	0
The Outbuilding Ashcombe Cottage Hilders Lane TN8 6LD	Edenbridge	SE/16/01624	0	1	0	0	0

45 - 47 High Street TN8 5AE	Edenbridge	SE/17/02967	0	2	0	0	0
Park View Station Road TN8 5NB	Edenbridge	SE/17/02127	0	2	0	0	0
Hamsell Mead Farm Sunnyside TN8 6HP	Edenbridge	SE/16/03938	0	0	20	0	0
Land North of Railway Line and West of St Johns W ay, St Johns Way TN8 6HF	Edenbridge	SE/17/01625	0	98	98	0	0
Land North of Railway Line and West of St Johns Way, St Johns Way TN8 6HF	Edenbridge	SE/17/01626	0	0	0	104	0
The Former Greenkeepers Site Upper Austin Lodge Road DA4 0HU	Eynsford	SE/17/02756	1	0	0	0	0
South View Till Avenue DA4 0BH	Farningham	SE/16/02964	1	0	0	0	0
Quantum House (Ground Flr & Basement) High Street DA14 0DT	Farningham	SE/17/03753	0	1	0	0	0
Lincoln House Gorse Hill DA4 0JU	Farningham	SE/17/01996	0	2	0	0	0
1 & 2 Cross Cottage Valley Road DA3 8LX	Fawkham	SE/14/02630	2	0	0	0	0
Little Scudders Scudders Hill DA3 8PA	Fawkham	SE/17/03020	0	1	0	0	0
Hazelcroft Stonehouse Road TN14 7HN	Halstead	SE/17/02890	1	0	0	0	0
Barn West of Widhurst Farm Shoreham Lane TN14 7BY	Halstead	SE/17/00801	0	1	0	0	0
Land South of Woodside Otford Lane TN14 7EQ	Halstead	SE/17/03176	0	1	0	0	0
Tri Officers Mess 1-4 Armstrong Close TN14 7BS	Halstead	SE/17/02067	0	0	9	0	0
Warren Court Farm Knockholt Road TN14 7ER	Halstead	SE/17/02363	0	0	15	14	0
Fort Halstead Crow Drive TN14 7BU	Halstead	SE/15/00628/OUT	0	0	0	0	*90
Amberley Ash Road DA3 7EE	Hartley	SE/17/00444	2	0	0	0	0
Ashton Church Road DA3 8DJ	Hartley	SE/16/02554	2	0	0	0	0

Land South of St Margarets Church Road DA3 8DJ	Hartley	SE/17/02845	0	1	0	0	0
Parsonage Orchard Church Road DA3 8DT	Hartley	SE/17/00633	0	1	0	0	0
San Miguel Gorsewood Road DA3 7DF	Hartley	SE/17/02328	0	1	0	0	0
St Annes Stack Lane DA3 8BL	Hartley	SE/15/00422	0	1	0	0	0
Merrywigs Gorse Way DA3 8AF	Hartley	SE/15/02954	0	1	0	0	0
Amberley Ash Road DA3 7EE	Hartley	SE/17/02903	0	4	0	0	0
Bramblefield Close and Park Drive Hartley DA3 7RT	Hartley	SE/13/02032	12	0	30	29	0
Beaumonts Farm Five Fields Lane TN8 6NA	Hever	SE/17/02208	2	0	0	0	0
Brocas Lodge Hever Road TN8 7LE	Hever	SE/17/02529	0	1	0	0	0
Park Farm Uckfield Lane	Hever	SE/17/01940	0	1	0	0	0
12 Egerton Avenue BR8 7LQ	Hex table	SE/17/01473	0	1	0	0	0
23 Egerton Avenue BR8 7LG	Hex table	SE/17/01677	0	1	0	0	0
80 Panters BR8 7RW	Hex table	SE/16/02718	0	1	0	0	0
Former Manzoori Clinic Claremont Road BR8 7QZ	Hex table	SE/16/03083	0	1	0	0	0
Land adj to 29 Maude Road	Hex table	SE/17/00591	0	1	0	0	0
The Flat 11 (1st Floor) Main Road	Hex table	SE/17/01927	0	1	0	0	0
Rowhill Farm	Hex table	SE/16/01063	0	4	0	0	0
57 Top Dartford Road BR8 7SG	Hex table	SE/17/00364	0	4	0	0	0
The Co-operative Food 1st Floor Building 25 Horton Road DA4 9BD	Horton Kirby & South Darenth	SE/16/01973	0	0	8	0	0
The Barn Homesdale Hill	Horton Kirby & South Darenth	SE/17/00178	1	0	0	0	0
85 New Road TN15 0BH	Horton Kirby & South Darenth	SE/16/02162	0	1	0	0	0
Fairhavens Mussenden Lane DA3 8NX	Horton Kirby & South Darenth	SE/15/02895	0	1	0	0	0
Land North East of Croft House The Street	Horton Kirby & South Darenth	SE/17/02408	0	1	0	0	0

The Gallery Franks Hall Franks Lane DA4 9JJ	Horton Kirby & South Darent	SE/15/03560	0	1	0	0	0
Hill Farm Franks Lane	Horton Kirby & South Darent	SE/17/03801	0	0	6	0	0
30 Dynes Road TN15 6RA	Kemsing	SE/16/01750	4	0	0	0	0
Land North of 141 West End N15 6PZ	Kemsing	SE/17/03048	1	0	0	0	0
Land to the south west of 39 Park Hill Road TN14 1EU	Kemsing	SE/14/00846	1	0	0	0	0
23 Dynes Road Kemsing TN15 6RA	Kemsing	SE/03/00670	2	0	0	0	0
Land rear of 16 & 17 Barnfield Crescent TN15 6SE	Kemsing	SE/16/02684	2	0	0	0	0
12 Northdown Road TN15 6SB	Kemsing	SE/17/00584	0	1	0	0	0
18 Copperfields TN15 6QG	Kemsing	SE/17/00612	0	1	0	0	0
19 Cleves Road TN15 6RX	Kemsing	SE/17/03109	0	1	0	0	0
2 Northdown Road TN15 6SB	Kemsing	SE/16/02908	0	1	0	0	0
3 Collet Road TN15 6SH	Kemsing	SE/17/00096	0	1	0	0	0
51 Collet Road TN15 6SJ	Kemsing	SE/17/01889	0	1	0	0	0
71 Dynes Road TN15 6RD	Kemsing	SE/17/03576	0	1	0	0	0
Noahs Ark Cottage 14 Noahs Ark	Kemsing	SE/15/03221	0	1	0	0	0
Garden Cottage 43 Pilgrims Way TN15 6TB	Kemsing	SE/17/02691	0	1	0	0	0
The White Lodge Rest Home 62 West End TN15 6QB	Kemsing	SE/15/04027	0	2	0	0	0
Ashgrove Cottage Chevening Lane Knockholt TN14 7LA	Knockholt	SE/14/02289	1	0	0	0	0
Bramble Cottage Shoreham Road TN14 5RL	Otford	SE/16/03956	1	0	0	0	0
Land North of 28 Well Road TN14 5PS	Otford	SE/16/02359	0	1	0	0	0
Land West of Bramble Cottage TN14 5RL	Otford	SE/17/03874	0	1	0	0	0
Mad Hatters 8 High Street TN14 5PQ	Otford	SE/17/02807	0	1	0	0	0
New Barn Farm Telston Farm TN14 5JZ	Otford	SE/17/02514	0	1	0	0	0

83 Pilgrims Way TN14 5JH	Otford	SE/17/04037	0	2	0	0	0
Land South of Vine Cottage Grove Road TN11 8DU	Penshurst	SE/17/00825	0	1	0	0	0
Land South East of Pippins Coldharbour Road	Penshurst	SE/16/03892	0	1	0	0	0
Land to the North of Daneby Hall The Lane Fordcombe TN3 ORP	Penshurst	SE/17/03590	0	1	0	0	0
The Old Stable, Bowens Farm Poundsbridge Lane, Poundsbridge TN11 8AJ	Penshurst	SE/17/00383	0	1	0	0	0
36 London Road TN13 2DE	Riverhead	SE/16/01288	0	1	0	0	0
Land to rear of 2 Uplands Close TN13 3BP	Riverhead	SE/17/04052	0	1	0	0	0
Unit E Ryedale Court TN13 2DN	Riverhead	SE/17/02040	0	0	18	0	0
Bucklers The Coppice Lower Bitchett Green TN15 ONB	Seal	SE/16/03377	1	0	0	0	0
1 Church Field Cottages Landway TN15 ODR	Seal	SE/16/02333	2	0	0	0	0
Bluebell Farm Church Street TN15 OBA	Seal	SE/16/03847	2	0	0	0	0
1 Fullers Hill Farm Fullers Hill TN15 OEN	Seal	SE/17/01941	0	1	0	0	0
22 High Street TN15 OAJ	Seal	SE/16/02699	0	1	0	0	0
Outbuildings Weald Height Farm, Fawke Wood Road TN15 OSP	Seal	SE/17/03066	0	1	0	0	0
5 Mills Crescent TN15 ODD	Seal	SE/15/03155	0	1	0	0	0
Foxbury Farm Stone Street TN15 OLW	Seal	SE/17/02596	0	0	7	8	0
Dorton College of Further Education Seal Drive TN15 OA	Seal	SE/17/01514	3	0	0	0	0
Land South East of 4 Hawkes Place TN13 2PF	Sevenoaks	SE/14/00123	1	0	0	0	0
Land rear of 138-148 High Street TN13 1XE	Sevenoaks	SE/14/00967	4	0	0	0	0
Former site of the Farmers London Road	Sevenoaks	SE/13/03596	0	0	0	0	39
98-116 London Road (Salmon's) TN13 1BB	Sevenoaks	SE/14/02075	0	60	0	0	0
Land adjacent to 48 Moor Road TN14 5ED	Sevenoaks	SE/16/03170	0	1	0	0	0

107 High Street TN13 1UP	Sevenoaks	SE/17/02982	1	0	0	0	0
14 Wickenden Road TN13 3PL	Sevenoaks	SE/17/01305	1	0	0	0	0
16A & 16B Buckhurst Avenue TN13 1LZ	Sevenoaks	SE/16/03270	1	0	0	0	0
2 Garden Road TN13 3RJ	Sevenoaks	SE/17/01229	1	0	0	0	0
69 Robyns Way TN13 3EE	Sevenoaks	SE/17/01789	1	0	0	0	0
Brackens Plot 2 (Rear) Blackhall Lane TN15 0HU	Sevenoaks	SE/15/02207	1	0	0	0	0
Land West of Court Falaise 9 Mount Harry Court TN13 3JJ	Sevenoaks	SE/17/01089	1	0	0	0	0
Prospect Cottage 43 St James Road TN14 3NG	Sevenoaks	SE/16/00257	1	0	0	0	0
19 Mount Harry Road TN13 3JJ	Sevenoaks	SE/17/01534	2	0	0	0	0
27 Burntwood Road TN13 1PS	Sevenoaks	SE/16/03113	2	0	0	0	0
67 Weald Road TN13 1QH	Sevenoaks	SE/16/00199	2	0	0	0	0
Land South of Sevenoaks School Playing Field Hopgarden Lane TN13 1PX	Sevenoaks	SE/17/00924	4	0	0	0	0
Raleys Centre Plymouth Drive TN13 3RP	Sevenoaks	SE/15/03187	5	0	0	0	0
Ragstones 1 The Vine TN13 3SY	Sevenoaks	SE/15/02253	6	0	0	0	0
139 London Road TN13 1BH	Sevenoaks	SE/14/02652	8	0	0	0	0
St Johns Ambulance Brigade Chatham Hill Road TN14 5AP	Sevenoaks	SE/17/00683	8	0	0	0	0
Buckhurst 2 Car Park Buckhurst Lane TN13 1JJ	Sevenoaks	SE/17/02149	0	10	0	0	0
1 Holmesdale Road TN13 3XL	Sevenoaks	SE/17/01415	0	1	0	0	0
1 North View Road TN14 5BB	Sevenoaks	SE/16/01317	0	1	0	0	0
16 Knole Way TN13 3RS	Sevenoaks	SE/17/01370	0	1	0	0	0
20 London Road (1st and 2nd Floors) TN13 1AJ	Sevenoaks	SE/17/02727	0	1	0	0	0
22 Burntwood Road TN13 1PT	Sevenoaks	SE/17/03981	0	1	0	0	0
35 High Street TN13 1JD	Sevenoaks	SE/17/02639	0	1	0	0	0

53 & 55 Oakhill Road TN13 1NT	Sevenoaks	SE/17/02760	0	1	0	0	0
53 Bradbourne Vale Road TN13 3QG	Sevenoaks	SE/16/03456	0	1	0	0	0
6 Crawshay Close TN13 3EJ	Sevenoaks	SE/17/01356	0	1	0	0	0
6 St Botolphs Road TN13 3AQ	Sevenoaks	SE/17/03661	0	1	0	0	0
79 Weald Road TN13 1QJ	Sevenoaks	SE/17/00998	0	1	0	0	0
Cross Key House Ashgrove Road TN13 1SX	Sevenoaks	SE/17/03680	0	1	0	0	0
Hermesland 96 Oakhill Road TN13 1NU	Sevenoaks	SE/17/03588	0	1	0	0	0
Land adj to Parkstone Clenches Farm Road TN13 2LU	Sevenoaks	SE/17/00926	0	1	0	0	0
Land Rear of 31 Serpentine Road TN13 3XR	Sevenoaks	SE/17/02785	0	1	0	0	0
Land South of 65 Kippington Road	Sevenoaks	SE/17/03127	0	1	0	0	0
Land South of Blackhall Spinney Blackhall Lane TN15 OHP	Sevenoaks	SE/15/03053	0	1	0	0	0
Land West of 11 Hill Crest TN13 3HN	Sevenoaks	SE/17/03505	0	1	0	0	0
Land West of 17 Wickenden Road TN13 3PL	Sevenoaks	SE/17/03551	0	1	0	0	0
Site of 21 Bethel Road	Sevenoaks	SE/16/03389	0	1	0	0	0
Wildbriar Solefields Road TN13 1PJ	Sevenoaks	SE/17/00656	0	1	0	0	0
7 Burntwood Road Sevenoaks TN13 1PS	Sevenoaks	SE/14/00412	1	0	0	0	0
Public Convenience St Johns Hill	Sevenoaks	SE/11/02692	1	0	0	0	0
2 Locks Yard High Street TN13 1LT	Sevenoaks	SE/14/04017	0	1	0	0	0
59a London Road TN13 1AU	Sevenoaks	SE/16/02470	0	1	0	0	0
60 Bethel Road TN13 3UE	Sevenoaks	SE/18/00313	0	1	0	0	0
Land adj to Tubs Hill House London Road TN13 1BL	Sevenoaks	SE/16/02830	0	2	0	0	0
New Inn 75-77 St Johns Hill TN13 3NY	Sevenoaks	SE/17/01867	0	2	0	0	0
Sarah Brown 157 High Street TN13 1XJ	Sevenoaks	SE/16/01344	0	2	0	0	0
80 St Johns Road Sevenoaks TN13 3PB	Sevenoaks	SE/03/02900	0	0	0	0	2
109-111 St Johns Hill TN13 3PE	Sevenoaks	SE/17/03196	0	3	0	0	0

48 High Street TN13 1JG	Sevenoaks	SE/17/01721	0	3	0	0	0
Capital House Bradbourne Vale Road TN13 3QL	Sevenoaks	SE/15/03333	0	3	0	0	0
Granville House 7 Station Parade London Road TN13 1DL	Sevenoaks	SE/17/00484	0	0	6	0	0
31 Granville Road TN13 1EZ	Sevenoaks	SE/17/03797	0	0	7	0	0
Susans 135-137 St Johns Road TN13 3PE	Sevenoaks	SE/18/00165	0	0	5	0	0
96 High Street	Sevenoaks	SE/13/01726	0	0	0	0	8
Moorings Hotel The Moorings Hotel 97 Hitchen Hatch Lane TN13 3BE	Sevenoaks	SE/17/02877	0	0	9	0	0
1 Brattle Wood TN13 1QS	Sevenoaks	SE/15/03630	0	1	0	0	0
Summerhill Seal Hollow Road TN13 3SH	Sevenoaks	SE/18/00158	0	1	0	0	0
148-152 St Johns Hill TN13 3PF	Sevenoaks	SE/17/02796/REM	6	0	0	0	0
Pitts Farm Cottage Scabharbour Road TN14 6NL	Sevenoaks Weald	SE/11/02372	1	0	0	0	0
Hale Oak Farmhouse Hale Oak Lane TN14 6NQ	Sevenoaks Weald	SE/17/00954	0	1	0	0	0
Land West of Gilchrist Cottages Mount Pleasant Road TN14 6QD	Sevenoaks Weald	SE/16/03277	0	1	0	0	0
St Edward the Confessor Church Long Barn Road	Sevenoaks Weald	SE/15/00689	0	1	0	0	0
51 & 53 Mount Pleasant Road TN14 6QB	Sevenoaks Weald	SE/16/03239	0	2	0	0	0
Beechmont Farm Hubbards Hill TN13 1TR	Sevenoaks Weald	SE/17/00198	0	1	0	0	0
Hunters Moon Well Hill BR6 7PR	Shoreham	SE/17/01090	0	1	0	0	0
16 Bowers Road TN14 7SS	Shoreham	SE/16/01316	0	1	0	0	0
Land adj to 4 & 5 Mill Lane TN14 5TS	Shoreham	SE/17/01915	0	1	0	0	0
Land west of Dairy House Shoreham Road TN14 7UD	Shoreham	SE/15/00808	0	1	0	0	0
Oveny Green Farm Ovenden Road TN14 6AH	Sundridge	SE/15/03944	2	0	0	0	0
26 Woodside Road TN14 6DW	Sundridge	SE/16/01378	0	1	0	0	0

146 Main Road TN14 6ET	Sundridge	SE/17/01114	0	2	0	0	0
Broom Hill Site London Road	Swanley	SE/14/04022/OUT	0	0	30	31	0
Land south and west of 2 Salisbury Avenue BR8 8DG	Swanley	SE/16/01460	1	0	0	0	0
Flats above Swanley Tandoori 3 High Street BR8 8AE	Swanley	SE/16/03577	2	0	0	0	0
Keston and The Beeches Swanley	Swanley	SE/04/02248	25	0	0	0	0
58-88 Northview BR8 7BQ	Swanley	SE/15/03633	31	0	0	0	0
5 Lavender Hill BR8 7DH	Swanley	SE/17/03541	0	1	0	0	0
52 Lynden Way BR8 7DW	Swanley	SE/15/01754	0	1	0	0	0
Land East of 2 West Harold BR8 7EJ	Swanley	SE/17/03946	0	1	0	0	0
Land rear of Woodhurst Swanley Village Road BR8 7NF	Swanley	SE/15/00997	0	1	0	0	0
11-13 High Street BR8 8AE	Swanley	SE/17/01628	0	0	12	0	0
United House (Downs View) Goldsel Road BR8 8EU	Swanley	SE/16/00253	56	64	0	0	0
Meeting Point Day Centre Rural Age Concern 27-37 High Street BR8 8EA	Swanley	SE/15/00216/OUT	0	14	0	0	0
Cox & Gill (Elect) Ltd Old Post Office Store Fawkham Road	West Kingsdown	SE/16/03873	0	4	0	0	0
115 Hever Avenue TN15 6DS	West Kingsdown	SE/14/03093	1	0	0	0	0
Two Chimneys St Clere Hill Road TN15 6AH	West Kingsdown	SE/17/02467	1	0	0	0	0
Goss View Kingsingfield Road TN15 6LJ	West Kingsdown	SE/16/02621	2	0	0	0	0
Terrys Lodge Farm Terrys Lodge Road TN15 7EE	West Kingsdown	SE/17/01623	3	0	0	0	0
Millfield London Road TN15 6EU	West Kingsdown	SE/16/02364	5	0	0	0	0
8 Stacklands Close TN15 6DL	West Kingsdown	SE/17/03848	0	1	0	0	0
Bumblebees Knatts Valley Road TN15 6XY	West Kingsdown	SE/17/02010	0	1	0	0	0
Land East of Letitia Botsom Lane TN15 6BL	West Kingsdown	SE/17/03130	0	1	0	0	0

Land South of 162 Hever Avenue TN15 6DU	West Kingsdown	SE/16/02931	0	1	0	0	0
Parkwood Knatts Valley Road TN15 6XY	West Kingsdown	SE/17/04020	0	1	0	0	0
The Firs Rushetts Road TN15 6EY	West Kingsdown	SE/17/03118	0	1	0	0	0
Wyndfield Kingsfield Road TN15 6LH	West Kingsdown	SE/16/01569	0	1	0	0	0
136 Hever Road TN15 6DU	West Kingsdown	SE/16/03400	0	3	0	0	0
Pells Farm Pells Lane TN15 6AU	West Kingsdown	SE/14/03807	0	6	0	0	0
Stacklands Retreat House School Lane TN15 6AN	West Kingsdown	SE/17/00410	0	0	6	0	0
45 Hever Avenue TN15 6HF	West Kingsdown	SE/16/01727	1	0	0	0	0
Land adj to 36 Southfields TN15 6LE	West Kingsdown	SE/16/03874	0	2	0	0	0
Land East of Little Grange Duncans yard, Fullers Hill TN16 1AD	Westerham	SE/15/01447	1	0	0	0	0
Field South East of Junction with Farley Lane Croft Road	Westerham	SE/16/02196	4	0	0	0	0
Land West of Rosslare Close (former Churchill School) London Road	Westerham	SE/15/03394	11	0	0	0	0
13 Hartley Road TN16 1EE	Westerham	SE/17/03498	0	1	0	0	0
22 And 24 Market Square (1st & 2nd Floors above Rendezvous Restaurant) TN16 1SR	Westerham	SE/16/03537	0	1	0	0	0
74 Madan Road TN16 1DX	Westerham	SE/17/03631	0	1	0	0	0
Land East of Ralwin Buckham Thorns Road TN16 1ET	Westerham	SE/17/02655	0	1	0	0	0
Field North of junction with Farley Lane Croft Road	Westerham	SE/16/02010	0	9	0	0	0
Total per phasing year			325	482	286	186	146
TOTAL NUMBER OF OUTSTANDING PLANNING PERMISSIONS (Full & Outline)			1425				

*90 of the 450 units at Fort Halstead are phased within the Five Year Land Supply

Table A2: Outstanding Planning Permissions (Prior Approval Applications)

Address	Parish	Planning Reference	Phasing Year 1 2018/19	Phasing Year 2 2019/20	Phasing Year 3 2020/21	Phasing Year 4 2021/22	Phasing Year 5 2022/23
Oast House Nursery Residence Ash Road TN15 7HJ	Ash-cum-Ridley	SE/15/02243/PAC	1	0	0	0	0
Ridley Farm Bunkers Hill Road	Ash-cum-Ridley	SE/15/02222/PAC	1	0	0	0	0
Chartside House (part ground and whole 1st floor) High Street TN16 1HU	Brasted	SE/17/00859/PAC	2	0	0	0	0
Pilgroves Farm South Brook Lane Toys Hill TN8 6PA	Brasted	SE/16/02480/PAC	3	0	0	0	0
The Barn & Tackle Shop 1st Floor, 83 High Street TN8 5AU	Edenbridge	SE/15/00305/PAC	1	0	0	0	0
35A High Street TN8 5AD	Edenbridge	SE/16/01312/PAC	1	0	0	0	0
Newlands Delaware Farm Hever Road TN8 7LD	Edenbridge	SE/17/01023/PAC	1	0	0	0	0
Spar Till House Ltd Apex House Main Road TN8 6HZ	Edenbridge	SE/13/03336/PAC	1	0	0	0	0
Southon House Station Approach TN8 5LP	Edenbridge	SE/17/00646/PAC	7	0	0	0	0
The Old Exchange Mills Family Ltd Axel House 3 London Road	Farningham	SE/15/03550/PAC	1	0	0	0	0
Widmore Farm Church Road TN14 7HG	Halstead	SE/16/02127/PAC	1	0	0	0	0
Roodlands Farm Roodlands Lane Four Elms TN8 6PD	Hever	SE/16/03863/PAC	3	0	0	0	0
Formgraphics 49a College Road	Hextable	SE/15/03901/PAC	1	0	0	0	0
Malyons House College Road BR8 7LT	Hextable	SE/16/01478/PAC	1	0	0	0	0

Rowhill Farm Top Dartford Road BR8 7SG	Hextable	SE/15/02964/PAC	2	0	0	0	0
Building B Lavender Farm Deerleap Lane TN14 7NP	Knockholt	SE/17/04024/PAC	1	0	0	0	0
Land South East of Deerleap House Deerleap Lane TN14 7NP	Knockholt	SE/15/02704/PAC	1	0	0	0	0
Land North East of Lavender Cottage Deerleap Lane TN14 7NP	Knockholt	SE/16/03289/PAC	2	0	0	0	0
Bank Buildings (Gulliver's Timber) Station Road TN14 5QX	Otford	SE/17/00831/PAC	1	0	0	0	0
Broomsleigh Farm Watery Lane TN15 0ER	Seal	SE/17/03120/PAC	1	0	0	0	0
115a St Johns Hill TN13 3PE	Sevenoaks	SE/15/03341/PAC	1	0	0	0	0
3 Webbs Court TN13 1JN	Sevenoaks	SE/15/02695/PAC	1	0	0	0	0
64a High Street Sevenoaks TN13 1JR	Sevenoaks	SE/14/03292/PAC	1	0	0	0	0
South Park Studios South Park Sevenoaks	Sevenoaks	SE/15/00039/PAC	1	0	0	0	0
3 Locks Yard High Street TN13 1LT	Sevenoaks	SE/15/01177/PAC	3	0	0	0	0
First Floor and Second Floor 14-18 London Road TN13 1AJ	Sevenoaks	SE/17/03560/PAC	4	0	0	0	0
First Floor & Second Floor 96 High Street	Sevenoaks	SE/14/01202/PAC	6	0	0	0	0
Berkeley House 7 Oakhill Road TN13 1NQ	Sevenoaks	SE/17/01849/PAC	0	30	0	0	0
Halls Green Barn Hale Oak Road TN14 6NQ	Sevenoaks Weald	SE/17/02585/PAC	1	0	0	0	0
Warren Farm Main Road TN14 6EE	Sundridge	SE/16/03278/PAC	6	0	0	0	0
Burning to Learn UK Ltd 43a High Street (1st floor above Your Move) BR8 8AD	Swanley	SE/16/01314/PAC	1	0	0	0	0
Barclays Bank (1st Floor above bank) 30 Swanley Centre BR8 7TF	Swanley	SE/14/02773/PAC	2	0	0	0	0

First Floor, 33 Swanley Centre (above Wilko and adjacent shops) BR8 7TL	Swanley	SE/14/02774/PAC	10	0	0	0	0
Gladedale House 30 High Street TN16 1RG	Westerham	17/02200/PAC	14	0	0	0	0
Total per phasing year			84	30	0	0	0
TOTAL NUMBER OF OUTSTANDING PLANNING PERMISSIONS (Prior Approval Applications)			114				

Table A3: 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	
H1(c)	Sevenoaks Gasholder Station, Cramptons Road	Sevenoaks		39
H1(d)	School House, Oak Lane & Hopgarden Lane (Upper)	Sevenoaks		13
H1(e)	Johnsons, Oak Lane & Hopgarden Lane	Sevenoaks		18
H2(a)	Delivery & Post Office/BT Exchange, Station Road	Sevenoaks		42
H1(g)	Bevan Place, Swanley	Swanley	46	
H1(h)	Bus Garage/Kingdom Hall, London Road	Swanley		30
H1(i)	Land West of Cherry Avenue	Swanley	50	
H2(d)	Station Approach	Edenbridge	20	
H1(j)	57 Top Darford Road, Hextable	Rest of District	9	
H1(m)	Currant Hill Allotments, Rysted Lane, Westerham	Rest of District		20
H2(e)	New Ash Green Village Centre	Rest of District		50
	TOTAL		175	212

Sites are as at 31st March 2018. These are sites 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 2017/18.

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
Beyond Flooding	Reducing flooding and managing water flow on the ordinary watercourses (non main river) through advice and delivery funded through KCC flood and biodiversity teams
Four Elms Pond	Production of a management plan for the pond on behalf of the Parish Council funded by CIL.
Natural Flood Management – Westminster Field	Working with Horton Kirby and South Darenth Parish Council to develop NFM solutions for proposed expansion of the football pavillion and pitches at Westminster Fields
Habitat Enhancement, Restoration and Creation	
Eynsford Allotments	Allotment management on a site owned by Eynsford Parish Council including co-ordinating a volunteer team to offer practical help in maintaining the site
Greatness Pond	Pond management and advice
Magnificent Meadows – Plantlife HLF	Delivery of national meadow restoration project. Phase 1 ended 2017. Phase 2 submitted to HLF for additional funding.
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 deliver school sessions, task days and events.
Otford Palace	Developing a project with Otford PC to plant a native hedgerow on the site and to look at further opportunities for biodiversity improvements.
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	A Tesco Bags of Help project: improving the churchyard for wildlife and the community.
Edenbridge Water Meadows	Assisting with ongoing management including scrub clearance of the water meadows in partnership with the Great Stonebridge Trust.
Meadow at St John's URC	Meadow management and improving site for wildlife with church's Eco Group
Accessibility and Community Involvement	
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.

Sevenoaks Shed	Co-ordinating the project on behalf of SDC up to March 2018. Now a self-sufficient group.
Sevenoaks Schools	Working with schools across the district to deliver practical teaching sessions focussed on the natural environment.
The Annex School	NWKCP delivered scrub clearance tasks with this specialist school (Swanley) for challenging students
Orchards Project	Last year of the project. In the NWKCP area New Ash Green Woodland Group and school will be supported with training, tools, interpretation and support with practical restoration. The dedicated Orchards Officer will have some capacity to support other traditional community orchards.
The Ash Project	Hosted by the Kent Downs AONB, this project marks and celebrates ash trees. The project combines a major new commission by internationally recognised artists Ackroyd & Harvey with a wide ranging walks, talks and workshops programme, an online archive and a Kent wide plan for landscape restoration.
North Downs Way	Working with the NDW Trail manager to develop projects on and around the NDW.
Bore Place	Developed relations to establish possible volunteer hub/shed for SDC area and discussed a Green Care collation
Shaw Trust project for carers	Working with Bore Place to develop a project which offers carers a weekly period of relaxation and outdoor activity while those they care for take part in gentle activities in the building.
Community Toolkits	Providing toolkits to local communities to undertake management, restoration and creation projects.
Landscape Enhancement	
Darent Valley Landscape Partnership Scheme	The NWKCP will be working as a delivery agent for projects within the scheme
Greensands Commons	Working with SDC and KWT to develop a wellbeing group within the project
Kent Downs AONB 50 th Anniversary Celebrations	NWKCP is delivering family activities, walks and talks this year as a part of the celebrations.

APPENDIX 3 – Completions by Ward

Table A4: Number of Units Completed by Ward

Ward	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Ash And New Ash Green	1	0	0	0	2	5
Brasted, Chevening And Sundridge	6	12	6	3	5	4
Cowden & Hever	5	1	1	2	8	13
Crockenhill & Well Hill	1	3	0	0	1	2
Dunton Green & Riverhead	33	43	59	220	27	101
Edenbridge North & East	39	25	0	9	17	9
Edenbridge South & West	6	7	4	20	2	7
Eynsford	0	6	0	1	2	1
Farningham, Horton Kirby & South Darenth	1	6	11	12	0	3
Fawkham & West Kingsdown	5	11	0	-1	-1	2
Halstead, Knockholt and Badgers Mount	7	0	0	5	3	6
Hartley & Hodsoll Street	1	2	8	-2	12	6
Hextable	0	0	1	1	0	3
Kemsing	0	8	2	3	5	0
Leigh & Chiddingstone Causeway	1	17	-2	3	31	51
Otford & Shoreham	0	6	6	2	6	10
Penshurst, Fordcombe & Chiddingstone	1	-1	1	3	0	3
Seal & Weald	5	3	11	4	17	0
Sevenoaks Eastern	4	1	15	1	7	0
Sevenoaks Kippington	7	1	48	15	4	3
Sevenoaks Northern	6	1	1	13	26	5
Sevenoaks Town and St. John's	30	26	19	63	110	41
Swanley Christchurch & Swanley Village	2	11	0	56	6	64
Swanley St Mary's	1	2	2	-28	28	0
Swanley White Oak	-28	27	0	0	-15	0
West Kingsdown	0	0	5	0	0	0
Westerham and Crockham Hill	7	6	1	9	9	39
Net Completions	141	224	199	414	312	378

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.

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