

# Local Plan

## Authority Monitoring Report 2018/2019





## Contents

Introduction.....	3
The District – Key Characteristics .....	4
Methodology and Preparation .....	5
Progress on the Development Plan .....	6
Table I: Progress on the Development Plan .....	6
Other Local Plan progress .....	7
Duty to Co-operate .....	7
Monitoring and Performance .....	8
Executive Summary.....	9
1. Delivery of Housing .....	12
5 Year Land Supply.....	15
Table 2.1: Housing Completions in the Main Settlements .....	15
2. Distribution of Development .....	25
3. Design of New Developments .....	27
Table 3.1: Schemes assessed against the building for life criteria .....	28
Table 3.2: Conservation Area Appraisal Management Plans (since reporting began).....	29
4. Sustainable Development .....	34
Table 4.1: Transport Infrastructure Schemes update .....	37
5. Settlement Hierarchy.....	38
6. Affordable Housing.....	39
Figure 6.1: Affordable Housing Completions since beginning of plan period.....	40
Table 6.1: Number of new affordable housing units completed.....	40
7. Housing Size, Type and Density .....	44
Figure 7.1: New Dwellings of Different Sizes by Number of Bedrooms* .....	45
Figure 7.2: Proportion of New Dwellings at different Densities (dwellings per hectare).....	47
Table 7.3: Gross Housing Units Completed at Different Densities across the District .....	47
Table 7.4: Density of sites with 10 or more units completed in 2018/19.....	48
8. Employment Land .....	49
Table 8.1: Employment Allocations .....	49
Table 8.2: Maintenance of Employment Allocations and Major Developed Employment Sites in the Green Belt .....	51
Table 8.3: Change in Employment Land Supply – Amount and Type 2018/19.....	52
Table 8.4: Loss of Office Space (B1a) due to Prior Approval Applications 2018/19 .....	52
Table 8.5: Net change in employment floor space across the District 2018/19.....	54

Homeworking .....	54
9. Town Centres and Shopping .....	56
Table 9.2: Town Centre Health Check results for Sevenoaks, Swanley, Edenbridge and Westerham .....	58
10. Infrastructure and Community Facilities .....	60
11. Green Infrastructure, Open Space and Biodiversity .....	61
12. Leisure and Tourism .....	66
APPENDIX 2 – Green Infrastructure Priorities and Projects.....	67
APPENDIX 1 – Completions by Ward .....	70
Table A1: Number of Units Completed by Ward .....	70
APPENDIX 2 – Use Classes .....	71

## Introduction

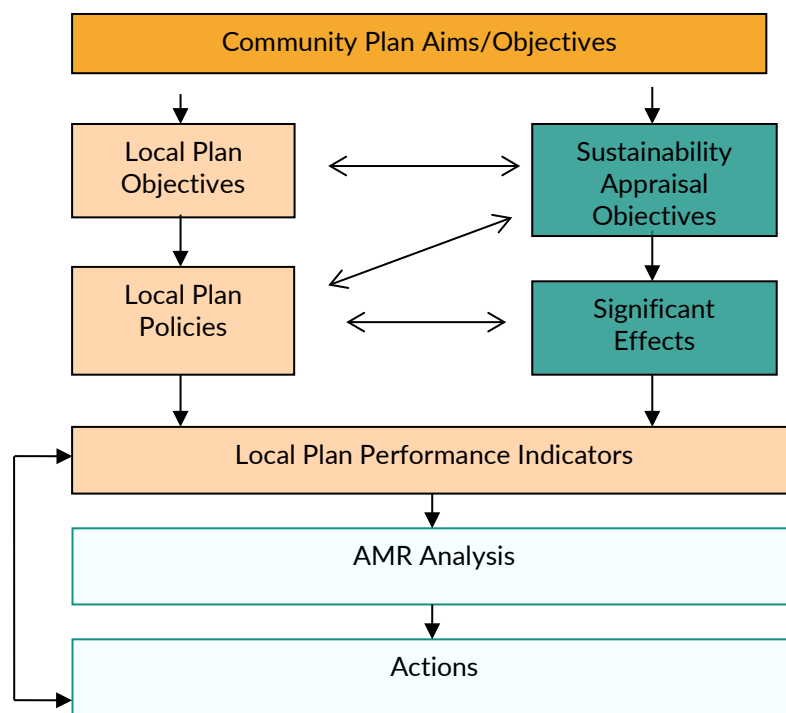
This is the fifteenth Authority Monitoring Report (previously called Annual Monitoring Report). It covers the period 1st April 2018 to 31<sup>st</sup> March 2019. The report provides information about the District, what's happening now and what could happen in the future. This document is used to track progress against policies and targets set out in the Council's adopted Planning Documents.

Sevenoaks District has two development plan documents adopted comprising of the Local Plan for the District; the Core Strategy (Adopted Feb 2011 and the Allocations and Development Management Plan (ADMP) (Adopted Feb 2015). In April 2019 the new Sevenoaks District Local Plan was submitted to the Secretary of State for independent examination following a consultation period when representations were invited on the soundness of the submission version of the Local Plan (regulation 19). Following the first two weeks of the hearing sessions in September the Inspector wrote to the Council and the hearing sessions scheduled for Weeks 3 and 4 were cancelled. Further details regarding the Examination can be found on our website [Local Plan examination](#).

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 120,300 residents (mid 2018-estimates<sup>1</sup>) 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.

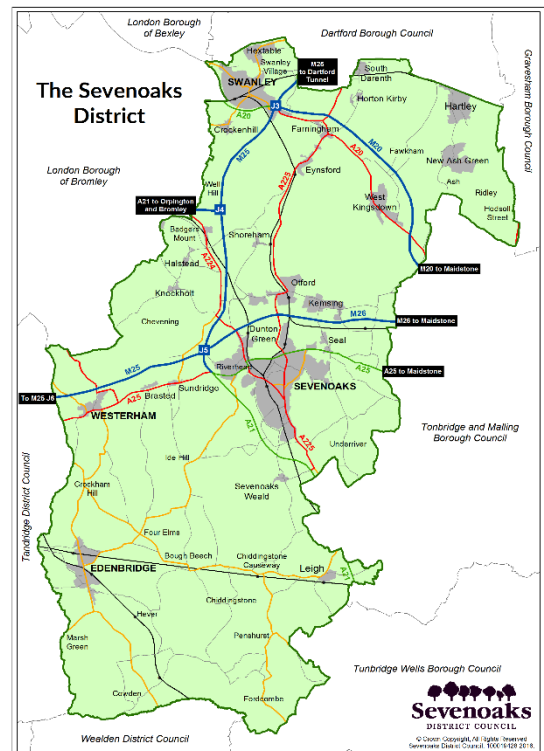


Figure II: Sevenoaks District

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 2018 was £526,180<sup>2</sup>, compared with £339,660 in Kent<sup>2</sup>. The population of Sevenoaks (mid 2018-estimates<sup>1</sup>) is 120,300, compared with Maidstone, Kent's largest district authority in population terms, with a mid-2018 population (mid 2018-estimates<sup>1</sup>) of 170,000 people and Dartford, Kent's smallest District in population terms, with a mid-2018 (mid 2018-estimates<sup>1</sup>) population of 109,700 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

Current progress on the Local Plan can be found in Table 1.

<sup>1</sup> ONS Mid 2018 data

<sup>2</sup> The Land Registry

## Methodology and Preparation

This fifteenth report, for the period 1<sup>st</sup> April 2018 to 31st March 2019, is the ninth 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.

## Progress on the Development Plan

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

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>Evidence base</p>	<p>The Sevenoaks District Council Local Plan was submitted to the Secretary of State for independent examination on Tuesday 30<sup>th</sup> April 2019.</p> <p>Examination hearings took place 24 September – 3 October 2019.</p> <p>The Inspector wrote to the Council in October 2019 to set out concerns related to the Duty to Co-operate. Correspondence between the Inspector and the Council can be found at <a href="#">Local Plan examination news and updates</a></p> <p>The Local Plan is supported by an extensive 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</p>



Document Name	Type	LDS Key milestones	Current Progress
			<b>Transport Assessment – Dec 18</b> <b>Local Plan and CIL Viability Study – Nov 18</b> <b>Historic Environment Review Study – Dec 17</b> <b>Biodiversity Value Study – 2018</b>

### Other Local Plan progress

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

The following Supplementary Planning Documents (SPDs) and Neighbourhood Area Designations were consulted on 18<sup>th</sup> Dec 2018 – 3<sup>rd</sup> 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 have formed part of the topic areas and policy formation. Full details of the Council's Duty to Co-operate discussions were presented in the [Duty to Co-operate Statement \(SUP006\)](#) which was submitted for examination

## 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

- 254 net additional dwellings were completed in 2018/19. An average of 311 dwellings per year has been completed over the past 5 years.
- The District had a housing supply of 9996 units (including Sites with outstanding planning permission, Sites with outstanding planning permission for C2 units, Windfall sites (including rural exceptions), Allowance for C2, Local Plan Site Allocations, Other maximising supply and Empty Homes. This is made up of development up to 2025/26, the Core Strategy plan period, and 2035/35 the new Local Plan period. The Housing Trajectory was considered during the Local Plan Examination and the most up-to-date position can be found in Table 1.1 on our website [ED24 Housing Trajectory 2019-35 table updated 27/09/2019](#)
- The 5 Year Land Supply was considered during the Local Plan Examination and the most up-to-date position can be found on our website [ED23 Housing Supply update paper C2 update](#)

### Distribution of Development

- 69% of housing completions were built within the main settlements. 38% within Sevenoaks Urban Area, 24% within Swanley and 7% within Edenbridge.
- The Local Plan Site Allocations Delivery Schedule demonstrates the deliverability and/or developability of the housing and mixed use sites identified in the Sevenoaks District Local Plan [ED14 Delivery Schedule - Housing and Mixed Use Sites September 2019](#)
- The conversion of 2 self-contained flats to 1 family dwelling resulted in a net loss of 1 units of housing. At White Oak Court in Swanley a retrospective application was granted for change of use from sheltered housing (C3) to extra care residential (C2) use. The application was to regularise the existing use and the information submitted with the application stated that the extra care scheme had been in operation for over ten years.
- 43% of the Local Plan housing supply (outstanding planning permissions, prior approvals and emerging Local Plan site allocations only) is predicted to be within Sevenoaks Urban Area, Swanley, Edenbridge and Westerham (% calculated over Local Plan Period to 2035). Further information regarding supply by settlement position within the hierarchy can be found on our website [ED34e Table Site Allocations, Planning Permissions and Under Construction since 1 April 2019](#)
- 96% of the net housing completions were within the Urban Confines.

### Design of New Development

- 3 schemes were assessed against the Building for Life design criteria, 1 scheme scored “good” and 2 scored “average”
- There are 41 designated Conservation Areas with Conservation Area Appraisals. In 2018/19 six conservation areas were reviewed and their conservation area appraisals revised. Five updated Conservation Area Appraisals along with an Introduction and Design Guidance were adopted in July 2019.
- There were 2 new assets added to the statutory list by Historic England in 2018/19

## Sustainable Development

- In 2018/19 there were 44 domestic Photovoltaic (FIT) Installations<sup>1</sup> resulting in a total installed capacity of 0.19825MW, and 3 non-domestic Photovoltaic (FIT) Installation<sup>2</sup> with a capacity of 0.06169 across the District.

## Settlement Hierarchy

- An update to the Settlement Hierarchy was published in April 2018, [Settlement Hierarchy](#).

## Affordable housing

- 71 (net 18) new affordable housing units were completed in 2018/19.
- 53 of the affordable housing units completed were for rent (social/affordable rented) and 18 were for shared ownership/ownership.
- £1,114,209 has been received in affordable housing contributions in 2018/19. During 2018/19 the Council set up a separate, independent affordable housing company – Quercus Housing, to deliver additional affordable housing. The intention is for £6,000,000 to be set aside for Quercus Housing. To date £2,750,000 has been allocated, leaving a potential balance of £3,250,000

## Housing size type and density

- During 2018/19 one new permanent pitch for Gypsy and Traveller use was granted.
- Approximately 60% of housing units completed had less than three bedrooms (figures do not include West Kent Cold Store).
- 182 additional bedrooms providing residential care were completed. 51 beds/units at White Oak Court in Swanley (a retrospective change of use application, 51 affordable units have moved from C3 (residential) to C2 (care homes), 84 beds/units at Wildernes House in Seal, 60 beds/units at Nesbit House in Badgers Mount
- The average density of completed units across the district was 63 dwellings per hectare.

## Employment Land

- There was a total net loss of 9,460 sq m in employment floor space across the District on allocated and non-allocated sites.
- 5,886 of the 9,460 sq m has been lost to residential. When complete these sites will provide an additional 49 residential units.
- In 2018/19 there was an overall net loss of 8954 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 two sites in Fircroft Way, Edenbridge. At Westerham House, Fircroft Way the existing vacant industrial building has been demolished and 36 new affordable residential units are currently under construction. In addition to this a new Lidl supermarket, along with a comparison based variety store and a Gregg's sandwich shop have been built following the demolition of the existing industrial buildings on site.
- There was an overall loss of 506 sq m of employment floor space on non-allocated sites. The larger losses/change of use are at 109-111 St John's Hill, Sevenoaks, 128 High

---

<sup>1</sup> Ofgem FIT installations

### Town Centres and Shopping

- During the monitoring year, there has been a net loss of 72 sq m of retail floor space within the main settlements.

### Infrastructure and Community Facilities

- The Infrastructure Delivery Plan (IDP) March 2019 is an evidence base document that supports the Local Plan and its objectives. The IDP is a 'live' document and will be reviewed regularly. The Plan can be found on our website [Sevenoaks District Infrastructure Delivery Plan March 2019](#)

### Green Infrastructure, Open Space and Biodiversity

- During 2018/19 there has been a loss of allocated Open Space in Hextable
- There were 2 amendments to the Public Rights of Way network
- The ADMP identifies the green infrastructure network which covers approximately 9553Ha (26%) of land within the District.
- 63 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

- There were 2 applications for additional tourist accommodation.

# 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.
<b>Performance summary</b>	254 net additional units were completed in 2018/19

## Performance Analysis

In 2018/19, 254 net housing units were completed across the district. There have been 3282 units completed since 2006, which give a surplus of 1137 over the Core Strategy requirement of 2145 (165 x 13) units.

**The Housing Trajectory** shows the identified housing land supply for the Local Plan period 2019/20 to 2034/35. This is made up of development up to 2025/26, the Core Strategy plan period, and 2035/35 the new Local Plan period. The Housing Trajectory was considered during the Local Plan Examination and the most up-to-date position can be found in Table 1.1 on our website [ED24 Housing Trajectory 2019 table updated 27/09/2019](#)

## Sites with outstanding planning permissions (including prior approvals)

Net units with full or outline permission, or prior approval permission that have not yet started or are under construction are included within this category. These units have been phased according to their expected completion date.

## Windfall sites (including rural exceptions)

This is an allowance made to reflect unexpected (non-allocated) housing sites that can accommodate 1-4 units during the plan period, in accordance with the NPPF. It is calculated using past delivery rates and applied after the first 3 years of the trajectory to avoid the risk of double counting completions from windfalls with extant permissions.

These figures also include an allowance for rural exception sites that are expected to come forward over the plan period, again being applied after the first 3 years of the trajectory in order to avoid the risk of double counting completions from rural exception sites with extant permissions.

Please see '5 year supply of deliverable housing sites' statement for further justification on the windfall and rural exceptions allowance which can be found on our website [ED23 Housing Supply update paper C2 update](#)

### **Local Plan site allocations**

The site allocations in the Local Plan consist of a review of the unimplemented site allocations in the Allocations and Development Management Plan (ADMP), and new site allocations. These represent sites that will contribute to the overall housing supply over the plan period.

### **Other maximising supply**

These are units on sites within the District Council's ownership that are within existing settlements and are actively being progressed. These sites came about following the close of the call for sites and via an expired planning permission. They will be included in the next iteration of the Strategic Housing and Employment Land Availability Assessment.

### **Empty homes**

This is an allowance made to reflect the empty homes that are expected to be brought back into use during the plan period. It is calculated using past delivery rate and applied to the first 5 years of the trajectory to ensure a realistic approach given empty homes are a finite element of supply.

Please see '5 year supply of deliverable housing sites' statement for further justification on the windfall and rural exceptions allowance which can be found on our website [ED23 Housing Supply update paper C2 update](#)

### **Completions**

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

## Local Plan Housing Supply Housing Trajectory

	Remaining Core Strategy Plan Period																
	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total
Sites with outstanding planning permission (including prior approvals)*	518	504	246	24	100	70	70	70	70	70	70	30	0	0	0	0	1,842
Sites with outstanding planning permission for C2 units	32	2	45	0	0	0	0	0	0	0	0	0	0	0	0	0	79
Windfall sites (including rural exceptions)	0	0	0	84	84	84	84	84	84	84	84	84	84	84	84	84	1,092
Allowance for C2	0	0	0	39	39	39	39	39	39	39	39	39	39	39	39	39	507
Local Plan site allocations	0	201	655	720	480	190	220	383	417	370	340	380	561	600	510	345	6,372
Other maximising supply**	0	0	0	24	25	0	0	0	0	0	0	0	0	0	0	0	49
Empty homes	11	11	11	11	11	0	0	0	0	0	0	0	0	0	0	0	55
<b>TOTAL</b>	<b>561</b>	<b>718</b>	<b>957</b>	<b>902</b>	<b>739</b>	<b>383</b>	<b>413</b>	<b>576</b>	<b>610</b>	<b>563</b>	<b>533</b>	<b>533</b>	<b>684</b>	<b>723</b>	<b>633</b>	<b>468</b>	<b>9,996</b>
	<b>Total Supply = 4673 (remaining Core Strategy Plan Period)</b>																

\* Figure includes 53 units from a recent appeal in Swanley

\*\* Sites within the District Council's ownership that are within existing settlements and are actively being progressed



## 5 Year Land Supply

The 5 Year Land Supply was considered during the Local Plan Examination and the most up-to-date position can be found on our website [ED23 Housing Supply update paper C2 update](#)

A list of the deliverable sites in years 1-5 can be found in Appendix 1 Local Plan Housing Supply 2019-24 - [ED12 5 year supply of deliverable housing sites addendum September 2019](#). Note Appendix 1 excludes C2 units.

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 an Action Plan has been produced which can be found on our website: [Housing Delivery Test Action Plan](#)

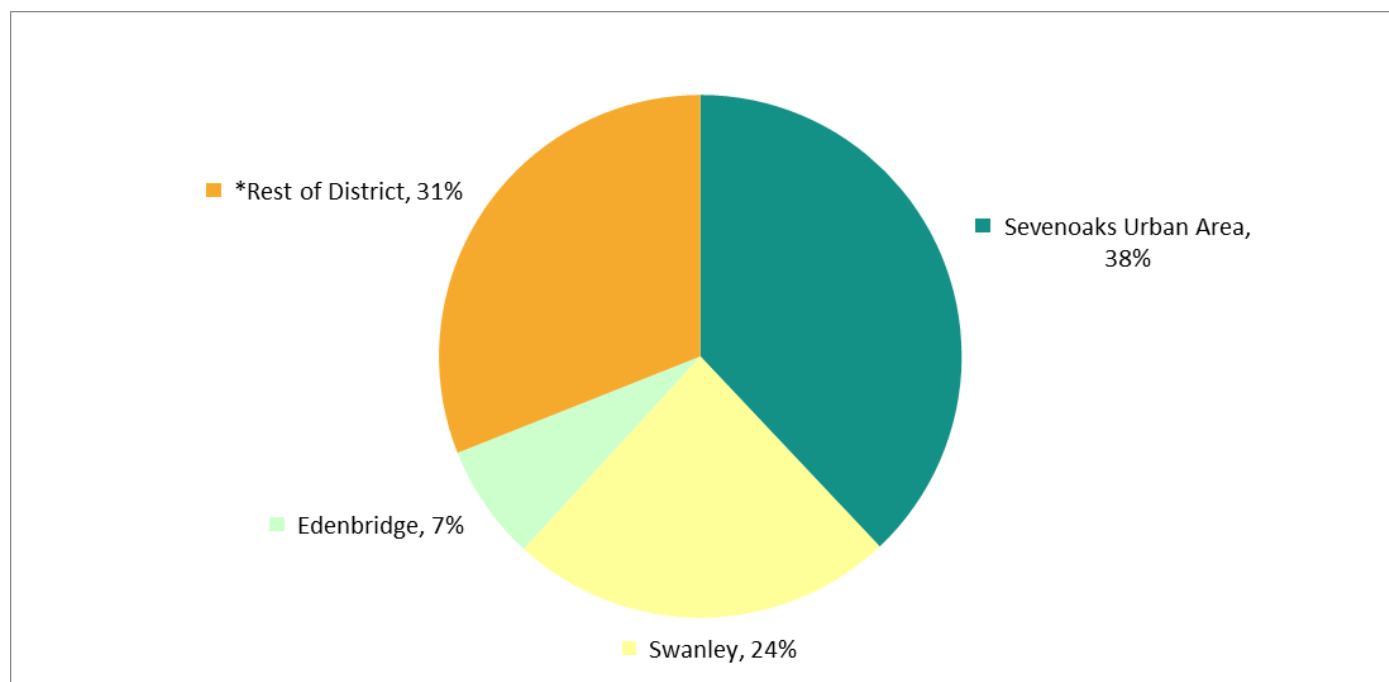
More information can be found on the Gov.uk website here [Housing Delivery Test 2018 measurement](#)

**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
2018/19	98	60	18	78	254
18-19%	38%	24%	7%	31%	100%
Plan Period Total	1294	329	414	1245	3282
Plan Period %	39%	10%	13%	38%	100%

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

Figure 2.1: Proportion of Housing Completions in the Main Settlements



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 2018/19 no applications for new dwellings refused in the Green Belt were overturned at appeal.

### Performance Analysis

During 2018/19 no applications for new dwellings in the Green Belt were overturned at appeal.

<b>Progress on delivering new Housing on Housing Allocation Sites</b> To monitor the progress on delivery of new housing on Housing Allocation sites.	
Local Plan Policy	H1 – Residential Development Allocations
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	Housing allocations to be completed in line with the phasing set out in the development guidance in Appendix 3 of the ADMP
<b>Performance summary</b>	The Local Plan Site Allocations Delivery Schedule demonstrates the deliverability and/or developability of the housing and mixed use sites identified in the Sevenoaks District Local Plan

### Performance Analysis

The Local Plan Site Allocations Delivery Schedule demonstrates the deliverability and/or developability of the housing and mixed use sites identified in the Sevenoaks District Local Plan [ED14 Delivery Schedule - Housing and Mix Use Sites Sept 2019](#)

The following completions on sites allocated for housing have taken place in 2018/19 –

4 dwellings at School House, Oak Lane & Hopgarden Lane in Sevenoaks  
 A 60 bed nursing home at Foxs Garage in Badgers Mount  
 The remaining 11 of the 38 dwellings at The Ivies (land adjacent to London Road) in Westerham  
 The remaining 4 of the 9 dwellings at Croft Road in Edenbridge  
 17 of the 300 dwellings at land west of Enterprise Way (Oakley Park) in Edenbridge

Sites will be monitored and will continue to be updated as new information becomes available.

<b>Progress on delivering new housing on Mixed Use Allocation sites.</b> 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
<b>Performance summary</b>	A further 55 of the 185 units completed at United House in Swanley, an existing site 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 were a further 55 of the 185 units completed at United House in Swanley. A total of 120 dwellings have now been completed. There are no further changes to report in 2018/19 on sites allocated for mixed use development. Further information can be found in the Local Plan Site Allocations Delivery Schedule [ED14 Delivery Schedule - Housing and Mixed Use Sites Sept 2019](#)

Sites will be monitored and will continue to be updated as new information becomes available.

<b>Number of completed housing sites with a net loss of units</b> 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
<b>Performance summary</b>	2 applications were completed in 2018/19 which resulted in net loss of C3 housing

### Performance Analysis

The conversion of 59a and 59b Dartford Road in Sevenoaks from 2 self-contained flats to 1 family dwelling, resulted in a net loss of 1 unit of housing. The building was originally a single unit and will remain in residential use. The planning officer concluded that the proposal would not result in a significant loss of housing stock and would be considered acceptable.

At White Oak Court in Swanley a retrospective application was granted for change of use from sheltered housing (C3) to extra care residential (C2) use. The application was to regularise the existing use and the information submitted with the application stated that the extra care scheme had been in operation for over ten years.

<b>Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge</b> To show the number of new dwellings to be built in the main settlements as opposed to the villages and Green Belt areas.	
Local Plan Policy	LO1- LO6 Location of Development Policies, SC1 – Presumption in Favour of Sustainable Development
Local Plan Objective	To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities. To meet housing and employment requirements within the existing urban area of Sevenoaks primarily on brownfield sites no longer required for their present use, particularly in areas close to the town centre and the mainline railway station.
Local Plan Target	50% ( $\frac{1}{2}$ ) of total housing to be within Sevenoaks Urban Area or Swanley 66.7% ( $\frac{2}{3}$ ) of total housing to be within Sevenoaks Urban Area, Swanley or Edenbridge
<b>Performance summary</b>	43% of the Local Plan housing supply (outstanding planning permissions, prior approvals and emerging Local Plan site allocations only) is predicted to be within Sevenoaks Urban Area, Swanley, Edenbridge and Westerham (% calculated over Local Plan Period to 2035)

### Performance Analysis

Sevenoaks District has a housing supply of 4673 units up to 2026 (Core Strategy period) and 9996 units up to 2035 (Local Plan period). See Housing Trajectory table. Further information regarding supply by settlement position within the hierarchy can be found on our website [ED34e Table e Site Allocations, planning permissions and under construction since 1 April 2019](#)

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
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 2018/19 no planning permissions were granted contrary to Environment Agency advice on flooding.

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 2018/19 there was a net loss of 3984 sq m of B use class floor space within the Urban Confines.

### Performance Analysis

In 2018/19 there was an overall net loss of 3984 sq m of B use class floor space within the Urban Confines. Change of use applications have not been included. This was due to an application in Fircroft Way for the demolition of existing industrial buildings and erection of a supermarket (Lidl), a comparison based variety store, and a small sandwich shop (Greggs). The application has resulted in a retail gain (A1 gain) of 3184 sq m. Two applications for extensions in Otford and Westerham have resulted in a gross gain of 128 sq m, and the redevelopment of existing buildings at Cramptons Road in Sevenoaks, where the loss took place in 2017/18 has resulted in a B8 Gain of 467 sq m and a Sui Generis gain of 1307 sq m.

In addition to the above, an extension in Enterprise Way, Edenbridge for just over 600 sq m was completed in 2016/17 but wasn't included in the figures.

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
<b>Performance summary</b>	In 2018/19 96% of the gross number of housing units were completed in the Urban Confines

### Performance Analysis

In 2018/19, 96% (303 of the 317) of the gross number of housing units were within the Urban Confines (outside of the Green Belt). This figure is 16% above the target of 80%.

In 2018/19, 4% (14 of the 317) of the gross number of housing units provided were within the Green Belt. 21% of these were provided through redevelopment, with 79% of the units provided were either change of use or conversion.

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

<b>Proportion of residential Green Belt applications overturned at appeal for Extensions, Basements, Outbuildings and Replacement dwellings</b> 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
<b>Performance summary</b>	During 2018/19 8 applications; 5 for extensions and 3 for replacements all within the Green Belt, were granted on appeal.

### Performance Analysis

The Inspector concluded that the 8 applications within the Green Belt granted on appeal were either not considered to be inappropriate development within the Green Belt, would not have a harmful effect upon the openness of the Green belt, would not have a detrimental impact or had other considerations and special circumstances that clearly outweighed the identified harm.

## 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	50% of total housing to be within Sevenoaks Urban Area or Swanley 66.7% ( $\frac{2}{3}$ ) of total housing to be within Sevenoaks Urban Area, Swanley or Edenbridge
Performance summary	<p><b>In 2018/19</b></p> <p>62% of housing completions were within Sevenoaks Urban Area or Swanley (38% in Sevenoaks Urban Area and 24% Swanley)</p> <p>69% housing completions were within the main settlements</p> <p><b>Since beginning of Plan Period:</b></p> <p>49% of housing completions were within Sevenoaks Urban Area or Swanley</p> <p>62% of housing completions were within the main settlements</p>

### Performance Analysis

The Core Strategy policies direct development to existing settlements, particularly in the main settlements of Sevenoaks, Swanley and Edenbridge, to reflect their position in the Settlement Hierarchy. The target is for  $\frac{2}{3}$  (67%) of the total new housing to 2026 to be built within the Sevenoaks Urban Area (as defined in the Core Strategy), in Swanley and in Edenbridge. A further target is for  $\frac{1}{2}$  (50%) of the total housing built in the period up to 2026 to be located in Sevenoaks Urban Area or Swanley.

In 2018/19 69% (176 of the 254) of housing completions were within the main settlements. Of the 176 units completed, 57 were at Ryewood (former West Kent Cold Store) in Dunton Green, 31 at Northview in Swanley the redevelopment of existing residential units to provide 31 units of affordable accommodation for older people, 25 units at Hawthorn Park, and a further 55 units at Downsview (formerly United House), Goldsel Road in Swanley. This figure exceed the Core Strategy target of 66.7. 62% (158 of the 254) of housing completions were within Sevenoaks Urban Area or Swanley. This figure is 12% above the Core Strategy target of 50%.

Since the beginning of the plan period 62% (2037 of the 3282) of total completions have been within Sevenoaks Urban Area, Swanley or Edenbridge, with 39% in Sevenoaks Urban Area (1294 of the 3282), and only 10% in Swanley (329 of the 3282). This is 1% below target; however the large allocated sites in Swanley and Edenbridge have not yet been completed. The percentage of completions in the Rest of the District is 38%. This figure includes redevelopments, new builds, conversions and change of use. Some of the larger sites included are Horton Kirby Paper Mills in South Darenth, Swaylands in Penshurst, Eden Valley School in Edenbridge, Maws Meadow in West Kingsdown, Well Road in Otford, 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.

### 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.
<b>Performance summary</b>	In 2018/19 1 scheme scored “good” and 2 scored “average” against the Building for Life criteria.

#### 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. 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 ([Building for Life](#))

There were three schemes assessed against the building for life criteria in 2018/19.

Table 3.1: Schemes assessed against the building for life criteria

Address	Planning Ref	Units (gross)	Score (/12)	Rating*
Eden Hall, Stick Hill	SE/15/03802	20	6.5	Average
Keston and the Beeches (Phase 2), Swanley	SE/04/02248	25	6.0	Average
58-88 Northview, Swanley	SE/15/03633	31	9.5	Good

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

The development at **Eden Hall, Stick Hill** comprises of 20 new houses delivered as a redevelopment within the Green Belt. 6 further units will be provided following the conversion of Eden Hall. It is in a rural location and therefore has poor public transport, access to services and facilities and no affordable housing. The low-density nature of the development provided an opportunity to create a small community with a central focus. However, this was not achieved. The houses do not face each other and there is no central public space. The design of some houses is good, with good detail and use of materials. Landscaping is good and some existing features such as a wall have been incorporated. However the isolated location and missed opportunity have resulted in a disappointingly low score.

**The Keston and the Beeches** development has now been completed. The new houses are built at the rear of the site. It is close the Swanley and Hextable in a sustainable location and includes affordable housing. There are some aspects of good design and use of materials, however the streets, pedestrian access and overall form are poorly designed. There are a large number of blank walls that are imposing and without any relief.

The development at **Northview** in Swanley is a 31 unit older person's apartment. It has good access to public transport and services and facilities. Some good aspects to this scheme with some thought given to orientation, setting and relation to existing surrounding properties. Improvements could be made; for example too many materials have been used in some places creating confusion rather than adding any distinctiveness. The development benefits from good shared outdoor space for residents and storage however a lack of attention to detail has led to some poor features.

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 41 designated Conservation Areas with Conservation Area Appraisals. Since the beginning of the planning period, 27 (27 of the 41) Conservation Area Appraisals have been reviewed.

### Performance Analysis

There are 41 designated Conservation Areas with Conservation Area Appraisals. Since the beginning of the planning period 27 (27 of the 42) Conservation Area Appraisals incorporating Management Plans have been adopted.

In 2018/19 six conservation areas were reviewed and their Conservation Area Appraisals revised. Shoreham High Street and Shoreham Mill Lane has been merged and extended. Brasted, Seal, Leigh and Swanley Village also had small extensions. Five updated Conservation Area Appraisals along with an Introduction and Design Guidance were adopted in July 2019.

**Table 3.2: 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

Area	Date of Adoption
Sevenoaks Weald	July 2013
Westerham	October 2015
Brasted High Street	July 2019
Leigh	July 2019
Seal	July 2019
Shoreham (previously Shoreham High Street and Church Street, and Shoreham Mill Lane)	July 2019
Swanley Village	July 2019

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 2018/19 there were no reductions made to the extent of Conservation Areas due to insensitive development

### Performance Analysis

In 2018/19 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 2018/19 there were no applications granted for demolition in a Conservation Area contrary to the advice from the Conservation Officer.



## Performance Analysis

In 2018/19 there were no applications granted for demolition in a Conservation Area contrary to the advice from the Conservation Officer.

<b>Heritage Assets</b> 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 2 new assets added to the statutory list by Historic England in 2018/19 There were no changes in the number of historic parks and gardens in 2018/19 There were no changes in the number of scheduled ancient monuments in 2018/19

## Performance Analysis

There were 2 new assets added to the statutory list by Historic England in 2018/19, Otford War Memorial and Westerham War Memorial were listed.

Planning permission was granted in 2018/19 for the erection of a memorial wall in Ash Burial Ground, Church Road in Ash 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 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 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.

Adoption of Parish Plans To monitor progress adopting Parish Plans across the District	
Local Plan Policy	LO7 Development in Rural Settlements
Local Plan Objective	<p>To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities.</p> <p>To ensure that a new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated.</p>
Local Plan Target	None
<b>Performance summary</b>	No Parish Plans were adopted in 2018/19

### Performance Analysis

No Parish Plans were adopted in 2018/19.

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
<b>Performance summary</b>	In 2018/19 no new Neighbourhood Plan Areas were designated.

### Performance Analysis

Sevenoaks District is entirely covered by 31 Town and Parish Councils. As of 31<sup>st</sup> March 2019 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 27<sup>th</sup> March 2015. Therefore the Council is no longer requiring new developments to meet the Code and BREEAM requirements set out in Policy SP2.

<b>Large Scale Renewable, Decentralised and Combined Heat and Power Schemes Installed by Capacity and Type</b> 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
<b>Performance summary</b>	During 2018/19 no new applications were granted for large scale renewable, decentralised or combined heat and power schemes.

### Performance Analysis

During 2018/19 no new applications were granted for large scale renewable, decentralised or combined heat and power schemes. 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. There may be other schemes across the District that may not have needed planning permission.

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

In 2018/19 there were 44 domestic Photovoltaic (FIT) Installations<sup>2</sup> resulting in a total installed capacity of 0.19825MW, and 3 non-domestic Photovoltaic (FIT) Installation<sup>2</sup> with a capacity of 0.06169across the District.

---

<sup>2</sup> 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.
<b>Performance summary</b>	In 2018/19 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 (AQMA) during 2018/19. A review of the AQMA is due to be carried out as part of the development of a new air quality action plan which may result in some changes to the AQMA in 2020.

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
<b>Performance summary</b>	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 an update on the schemes identified in the strategy.

Number of developments which include publicly accessible 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.
<b>Performance summary</b>	1 major non-residential scheme granted in 2018/19 will provide a publicly assessable electric vehicle charging point. 13 residential developments completed or partially completed in 2018/19, and 71 residential applications granted in 2018/19 will provide electrical charging points.

### Performance Analysis

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

At Salters Heath Farm, Sevenoaks a redevelopment scheme to provide office floor space will provide a publicly accessible electric vehicle charging point.

13 residential developments completed or partially completed, and 71 residential applications granted in 2018/19 will provide electrical charging points. In addition further electrical charging sockets, not requiring planning permission will have been provided in newly built housing.

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 UTM
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 UTM.
Bus Routes 236 (Westerham, Edenbridge, East Grinstead) & 402 (Tun. Wells, Tonbridge, Sevenoaks, Bromley) improvements	2018/19 update to follow
Sevenoaks Town Centre traffic management improvements	Works complete
A21/A25 Chipstead junction	The roundabout scheme is currently on hold. CRM scheme to improve road safety at the junction programmed for February 2020. This scheme was meant to be started during the Summer 2019, but due to unforeseen circumstances was not.
District wide freight strategy	<a href="http://www.kent.gov.uk/about-the-council/strategies-and-policies/transport-and-highways-policies/freight-action-plan">http://www.kent.gov.uk/about-the-council/strategies-and-policies/transport-and-highways-policies/freight-action-plan</a>
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	<a href="http://www.kent.gov.uk/data/assets/pdf_file/0006/7863/Sevenoaks-cycling-strategy.pdf">http://www.kent.gov.uk/data/assets/pdf_file/0006/7863/Sevenoaks-cycling-strategy.pdf</a>
Sevenoaks & Swanley rail station improvements	Funding and planning approvals for Swanley station improvements have now been received and plans are in place to renovate both sides of Swanley Station with works to commence in Spring 2020
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

<b>Settlement Hierarchy</b> 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.
<b>Performance summary</b>	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, [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)
<b>Performance summary</b>	71 (*net 18) new build affordable housing units were completed in 2018/19.

### Performance Analysis

In 2018/19 71 (\*net 18) new build affordable housing units were completed. Included within this figure are –

- 2 units at Church Field Cottages in Seal
- 31 units at Northview in Swaney (the redevelopment of an existing 16 bed care home)
- 24 units at Downs View in Swanley (the redevelopment of United House, an existing commercial site, providing 185 dwellings in total)
- 5 units at Hawthorn Park in Swanley
- 9 units at Ryewood in Dunton Green (the redevelopment of existing West Kent cold Store)

\*Due to a retrospective change of use application, 51 affordable units have moved from C3 (residential) to C2 (care homes). Although this has not resulted in any change to the overall stock of affordable housing, the 51 affordable care home will be counted in our Extra Care and Sheltered housing figures. A further 2 units were lost due to a redevelopment in Sevenoaks Weald, currently under construction for 4 new affordable homes.

The gross number of affordable completions this year is above the Core Strategy target. 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, 35 at the former West Kent Cold Store in Dunton Green, 90 at Fort Halstead, 24 at Broom Hill in Swanley and 36 at Westerham House, Fircroft Way in Edenbridge We can expect further affordable housing to be supplied as future development is permitted.

Figure 6.1: Affordable Housing Completions since beginning of plan period



Table 6.1: Number of new affordable housing units completed

Monitoring Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
All new build housing units completed (market & affordable)	225	195	264	259	479	340	395	317
Number of housing units lost (market & affordable)	-51	-54	-40	-60	-65	-28	-17	*-63
<b>NET</b> number of new build housing units completed (market & affordable)	<b>174</b>	<b>141</b>	<b>224</b>	<b>199</b>	<b>414</b>	<b>312</b>	<b>378</b>	<b>254</b>
All new build affordable housing units completed (Gross)	25	17	51	15	115	42	48	71
All affordable housing units lost	0	-32	0	0	-28	-16	-1	*-53
Net number of new build affordable housing units completed	25	-15	51	15	87	26	47	18

\*note: Loss includes a retrospective change of use application. 51 affordable units have changed from C3 (residential) to C2 (care home). Although this has not resulted in any change to the overall stock of affordable housing, the 51 affordable care home units will be counted in our Extra Care and Sheltered Housing figures.

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.

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
<b>Performance summary</b>	53 of the affordable housing units completed were for rent (social/affordable rented) and 18 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. 75% of the affordable units completed in 2018/19 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.
<b>Performance summary</b>	£1,114,209 has been received in affordable housing contributions during the monitoring period 2018/19

### Performance Analysis

In November 2014 the government published changes to the Planning Practice Guidance (PPG) on planning obligations, via a Written Ministerial Statement. The National Planning Policy Framework (NPPF) was subsequently updated in 2018 (at paragraph 63) to state that affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). Given the government’s updated position, the District Council prepared an update note to be read alongside the Affordable Housing SPD to reflect the change in national policy.

Sevenoaks District Council has received £1,114,209 in affordable housing contributions in 2018/19. The total unallocated/unspent balance is £6,439,550. The intention is for £6,000,000 to be set aside for Quercus Housing. To date £2,750,000 has been allocated, leaving a potential balance of £3,250,000

During 2018/19 the Council allocated £2,993,880 of affordable housing contributions to specific projects within the general guidelines set out in the Affordable Housing SPD. These included –

- Pilot mobile home energy efficiency (phase 2 of a project to provide low carbon retrofitting. This improves the energy efficiency of the home which helps to alleviate fuel poverty and also means older residents can remain in their home for longer and with less pressure on the local housing register).
- Management of the Sevenoaks District Housing Register (to provide housing advice services)
- Small is Beautiful grant (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)
- Older people's housing stock analysis and needs study (to better understand current and future
- Housing needs of older residents so that new policies may be tailored to meet these needs).
- Private Sector Letting Scheme (to encourage private sector landlords to offer their homes for low-income households nominated by Sevenoaks District Council)
- Hospital Discharge Packs (to help residents return to their homes and independent living as quickly as possible and, in doing so, also helping to free-up limited hospital beds.
- Quercus Housing (acquisition of a local property by the Council's independent affordable housing company, to provide 9 new affordable homes for rent)

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. During 2018/19 there were 8 long term empty homes returned to use.

In 2017/18 the Council set up a separate, independent affordable housing company – Quercus Housing, to deliver additional affordable housing. The intention is for £6,000,000 to be set aside for Quercus Housing. To date £2,750,000 has been allocated, leaving a potential balance of £3,250,000

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
<b>Performance summary</b>	There were no completed affordable housing units provided through Rural Exceptions Schemes during 2018/19

### 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 Surveys in Halstead, Knockholt and Hever. We also supported surveys in the Parishes of Chiddingstone, Sundridge (Sundridge Village only) and Kemsing.

## 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
<b>Performance summary</b>	During 2018/19 one new permanent pitch for Gypsy and Traveller use was granted and permanent permission has also been granted for an existing pitch.

### Performance Analysis

During 2018/19 one new permanent pitch was granted at Malt House Farm in Hextable. Permanent permission has also been granted for an existing pitch at Pedham Stables, Button Street in Swanley since March 2019.

Gypsy and Traveller Accommodation will be identified within the emerging Local Plan.

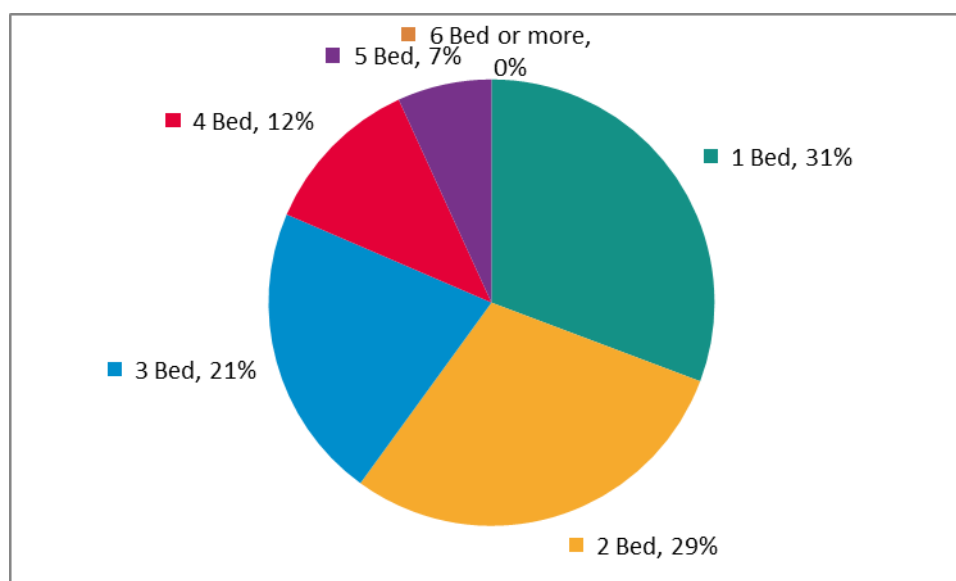
Proportion of New Dwellings of Different Sizes To show the size of dwellings being completed	
Local Plan Policy	SP5 Housing Size and Type
Local Plan Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater 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.
<b>Performance summary</b>	60% of housing units completed during 2018/19 have less than three bedrooms*

\*Percentage does not include 57 units at West Kent Cold Store and 55 units at Downs View in Swanley where data is currently being collected.

### 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 2018/19 can be seen in Figure 7.1 below

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



60% of the completed dwellings have less than three bedrooms, with 31% having one bedroom and 29% having two bedrooms\*. However these figures do not include the 57 units at Ryedale (former West Kent Cold Store) and 55 units at Downs View (former United House) in Swanley where 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
<b>Performance summary</b>	There were 182 net additional bedrooms providing residential care completed in 2018/19

### Performance Analysis

There were 182 additional bedrooms providing residential care completed in 2018/19.

51 beds/units at White Oak Court in Swanley (a retrospective change of use application, 51 affordable units have moved from C3 (residential) to C2 (care homes). Although this has not resulted in any change to the overall stock of affordable housing, the 51 affordable care home are now being counted in our Extra Care and Sheltered housing figure, and the loss of C3 has been recorded in our housing figures)

84 beds/units at Wildernes House in Seal (the redevelopment of Dorton House, an existing residential school)

60 beds/units at Nesbit House in Badgers Mount (the redevelopment of an existing car showroom)

13 beds/units were lost at White Lodge Rest Home in Kemsing (the demolition of a redundant care home and erection of 2 new detached dwellings, currently under construction.

A further 63 beds (net) have been granted planning permission, including a 50 bed dementia care home at Salts Farm a former oil/coach depot, 51 bedrooms (net 17) at Abbeyfield, The Dynes in Kemsing where the existing 34 bed care home is being replaced by a new multi-tenure 51 affordable care home, and an extension at Westerham Place Residential Care Home will provide an additional 4 bedrooms.

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.
<b>Performance summary</b>	The average density of completed housing units across the district in 2018/19 was 63 dwellings per hectare.

### Performance Analysis

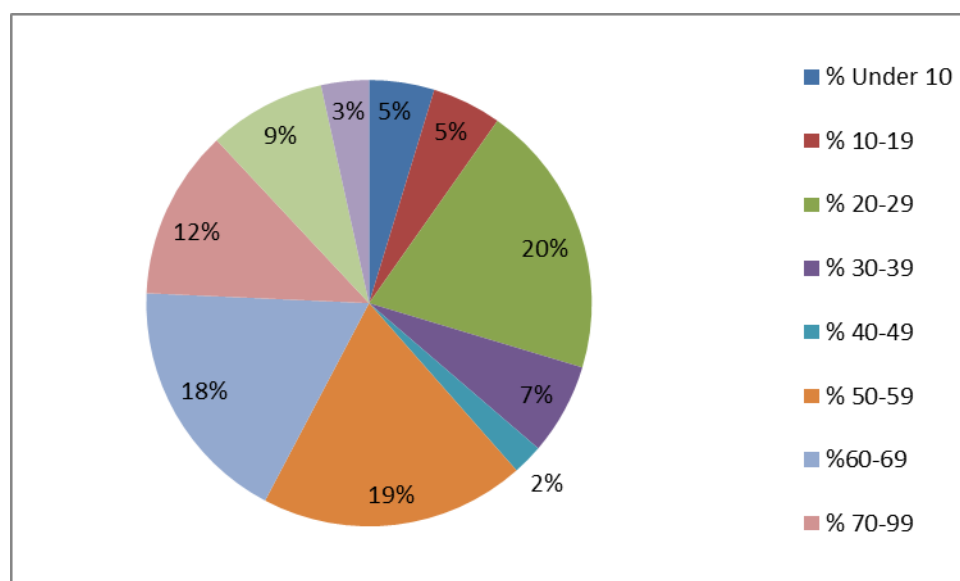
Core Strategy Policy SP7 seeks to ensure that all new housing will be developed at a density which makes efficient use of land and is appropriate to the location and which achieves good design. The policy sets a target for the average density across the district to be 40 dwellings per hectare.

This year the average housing density across the district was 63 dwellings per hectare, exceeding the LDF target.

Some of the larger, higher density developments with units completed this year are Downsview in Swanley (existing United House) at 50dph, Ryewood (existing West Kent Cold Store) in Dunton Green at 66dph, 142-152 St John's Hill in Sevenoaks (6 new flats) at 300 dph, and the first 12 mews flats at Bramblefield Close and Park Drive in Hartley at a density of 109 dph.



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



63% 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, 14 units at 94-96 London Road (existing Salmons site) at 147 dph, and 12 units at 109 dph at Bramblefield Close and Park Drive in Hartley

37% of completions were below 40 dph. 10% of new dwellings completed in 2018/19 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 2018/19 is outlined in Table 7.2.

Table 7.3: 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	65dph	79dph	106dph	56dph	n/a*	40dph	55dph
Gross Completions 2018/19	236	106	9	111	0	19	81

\*no completions in 2018/19

In 2018/19 the density for Edenbridge is 40dph. The Oakley Park development in Edenbridge will result in an overall density of 36.2 dph (not including the 2.6Ha of open space). The density targets in all the other settlements 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 2018/19.

**Table 7.4: Density of sites with 10 or more units completed in 2018/19**

Site Address	Settlement	Number of units completed in 2018/19	Site Density
Land West of Rosslare Close (The Ivies), former Churchill School, London Road	ROD	11	28
Bramblefield Close and Park Drive, Hartley	ROD	12	109
Land North of Railway Line and West of St Johns Way, St Johns Way	Edenbridge	14	36
Gladedale House, 30 High Street	ROD	14	140
Keston and The Beeches	Swanley	25	24
58-88 Northview	Swanley	31	91
United House (Downs View), Goldsel Road	Swanley	55	50
West Kent Cold Store (Ryewood , Rye Lane	Sevenoaks	57	67

## 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

<b>Maintenance of Employment Allocations and Major Developed Employment Sites in the Green Belt</b> 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.
<b>Performance summary</b>	In 2018/19 there was an overall net loss of 8954 sq m of employment floor space (B Use Class) on sites allocated for Employment

### Performance Analysis

In 2018/19 there was an overall net loss of 8954 sq m of employment floor space (B Use Class) on Employment Allocation Sites (see Table 8.1). This was mainly due to the redevelopment of two sites in Fircroft Way, Edenbridge.

At Westerham House, Fircroft Way the existing vacant industrial building has been demolished and 36 new affordable residential units are currently under construction. In addition to this a new Lidl supermarket, along with a comparison based variety store and a Gregg's sandwich shop have been built following the demolition of the existing industrial buildings on site.

There was a small extension to the reception area in an industrial building in Hortons Way in Westerham, and an extension to an office building in Suffolk Way in Sevenoaks.

**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	-15	0	-715	-4592	-3632	0	-8954
Change in employment floor space on Major Developed Sites in the Green Belt	0	0	0	0	0	0	0
Change in employment floor space on non allocated sites	-516	64	353	-232	143	-318	-506
	-531	64	-362	-4824	-3489	-318	-9460

There was an overall loss of 506 sq m of employment floor space on non-allocated sites. The larger losses/change of use are listed below –

- 109-111 St John's Hill, Sevenoaks – change of use of vacant ground floor offices to D1 (personal training consultancy facilities) and extension to create 5 one bed apartments, currently under construction
- 128 High Street, Edenbridge – change of use from offices to 4 dwellings, currently under construction
- 2 Cramptons Road, Sevenoaks – demolition of existing buildings and erection of commercial building (Travis Perkins)
- Turvins Farm, Chevening – change of use of 2 agricultural buildings to light industrial/office
- Fawkham Business Park, Fawkham – change of use from office/industrial to car repairs and MOT service bay

<b>Change in Employment Floor space – by Type</b> 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 2018/19 there was a net loss of 9460 sq m of employment floor space across the District

**Table 8.3: Change in Employment Land Supply – Amount and Type 2018/19**

	B1a	B1b	B1c	B2	B8	BX*	Total
Gain	408	64	558	318	467	0	1815
Loss	939	0	920	5142	3956	318	11275
Net	-531	64	-362	-4824	-3489	-318	-9460

\* Mixed B uses. See Appendix 3 for description of use classes.  
Figures include losses on under construction and completed sites.

In 2018/19 5886 sq m (5886 of the 9460 sq m) of employment floor space has been lost to residential. When complete these sites will provide an additional 49 residential units. This includes the loss of an existing office building at Westerham House, Fircroft Way in Edenbridge (overall loss of 4592 sq m), which when complete will provide 36 affordable housing units.

There hasn't been any loss of employment space to residential on Prior Approval Change of Use (PAC) applications in 18/19 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 Review Display Systems Ltd in Westerham, Suffolk Way in Sevenoaks and The Crown Inn in Otford which has recently had an application granted for change of use from a public house to an office.

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 [Economic Need Study](#)

**Table 8.4: Loss of Office Space (B1a) due to Prior Approval Applications 2018/19**

Planning Reference	Address	Parish	Status	B1a Loss (sqm)	Number of housing units	Decision Date
SE/16/03278/PAC	Warren Farm, Main Road	Sundridge	Not started	586	6	22.12.16
SE/17/00646/PAC	Southon House, Station Approach	Edenbridge	Not started	306	7	25.04.17
SE/17/00831/PAC	Bank Buildings, Station Road	Otford	Not started	50	1	08.05.17
SE/17/00859/PAC	Chartside House, High Street	Brasted	Not started	130	2	10.05.17
SE/17/03560/PAC	First Floor And Second Floor, 14 - 18 London Road	Sevenoaks	Not started	300	4	02.01.18
SE/17/04024/PAC	Building B, Lavender Farm, Deerleap Lane	Knockholt	Not started	0	1	16.03.18
SE/19/00067/PAC	Berkeley House, 7 Oakhill Road	Sevenoaks	Not Started	1337	27	12.03.19
SE/18/03213/PAC	150 High Street	Sevenoaks	Not Started	150	1	13.12.18
SE/18/01366/PAC	The Retreat Workshop, Palace Road	Westerham	Not Started	185	1	18.06.18
SE/16/01314/PAC	Burning 2 Learn UK Ltd, 43A High Street	Swanley	Not started	75	1	21.09.16
SE/16/01478/PAC	Malyons House, College Road	Hextable	Not started	86	1	08.07.16
			<b>TOTAL</b>	<b>3205</b>	<b>52</b>	

<b>Change in Employment Floor space in the Main Settlements</b> 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
<b>Performance summary</b>	There was a net loss of 9563sq m employment floor space in the main settlements. There was a net gain of 103 sq m in employment floor space across the rest of the District.

### Performance Analysis

In 2018/19 there was an overall loss of 9563sq m (9563sq m of the overall 9460sq 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 includes the loss of an existing office building at Westerham House, Fircroft Way in Edenbridge (overall loss of 4592 sq m) which when complete will provide 36 affordable housing units and a new Lidl supermarket, along with a comparison based variety store and a Gregg's sandwich shop which has been built following the demolition of the existing industrial buildings on site also on Fircroft Way in Edenbridge.

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 2018/19**

Settlement	B1a	B1b	B1c	B2	B8	BX*	Total
Sevenoaks Urban Area	-309	0	0	0	467	0	158
Swanley	0	0	0	0	0	0	0
Edenbridge	-232	0	-715	-5142	-3632	0	-9721
Main Settlements	-541	0	-715	-5142	-3165	0	-9563
Rest of District	10	64	353	318	-324	-318	103
<b>TOTAL</b>							<b>-9460</b>

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

Within Sevenoaks Urban Area there has been an overall gain of 158 sq m of floor space, mainly due to a small office extension in Suffolk Way and the redevelopment of 2 Cramptons Road, a B8/Sui Generis development (now Travis Perkins). The loss on this site was counted in 2017/18.

No changes took place in the settlement of Swanley during 2018/19.

Within the settlement of Edenbridge, there has been a net loss of 9721 sq m of floor space. This includes the loss of an existing office building at Westerham House, Fircroft Way in Edenbridge (overall loss of 4592 sq m) a residential application, which when complete will provide 36 affordable housing units and the new Lidl supermarket, along with a comparison based variety store and a Gregg's sandwich shop which has been built following the demolition of the existing industrial buildings on site.

Within the Rest of the District there has been a small net gain of 103 sq m

## 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



<b>Change in Employment Floor space in non allocated sites</b> 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
<b>Performance summary</b>	There was a net loss of 506 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 2018/19 there was a net loss of 506 sq m of employment floor space in non-allocated sites. See Table 8.2.

The larger losses/change of use are listed below –

- 109-111 St John's Hill, Sevenoaks – change of use of vacant ground floor offices to D1 (personal training consultancy facilities) and extension to create 5 one bed apartments, currently under construction
- 128 High Street, Edenbridge – change of use from offices to 4 dwellings, currently under construction
- 2 Cramptons Road, Sevenoaks – demolition of existing buildings and erection of commercial building (Travis Perkins)
- Turvins Farm, Chevening – change of use of 2 agricultural buildings to light industrial/office
- Fawkham Business Park, Fawkham – change of use from office/industrial to car repairs and MOT service bay

## 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 72 sq m of retail floor space within the main settlements

### Performance Analysis

During the monitoring year, there has been a net loss of 72 sq m of retail floor space within the main settlements. In Sevenoaks 42 sq m of retail floor space has been lost due to a change of use to a Sui Generis nail bar. There was also a small loss in Edenbridge due to a change of use to residential floor space.

During 2018/19 there has been no loss of A1 or A3 to residential 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).

Since the beginning of the plan period there has been a net gain of 4353 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.

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
<b>Performance summary</b>	In November 2019 retail data was collected for Sevenoaks, Swanley, Edenbridge and Westerham Town Centres as set out in Table 9.2

### Performance Analysis

In November 2019 retail data was collected for Sevenoaks, Swanley, Edenbridge and Westerham Town Centres as set out in Table 9.2

The vacancy rate in Sevenoaks Town Centre of 7%, and Swanley Town Centre of 8% have remained the same since the last survey in 2016/17.

The vacancy rate in Edenbridge Town Centre has reduced by 4% since the last survey to 10%. 9 previously vacant shops have are now occupied by various uses including A1, A3, A4 and D1.

This is the first year retail data has been collected in Westerham. There are currently 3 vacant units in Westerham which will be surveyed on an annual basis and included in the town health checks.

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

	Proportion of Vacant units in Town Centre	Change in Retail Floor space											Change in Retail Floor Space (A use)	Changes in Public Transport Services*
		A1	A2	A3	A4	A5	B1	C3	D1	D2	SG			
Sevenoaks Town Centre	7%	44	11	10	2	1	9	16	2	1	5	Decrease of 42 sq m of A use floor space	Centre of town served by 34 buses with varying frequencies (includes school buses)	
Swanley Town Centre	8%	33	14	11	1	6	3	13	8	0	12	No change to A use floor space	Centre of town served by 8 buses with varying frequencies (includes school buses)	
Edenbridge Town Centre	10%	38	9	7	3	5	4	24	6	1	3	Decrease of 30 sq m of A use floor space	Decrease of 30 sq m of A use floor space	
Westerham Town Centre	4%	45	11	15	5	2	2	2	14	2	1	No change of A use floor space	No change of A use floor space	
*source: Traveline South East														

\*source: Traveline South East

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
<b>Performance summary</b>	In November 2019 5 of the 36 units in the village centre were vacant.

### Performance Analysis

Following a village centre survey in November 2019. 5 of the 36 units were vacant. This has reduced from 7 since the last survey in 2018/19. This is due to the Vault Wine Bar and a clothes shop opening in 2 of the vacant units.

## 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
<b>Performance summary</b>	The Infrastructure Delivery Plan (IDP) March 2019 is an evidence base document that supports the Local Plan and its objectives

### Performance Analysis

The Infrastructure Delivery Plan (IDP) March 2019 is an evidence base document that supports the Local Plan and its objectives. The IDP provides a summary of the infrastructure required for the District, according to the level of development proposed to meet the District's needs for housing, employment and retail. A number of infrastructure providers and delivery partners have been engaged in producing the IDP through extensive consultation and Duty to Co-operate discussions.

The IDP is a 'live' document and will be reviewed regularly. The Plan can be found on our website [Infrastructure Delivery Plan](#)

## 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
<b>Performance summary</b>	During 2018/19 no applications were granted for additional Open Space and no open space was lost on allocated sites in the District.

### Performance Analysis

During 2018/19 no applications were granted for additional Open Space and no open space was lost on allocated sites in the District.

During 2018/19 applications were granted for the following –

A brick wildlife tower for the purposes of providing roosting and nesting for barn owls and other local wildlife at Bough Beech Visitor Centre

A memorial wall at Ash Burial Ground

A replacement pedestrian bridge across the River Darent

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
<b>Performance summary</b>	During 2018/19 there has been a loss of allocated Open Space in Hextable

### Performance Analysis

An application has been granted in Hextable for 3 new dwellings and a Parish Council office. The site former part of a larger housing development and was intended to serve as a small area of public open space with some children's play equipment. It's unclear whether the play equipment was erected and overtime the land has become overgrown and unkempt and has not been used as formal public space.

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
<b>Performance summary</b>	There were 2 amendments to the Public Rights of Way network in the District during 2018/19

### Performance Analysis

There were 2 amendments to the Public Rights of Way network

- The Kent County Council (Map Sheet 008 (TQ45NE)) Definitive Map Modification Order, No.1 2018. This Order resulted in a decrease of 5.0 metres of path
- The Kent County Council (Public Footpath SR18 (part) at Shoreham) Public Path Diversion and Definitive Map and Statement Modification Order 2018. This resulted in an increase of 31 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
<b>Performance summary</b>	The ADMP identifies the green infrastructure network which covers approximately 9553ha (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.

<b>Local Wildlife Sites</b> 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
<b>Performance summary</b>	As of March 2018 Kent Wildlife Trust had designated 63 Local Wildlife Sites which are completely or partially within the District.

### Performance Analysis

Sevenoaks District contains 63 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.

<b>Countryside Projects</b> 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
<b>Performance summary</b>	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 2018/19 can be found in Appendix 2.

## 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
<b>Performance summary</b>	In 2018/19 4 applications were granted for additional tourist accommodation

### Performance Analysis

In 2018/19 4 applications were granted for additional tourist accommodation. These included –

- conversion of an existing Grade II listed building in Eynsford to a hotel with restaurant
- conversion and extension of former builders' store to holiday accommodation in Chiddingstone
- provision of 2 shepherds' huts, 2 yurts, 2 composting toilets and a canvas outside kitchen for holiday accommodation
- change of use of part ground floor and first floor to bed and breakfast accommodation

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.
<b>Performance summary</b>	In 2018/19 two applications were granted for additional tourist attractions or facilities.

### Performance Analysis

In 2018/19 two applications were granted for additional tourist attractions or facilities, the refurbishment of part of the Large Barn at Bore Place in Chiddingstone to improve visitor facilities and the siting of 10 heritage information boards within the village conservation area in Otford.

## APPENDIX 2 – Green Infrastructure Priorities and Projects

Project	Project Summary
<b>Water Framework Directive Delivery and River Enhancement</b>	
River Darent	Project management and hosting Catchment Improvement Group with South East Rivers Trust. River enhancement projects are being identified and a programme for community engagement in 2019.
Natural Flood Management – West Kent	NWKCP is hosting an officer responsible for delivering Natural Flood Management (NFM) projects in West Kent. To deliver and develop this programme, the Countryside Management Partnerships will deliver the NFM projects in the programme, commissioning designers and contractors or working with partners as necessary. They will also liaise with landowners and communities to facilitate the delivery of projects and provide updates on their progress as well as providing training and awareness raising activities. They will help to identify further opportunities and develop the programme of NFM projects.
Four Elms Pond	Completion 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
Relighting the Darent	Partnership project with Environment Agency and South East Rivers Trust to encourage macrophytes in the Darent through increasing light levels reaching the river.
<b>Habitat Enhancement, Restoration and Creation</b>	
Eynsford Allotments	Allotment management on a site owned by Eynsford Parish Council. Offering advice and supporting the management of the site.
Shoreham Allotment Association	Supporting the allotment association to make their riverside strip of land more diverse. Initial stages of the project.
Greatness Pond	Pond management, advice and support to enable the Greatness Residents Association manage the Greatness Pond
Clarke's Pond	Pond restoration for a private Landowner to increase biodiversity.
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 is delivering access improvement works on the North Downs Way and school grounds projects in 2019.
Great Crested Newt habitat restoration/creation	Countryside Management Partnerships are working in partnership with Natural England to create new habitat for Great Crested Newts in Strategic Opportunity Areas (identified by NE) as part of their Kent pilot on population net gain for development mitigation. Practical works have started and will be completed in March. Six ponds this season.

Rectory Meadow	Management and support of the Parish Council at the Rectory Meadow Local Nature Reserve in Hartley. Includes wildflower meadow and woodland management.
St Mary's church, Riverhead	Our first Tesco Bags of Help project: improving the churchyard for wildlife and the community. Planted wildflowers, installed bird and bat boxes, cleared scrub, created a dead hedge, installed a new bench, and purchased a community tool kit and more.
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	Successful Tesco bid for volunteer days on wildflower meadow creation, tools, benches and signage. Meadow management and improving site for wildlife with church's Eco Group
100 year wood	Ongoing site management where requested and support of Friends of Group. Two days' work this year on scrub management and maintaining woodland edge habitat along paths. One day combined with a guided walk around the site.
<b>Health, Wellbeing and Community Involvement</b>	
Park Time	A wellbeing project which allows people with mental health issues to benefit from therapeutic conservation activities in their local green space. Shaw Trust have commissioned NWKCP to run this project in Sevenoaks in partnership with West Kent Mind.. Takes place at The Vine gardens, producing an edible garden in red, white and blue to be entered into In Bloom for Sevenoaks Town Council.
Tesco Centenary Fund Application – North Downs Way	Funding application in partnership with other Countryside Partnerships and the Kent Downs AONB to run a wellbeing project along the North Downs Way. This would include guided walks with mental health groups, art work to be displayed along NDW, tranquility views etc.
Orchards Project	Last year of the project (ending 2018). 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.
North Downs Way	Working with the NDW Trail manager to develop projects on and around the NDW. NWKCP developed a Geotrail for the North Downs Way in the Otford/ Kemsing area. This launched in summer 2017 with potential to develop it further along the trail.
Bore Place	Developed relations to establish possible volunteer hub/shed for SDC area and discussed a Green Care collation
Kent Downs AONB public engagement	NWKCP worked with people suffering from mental health issues to find out how they feel about the AONB to help develop future projects.
Community Toolkits	Countryside Management Partnership Community tool kits are available, free of charge to all community groups in Sevenoaks.
<b>Education and Schools projects</b>	
Sevenoaks Schools	Working with schools across the district to deliver practical teaching sessions focussed on the natural environment.
Sevenoaks Primary	Construct and plant up a new pond and install a dipping platform. Along with planting young trees, wildlife friendly plants and climbing plants and creating a seat area and log pile habitat.

St Michael's Prep, Otford	Lecterns and finger posts installed around the school grounds to make a nature trail.
St Johns C of E Primary	Cleaning out the pond and creating a pallet compost heap to help improve the educational area.
Dunton Green Primary	Installation of screening around the school playground along with clearing a forest school area of vegetation. Stump seats. Pond clearance and planting. Dipping platform renovation.
The Annex School	NWKCP delivered scrub clearance tasks with this specialist school. Seeking further opportunities.
<b>Landscape Enhancement</b>	
Darent Valley Landscape Partnership Scheme	The NWKCP will be working as a delivery agent for projects within the scheme
Kent Downs AONB 50 <sup>th</sup> Anniversary Celebrations	NWKCP delivered family activities, walks and talks this year as a part of the celebrations.

## APPENDIX 1 – Completions by Ward

Table A1: Number of Units Completed by Ward

Ward	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Ash And New Ash Green	1	0	0	0	2	5	0
Brasted, Chevening And Sundridge	6	12	6	3	5	4	2
Cowden & Hever	5	1	1	2	8	13	2
Crockenhill & Well Hill	1	3	0	0	1	2	0
Dunton Green & Riverhead	33	43	59	220	27	101	58
Edenbridge North & East	39	25	0	9	17	9	18
Edenbridge South & West	6	7	4	20	2	7	1
Eynsford	0	6	0	1	2	1	1
Farningham, Horton Kirby & South Darenth	1	6	11	12	0	3	1
Fawkham & West Kingsdown	5	11	0	-1	-1	2	11
Halstead, Knockholt and Badgers Mount	7	0	0	5	3	6	1
Hartley & Hodsoll Street	1	2	8	-2	12	6	16
Hextable	0	0	1	1	0	3	1
Kemsing	0	8	2	3	5	0	7
Leigh & Chiddingstone Causeway	1	17	-2	3	31	51	0
Otford & Shoreham	0	6	6	2	6	10	1
Penshurst, Fordcombe & Chiddingstone	1	-1	1	3	0	3	2
Seal & Weald	5	3	11	4	17	0	5
Sevenoaks Eastern	4	1	15	1	7	0	3
Sevenoaks Kippington	7	1	48	15	4	3	9
Sevenoaks Northern	6	1	1	13	26	5	12
Sevenoaks Town and St. John's	30	26	19	63	110	41	24
Swanley Christchurch & Swanley Village	2	11	0	56	6	64	56
Swanley St Mary's	1	2	2	-28	28	0	0
Swanley White Oak	-28	27	0	0	-15	0	56
West Kingsdown	0	0	5	0	0	0	0
Westerham and Crockham Hill	7	6	1	9	9	39	30
<b>Net Completions</b>	<b>141</b>	<b>224</b>	<b>199</b>	<b>414</b>	<b>312</b>	<b>378</b>	<b>317</b>

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 2 – Use Classes

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

To find out more,  
please contact us:

t 01732 227000

---

e [planning.policy@sevenoaks.gov.uk](mailto:planning.policy@sevenoaks.gov.uk)

---

w [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

---

Sevenoaks District Council, Council Offices,  
Argyle Road, Sevenoaks, Kent TN13 1HG

---

**Visit our Sevenoaks offices:**

Monday to Thursday, 8.45am to 5pm

Friday 8.45am to 4.45pm

---

**This publication is available in large print  
and can be explained in other languages  
by calling 01732 227000**

---

 [sdc\\_newsdesk](#)

 [Sevenoaks District Council Official](#)

---