

Local Development Framework



Annual Monitoring Report 2012



Contents

Introduction	5
The District	6
Methodology and Preparation	7
Progress on the Development Plan	8
Duty to Co-operate	11
Executive Summary	14
1. Delivery of Housing	16
2. Distribution of Development	22
3. Design of new Development	27
4. Sustainable Development	34
5. Settlement Hierarchy	42
6. Affordable Housing	43
7. Housing Size, Type and Density	47
8. Employment	52
9. Town Centres and Shopping	57
10. Infrastructure	61
11. Green Infrastructure, Open Space and Biodiversity	62
Appendix 1 – Five Year Housing Land Supply	64
Appendix 2 – North West Kent Countryside Projects	71
Appendix 3 – Use Classes	73

Tables

Table I	Progress on the Development Plan	8
Table II	Duty to Co-operate	11
Table 1.1	Housing Trajectory for AMR 2012	18
Table 1.2	Five Year Land Supply for AMR 2012	21
Table 2.1	Housing Completions in the Main Settlements	23
Table 3.1	Building for Life Assessments for Completed Developments 10 New Units and Over	27
Table 3.2	Conservation Area Appraisal Management Plans	29
Table 4.1	Transport Infrastructure schemes which have been started or completed in monitoring year 2011/12	40
Table 7.1	Housing Units Completed at Different Densities across the District	51
Table 8.1	Change in Employment Land Supply – Amount and Type	52
Table 8.2	Net change in employment floorspace across the District	54
Table 9.1	Town Centre Health Check results for Sevenoaks Swanley and Edenbridge	59
Table A1	Outstanding Planning Permissions (sites of less than 0.2ha)	64
Table A2	Outstanding Planning Permissions (Sites of 0.2ha or more)	68
Table A3	Identified Sites within the 5 year land supply	70

Figures

Figure I	Diagram showing the links between the Community Plan, the Sustainability Appraisal, and how they feed into the LDF and the AMR	5
Figure II	Sevenoaks District	6
Figure 1.1	Housing Trajectory for AMR 2012	19
Figure 1.2	Five Year Land Supply for AMR 2012	20
Figure 2.1	Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge	25
Figure 6.1	Affordable Housing Completions since the Beginning of the Plan Period	43
Figure 7.1	New Dwellings of Different Sizes by Number of Bedrooms	48
Figure 7.2	Proportion of New Dwellings at different Densities (dwellings per hectare)	50
Figure 8.1	Percentage of Working Age Population Claiming Unemployment Benefit	55
Figure 8.2	Percentage of Population Claiming Jobseekers Allowance	56

Introduction

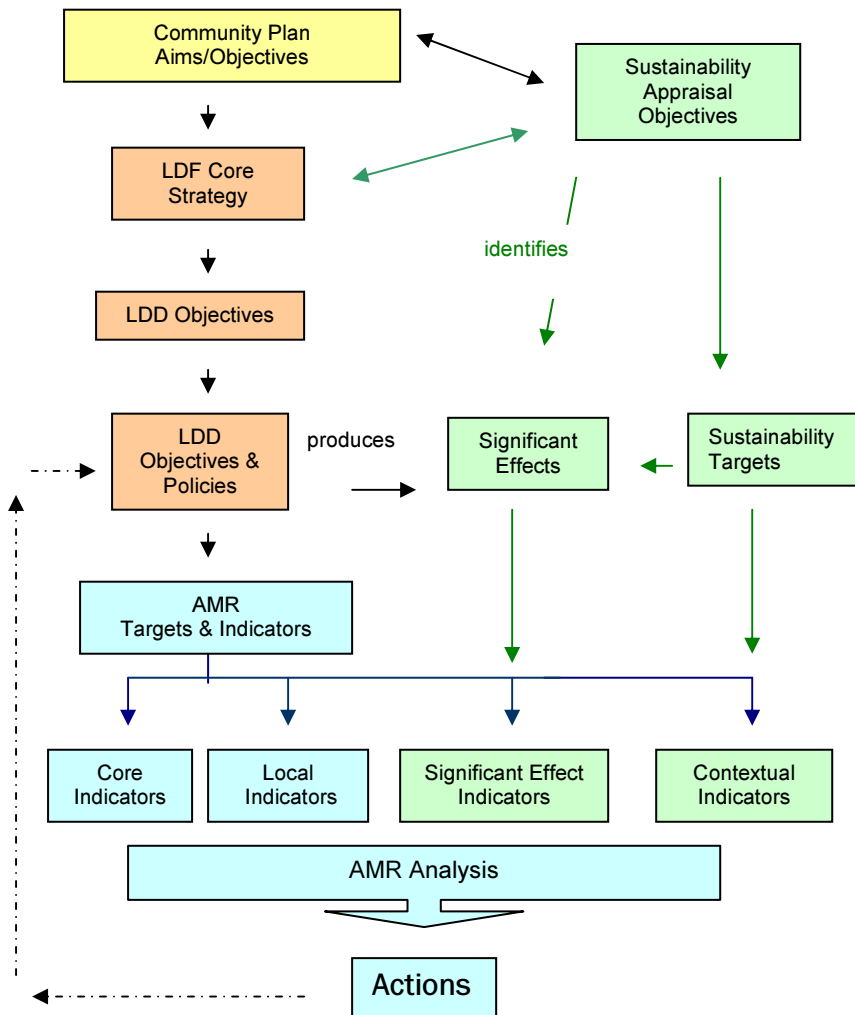
This is the eighth Local Development Framework Annual Monitoring Report. It covers the period 1st April 2011 to 31st March 2012.

The report provides information about the District, what's happening now and what could happen in the future. Over time this information will be used to track progress against policies and targets, which will be set out in the policy documents that will make up the Local Development Framework (LDF).

The LDF is prepared under the Planning and Compulsory Purchase Act 2004 and will comprise a group of policy documents which will replace the current Local Plan. The LDF 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 LDF will both inform and take account of national and regional policy and other Council Strategies.

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

Figure 1:
Diagram showing the links between the Community Plan, the Sustainability Appraisal, and how they feed into the LDF and the AMR



The District – Key Characteristics

Sevenoaks District is located in West Kent, with the edge of Greater London to the north, Surrey to the west and East Sussex to the south. The District covers almost 142 square miles; 93% is designated Green Belt. The main towns are Sevenoaks, Swanley and Edenbridge, where a significant proportion of the 114,900 residents (Census 2011) in the District live. There are over 30 villages and smaller settlements of which the largest is New Ash Green.

Much of the area is rural in character with 60% of the landscape within the Kent Downs and High Weald Areas of Outstanding Natural Beauty.

The District is a popular place to live, partly because of its proximity to London and the continent. Major transport links are provided by the M25, M26 and the M20 motorways, the A21, A20 and A25. Stations throughout the District provide rail access to London in under an hour. The District is also well located for Gatwick and Heathrow airports as well as the Channel Ports and Ashford and Ebbsfleet International stations.

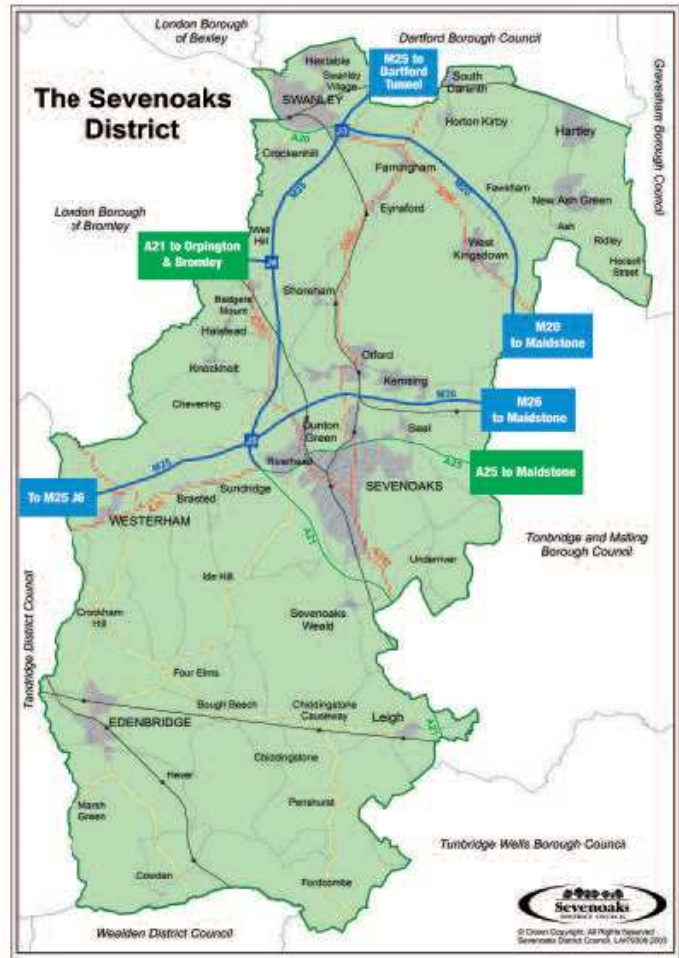


Figure II: Sevenoaks District

An overall impression of affluence masks some pockets of urban and rural deprivation with some areas within the top third most deprived in the country. Inequalities within the District are highlighted by a lack of affordable housing and by the fact that the average house price is 47% greater than the South East average¹. The District has one of the most sparse populations in the County and this is a challenge for local agencies and other service providers.

Key Issues and Challenges within the district:

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

¹ The Land Registry 2011

- The Community Plan

These issues are discussed in more detail in the LDF Core Strategy which sets out the spatial vision for the District up until 2026.

Methodology and Preparation

This eighth report, for the period 1st April 2011 to 31st March 2012, is the first to be published following the adoption of the National Planning Policy Framework and the Localism Act 2011.

The structure of the report remains the same, however the report reflects the changed requirements.

In accordance with protocol issued by the Department of Communities and Local Government (DCLG), the Council prepared a schedule of Saved Local Plan Policies which was approved in September 2007. These will remain in force until replaced by policies within the LDF. Appendix 2 of the Core Strategy outlines which Saved Local Plan policies have since been replaced by those in the Core Strategy.

The targets and indicators have been set using national and regional 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 agreed a revised Local Development Scheme which sets out the timetable for progressing the Council's LDF.

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

Table I: Progress on the Development Plan

Document Name	Type	LDS Key milestones	Current Progress
Allocations and Development Management	DPD	Summer 2012 – Cabinet Approval Autumn 2012 – Pre Submission Consultation Winter 2012/13 – Submission Spring/Summer 2013 – Examination Autumn 2013 - Adoption	<p>A deferred timetable has been agreed in October 2012, the document preparation is currently working in accordance with:</p> <p>Winter 2013 – Council Approval Spring 2013 – Pre Submission Consultation Summer 2013 – Submission Autumn 2013 – Examination Winter 2013/14 – Adoption</p> <p>This change in timetable is to provide additional time to resolve a limited number of site allocation issues prior to submission</p>
CIL Charging Schedule	DPD	Summer 2012 – Informal Public Consultation Autumn/Winter 2012 – Pre submission Consultation Spring 2013 – Submission Summer 2013 – Examination Winter 2013 - Adoption	<p>Informal Consultation June 2012</p> <p>Working towards Pre-submission consultation in Spring 2013 and Submission in Summer 2013.</p> <p>The timetable has been changed to accommodate additional evidence base work.</p>

Gypsy and Traveller	DPD	Autumn/Winter 2012- Informal Public Consultation Summer 2013 – Pre Submission Consultation Autumn 2013 – Submission Spring/Summer 2014 – Examination Summer/Autumn 2014 - Adoption	Working towards informal public consultation in Spring 2013. The timetable has been changed to accommodate additional evidence base work.
Sevenoaks Residential Character Area Assessment	SPD	Spring 2012 – Adoption	Adopted 12 th April 2012
Swanley Residential Character Area Assessment	SPD	Jan 2014 – Start preparation Summer 2014 – Public Consultation Autumn 2014 - Adoption	Due to start 2014
Edenbridge Residential Character Area Assessment	SPD	Jan 2014 – Start preparation Summer 2014 – Public Consultation Autumn 2014 - Adoption	Due to start 2014
Green Belt	SPD	Autumn 2012 – Public Consultation Autumn 2013 – Adoption	Deferred timetable to be in line with Allocations and Development Management Plan. Winter 2013 – Cabinet Approval Spring 2013 – Public Consultation Winter 2013/14 - Adoption
Equine Development	SPD	Spring 2013 – Start Preparation Summer/Autumn 2013- Public Consultation Winter 2013 – Adoption	Due to start 2013

The Local Development Scheme is in need of updating and this will be carried out during late 2012 early 2013.

Other LDF progress

Village Design Statements for Seal and Underriver were published for public consultation in June 2012, these documents are to be adopted as SPDs.

The Otford Parish Plan was published for public consultation in June 2012 and will be adopted as a SPD.

The Council consulted on three proposed Neighbourhood Plan Areas in June 2012 covering the Parishes of Ash-cum-Ridley, Edenbridge and Shoreham.

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.

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

Table II: Duty to Co-operate in 2011/12

Strategic Matter	Organisation co-operated with	Summary of Co-operation
Housing Allocations	Adjoining authorities where allocations are near District boundary.	<p>Consultation with Tonbridge and Malling in March 2012 on proposed housing allocation at Glaxo Smith Klein, Leigh.</p> <p>A supplementary sites consultation was carried out in March 2012 and all adjoining authorities were consulted.</p>
Green Infrastructure and Countryside Issues	Kent Downs and High Weald AONB Units	<p>The Council support and fund the Kent Downs and High Weald AONB units. The Joint Advisory Committees are attended by Officer and Member representatives. There is on going co-operation between the Council and the ANOB units.</p> <p>The AONB units were asked to review the emerging Allocations and Development Management Plan and both units made comments which have been incorporated into the Plan. A meeting was held with Kent Downs AONB to discuss the plan and any potential amendments.</p> <p>The AONB units and other organisations such as the Environment Agency, Natural England and Kent Wildlife Trust were invited to a Green Infrastructure Workshop in June 2011.</p>
Transport	Kent County Council	Production of the Sevenoaks Cycling strategy

Gypsy and Traveller Plan	Kent authorities	The review of the SDC Gypsy and Traveller Accommodation Assessment (GTAAs) was commissioned jointly with Maidstone Borough Council. Discussions were held with Tonbridge and Malling BC, Tunbridge Wells BC, Maidstone BC and Ashford BC (organised by Tunbridge Wells BC) regarding a consistent method across the authorities for reviewing GTAAs and a proposed approach of making provision to meet a 5 year need now and working together with other Kent authorities to share provision and accommodation opportunities more equitably in the future. This was discussed at the Kent Planning Policy Forum but the proposal to share provision and accommodation opportunities more equitably in the future was not supported by some other Kent authorities.
High Weald AONB Management Plan	High Weald AONB Unit	High Weald unit are in the process of reviewing the Management Plan. In September 2012 SDC reviewed initial draft of section1.
Kent Downs AONB Management Plan	Kent Downs AONB Unit	Kent Downs unit are in the process of reviewing the Management Plan. In August/September 2012 SDC reviewed the Sustainability Appraisal, Statement of Community Involvement and Equalities Impact Assessment.
Community Infrastructure Levy	Tunbridge Wells BC and local infrastructure providers	SDC's CIL Viability Assessment was commissioned jointly with Tunbridge Wells BC. A meeting was also held with officers from Dartford Borough Council, the only neighbouring authority that has currently consulted on a Preliminary Draft Charging Schedule, to discuss each authority's CIL Viability Assessment. Town and parish councils and local infrastructure providers, including KCC, NHS and Kent Police, were consulted on infrastructure requirements as part of the preparation of the CIL Infrastructure Plan. Neighbouring authorities and the County Council were also consulted as part of the CIL Preliminary Draft Charging Schedule consultation.

Monitoring and Performance

The monitoring report is divided into the 11 sections that are contained in the Core Strategy:

- Delivery of Housing,
- Distribution of Development,
- Design of New Development,
- Sustainable Development
- Settlement Hierarchy,
- Affordable housing,
- Housing size type and density,
- Employment Land,
- Town Centres and Shopping,
- Infrastructure,
- Green Infrastructure, Open Space and Biodiversity

The Core Strategy Performance Indicators are monitored under the relevant section and the appropriate LDF policy and objectives have been highlighted.

The AMR is intended to evolve over time. Once further Development Plan Documents are adopted additional indicators may need to be included. Also, targets and/or indicators may need to be changed to reflect government guidance, changes in local circumstances and availability of data.

Executive Summary

Delivery of Housing

- 174 net additional dwellings were completed in 2011-12.
- The District has a housing supply of 3641 up to 2026, 341 above the Core Strategy requirement.
- The District exceeds the requirement for a 5 year supply (+5%) of housing land by 605 units.

Distribution of Development

- 59% of new housing in 2010-11 was built within Sevenoaks Urban Area, Swanley and Edenbridge.
- No applications were granted contrary to Environment Agency advice on flooding.

Design of New Development

- 100% of housing schemes assessed against the Building for Life Criteria scored “Good” or above.
- 4 Conservation Area Appraisal Management plans were adopted during 2011-12.

Sustainable Development

- No large scale renewable, decentralised or combined heat and power schemes were granted planning permission during 2011-2012.
- There were 342 renewable electricity installations which were registered for the Feed In Tariff during 2011-12. These include Solar Photovoltaic panels and wind turbines.
- 11% of the completed housing units were required to meet the Code for Sustainable Homes or BREEAM standard. 72% of these units met the requirements.
- There were no changes made to the extent of Air Quality Management Areas.

Affordable housing

- 25 affordable housing units were completed in 2011-2012.
- 15 units were completed as part of a rural exceptions scheme in West Kingsdown.
- £206,144 was received as financial contributions in accordance with policy SP3 of the Core Strategy in 2011-12.

Housing size type and density

- No permanent gypsy and traveller pitches were granted during 2011-12.
- 54% of housing units completed during 2011-12 had less than three bedrooms.
- 37 additional extra care or sheltered housing bedrooms were completed.
- The average density of completed units across the district was 45.6 dwellings per hectare.

Employment Land

- There was an increase of 3155sq m in employment floorspace across the District in 2011-2012.
- At March 2012 2% of the District working population were unemployed.
- At Sept 2012 1.7% of the District working population were unemployed.
- 11.9% of the Sevenoaks District Workforce have no qualifications. This level is higher than the average for the South East (7.9%) and for Kent (10.5%) and across Great Britain (10.6%).

Town Centres and Shopping

- There was a net additional retail floorspace of 3654sq m within the main settlements.

Infrastructure

- Some of the schemes identified in the Infrastructure Delivery Schedule have been completed.
- The Community Infrastructure Levy Preliminary Draft Charging Schedule has been subject to consultation during Summer 2012.

Green Infrastructure, Open Space and Biodiversity

- Monitoring of the Green Infrastructure Network and Open Space Allocations will begin following the adoption of the Allocations and Development Management Plan.
- No new local wildlife sites were identified within the District.

1. Delivery of Housing

Housing Supply <i>To show recent housing delivery levels and future levels of housing delivery.</i>	
LDF Policy	LO1- Distribution of Development
Saved Local Plan Policy	H1 Housing Allocations
LDF 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.
LDF Target	To maintain an average of 165 dwellings per year over the plan period, 2006-2026, in order to meet the Core Strategy Housing Provision of 3300.
Performance summary	174 net additional units were built in 2011-12

Performance Analysis

In 2011-12, 174 net housing units were completed across the district which is 9 units over the requirement. There have been 1360 units completed since 2006, which gives a surplus of 370 over the requirement of 990 units.

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

Identified Sites

These are sites which do not have planning permission but have been identified as being consistent with the Core Strategy for potential housing allocation. All sites are above 0.2ha. See the emerging Allocations and Development Management Plan for detail. The identified sites have been phased equally across their expected year bands (eg. 0-5 or 6-10) using the most up to date information from landowners.

All the promoters of the identified sites were contacted during the monitoring year to confirm that the sites were still being promoted and when they are likely to be completed.

The Reserve Sites identified in the Core Strategy are not included in the housing trajectory .

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

Net units with full or outline planning permission on sites of less than 0.2ha which have not been started or are under construction. This figure has been reduced by a non-implementation rate which is calculated from the proportion of expired planning permissions

in previous years. These units have been phased according to their expected completion dates.

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

Net units with full or outline planning permission on sites of 0.2ha or above which have not been started or are under construction. This figure has been reduced by a non-implementation rate which is calculated from the proportion of expired planning permissions in previous years. These units have been phased according to their expected completion dates.

Small Sites Allowance

An allowance to reflect unexpected housing sites of below 0.2ha on previously developed land during the plan period. Calculated using past delivery rates and applied after the first 5 years of the trajectory in accordance with the National Planning Policy Framework.

Completions

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

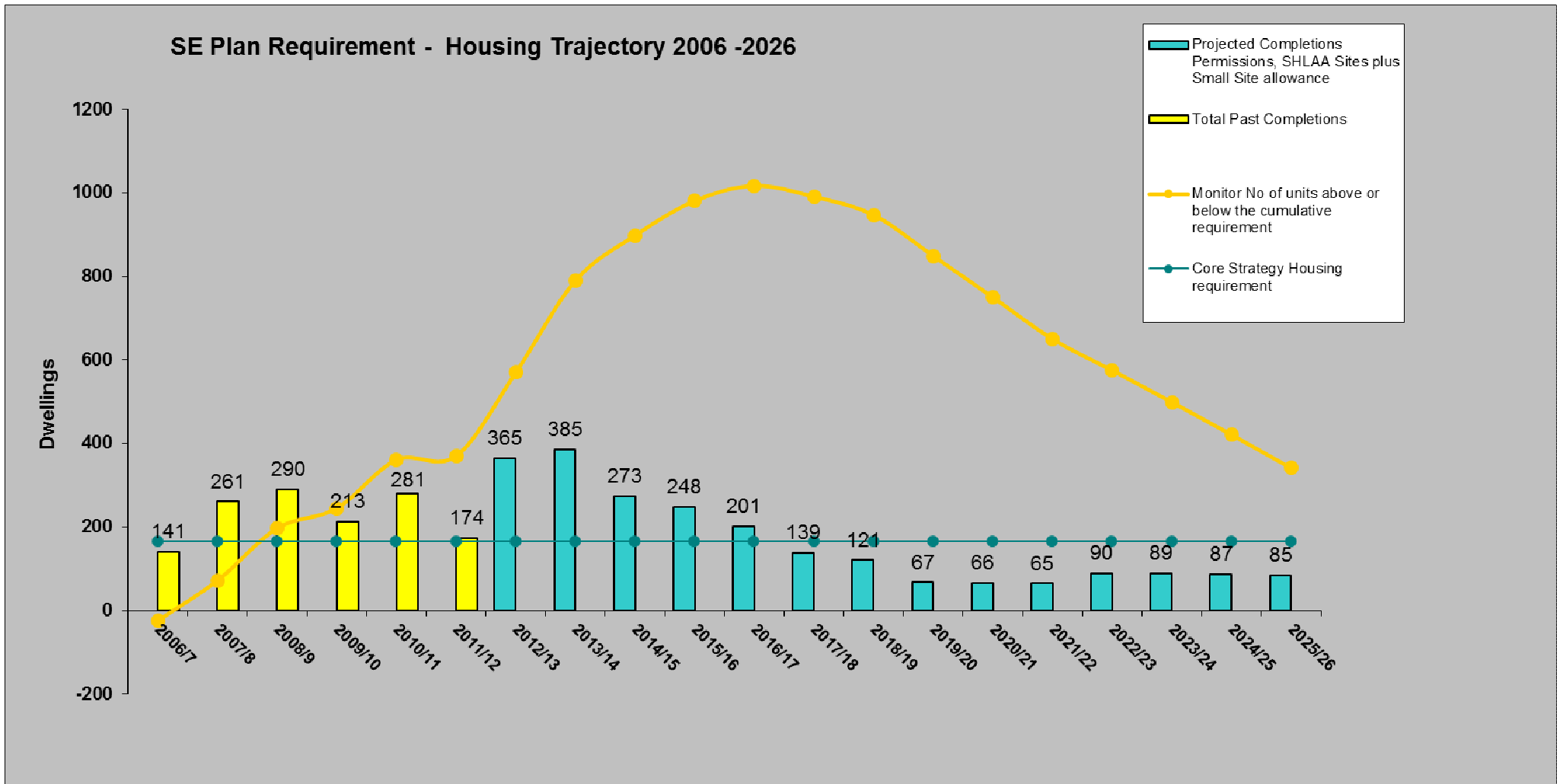
The housing trajectory shows the projected level of completions against the yearly requirement. These cumulative figures give the District's progress towards meeting the housing requirement and its ability in the future to meet it by the end of the plan period.

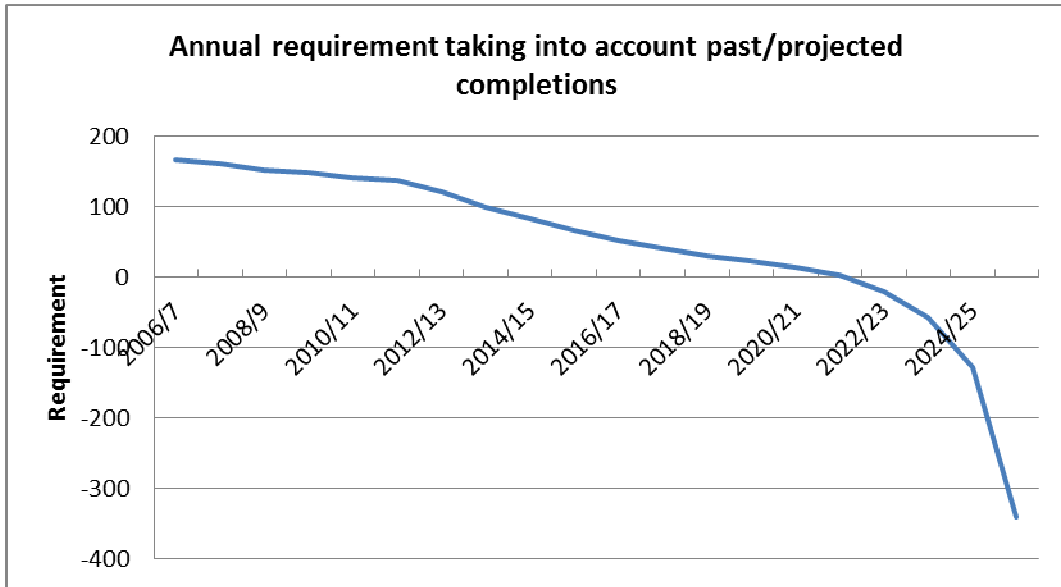
The figures show that we will be able to meet the Core Strategy Housing Provision for the plan period and if our assumptions are correct we will reach the requirement in 2021/22.

Table 1.1: Housing Trajectory for AMR 2012

							1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Identified Sites							133	132	130	129	129	14	14	14	13	12	42	41	39	37	879
Outstanding Planning Permissions <0.2Ha minus 10% non-implementation							96	104	16	0	0	0	0	0	0	0	0	0	0	0	216
Outstanding Planning Permissions 0.2Ha and over minus 4% non-implementation							136	149	127	119	72	77	59	5	5	5	0	0	0	0	754
Small Sites Allowance							0	0	0	0	0	48	48	48	48	48	48	48	48	48	432
Completions	141	261	290	213	281	174															1360
TOTAL	141	261	290	213	281	174	365	385	273	248	201	139	121	67	66	65	90	89	87	85	3641

Figure 1.1: Housing Trajectory for AMR 2012





5 Year Land Supply

The National Planning Policy Framework states that authorities must identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing. Sevenoaks has an annual housing requirement of 165 units and therefore a 5 year requirement of 825 units. The NPPF states that an additional buffer of 5% should also be included which means an additional 42 units.

Sevenoaks has a 5 year housing supply of 1472 net, this is 605 units above the requirement.

Figure 1.2: Five Year Land Supply for AMR 2012

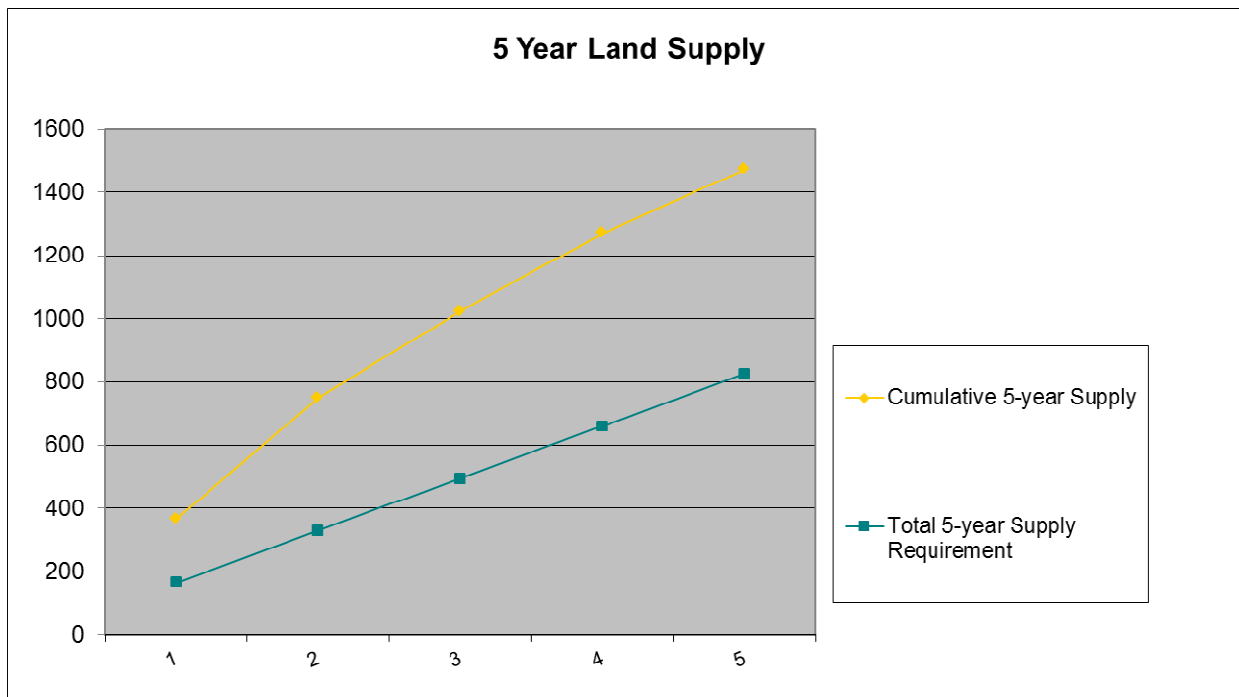


Table 1.2: Five Year Land Supply for AMR 2012

	2012/13	2013/14	2014/15	2015/16	2016/17	Total
	1	2	3	4	5	
Identified Sites	133	132	130	129	129	653
Extants (Full & Outline) <0.2ha minus 10% non - implementation	96	104	16	0	0	216
Extants (Full & Outline) 0.2ha and over minus 4% non-implementation	136	149	127	119	72	603
Supply by year	365	385	273	248	201	
Cumulative Supply	365	750	1023	1271	1472	1472
Requirement	165	330	495	660	825	867

2. Distribution of Development

Proportion of Completed Housing in Main Settlements of Sevenoaks, Swanley and Edenbridge <i>To show the number of new dwellings built in the main settlements as opposed to the villages and Green Belt areas.</i>	
LDF Policy	LO1- LO6 Location of Development Policies
Saved Local Plan Policies	Not Applicable
LDF 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>
LDF Targets	<p>$\frac{1}{2}$ of total housing to be within Sevenoaks Urban Area and Swanley</p> <p>$\frac{2}{3}$ of total housing to be within Sevenoaks Urban Area, Swanley and Edenbridge</p>
Performance summary	<p>In 2011-12:</p> <p>59% of housing completions were within the main settlements 36% of housing completions were within Sevenoaks Urban Area and Swanley</p> <p>Since beginning of Plan Period:</p> <p>48% of housing completions were within the main settlements 28% of housing completions were within Sevenoaks Urban Area and Swanley</p>

Performance Analysis

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

Since the beginning of the plan period 48% of total completions have been within Sevenoaks Urban Area, Swanley and Edenbridge, with 28% within Sevenoaks Urban Area and Swanley. Implementation of the Core Strategy will achieve a greater focus of new development in the District's main towns.

Monitoring of completions, once the Core Strategy and Allocations and Development Management Plan are both in place, will assess the success of meeting the targets and hence the LDF objectives.

Table 2.1: Housing Completions in the Main Settlements

Completions	Sevenoaks Urban Area	Swanley	Edenbridge	Rest of District	Total
06-07	32	0	46	63	141
07-08	34	34	103	90	261
08-09	53	4	58	175	290
09-10	37	26	6	144	213
10-11	33	69	19	160	281
11-12	52	10	40	72	174
11-12%	30%	6%	23%	41%	
Plan Period Total	241	143	272	704	1360
Plan Period %	18%	10%	20%	52%	

Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge <i>To show the number of new dwellings to be built in the main settlements as opposed to the villages and Green Belt areas.</i>	
LDF Policy	L01- L06 Location of Development Policies
Saved Local Plan Policies	Not Applicable
LDF 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>
LDF Targets	<p>$\frac{1}{2}$ of total housing to be within Sevenoaks Urban Area and Swanley</p> <p>$\frac{2}{3}$ of total housing to be within Sevenoaks Urban Area, Swanley and Edenbridge</p>
Performance summary	<p>68% of the housing supply is predicted to be within Sevenoaks Urban Area and Swanley.</p> <p>74% of the housing supply is predicted to be within Sevenoaks Urban Area, Swanley and Edenbridge.</p>

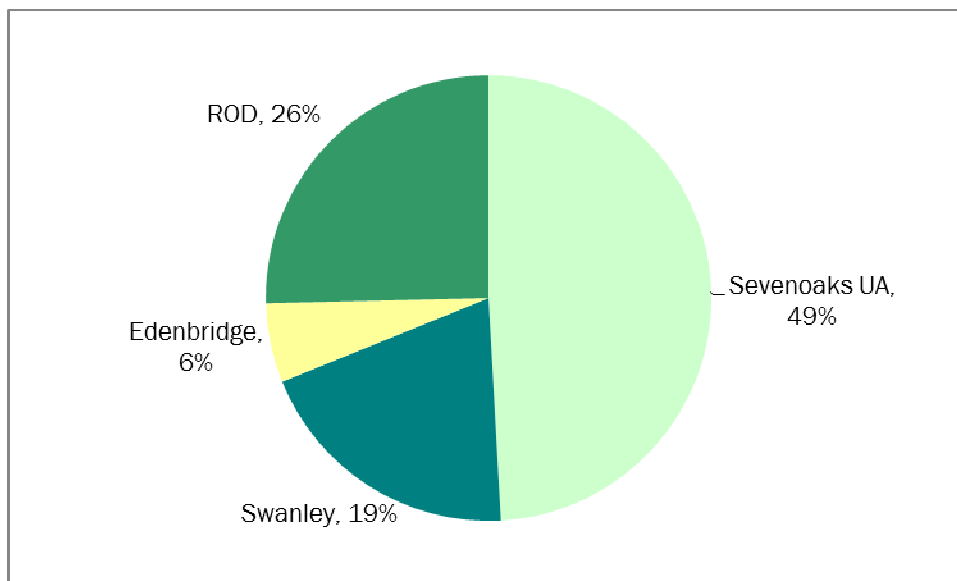
Performance Analysis

Sevenoaks District has an outstanding housing supply of 2281 units up to 2026. This is made up of outstanding planning permissions, identified sites and a small sites allowance.

Almost 50% of the new housing is predicted to come forward within the Sevenoaks Urban Area. This includes 500 units built at the West Kent Cold Store Dunton Green site which is currently under construction.

Approximately a quarter of the housing supply is expected to be built outside of the main settlements of Sevenoaks, Swanley and Edenbridge. This is a significant reduction in what has been built since the beginning of the plan period; however the figures for completions in the Rest of District (ROD) area do include 214 units at Horton Kirby Paper Mills in South Darent.

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



Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding Grounds <i>To show numbers of developments which are potentially located where they would be at risk of flooding or increase the risk of flooding elsewhere</i>	
LDF Policy	LO1 Distribution of Development SP2 Sustainable Development
Saved Local Plan Policies	EN1 Development Control: General design/amenity principles
LDF 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>
LDF 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.

Number of New Dwellings and Commercial Units Granted Contrary to Green Belt Policy <i>To show how many new developments within the Green Belt are allowed on appeal by the Planning Inspectorate.</i>	
LDF Policy	LO7 The Countryside and the Rural Economy
Saved Local Plan Policies	GB1 The Green Belt
LDF 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>
LDF Target	No new dwellings or commercial units granted contrary to Green Belt policy.
Performance summary	No additional dwellings were allowed on appeal by the Planning Inspectorate within the Green Belt.

3. Design of New Developments

Housing Quality – Building for Life Assessments <i>To show the level of quality in new housing development</i>	
LDF Policy	SP1 Design of Development
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles
LDF 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.
LDF Target	Two thirds of new housing development to be rated good or better against the Building for Life criteria and no development to be rated poor.
Performance summary	

Performance Analysis

Each completed new build housing scheme of 10 or more units was assessed and awarded a score out of 20, based on the proportion of CABE Building for Life questions that were answered positively. Further details on the Building for Life Assessments can be found on the Design Council Website (<http://www.designcouncil.org.uk/our-work/cabe/localism-and-planning/building-for-life/>).

Table 3.1: Building for Life Assessments for Completed Developments 10 New Units and Over

Address	Planning Ref	Units (gross)	Score	Rating*
Former BMW Garage, 5 Dartford Road, Sevenoaks	10/00998	11	14	Good
Halstead Place School, Church Road, Halstead	08/01915	33	17	Very Good
Horton Kirby Paper Mills, Horton Road, South Darenth	05/02000	214	13	Good
Land adjacent to 61 Shurlock Avenue, Swanley	07/03507	10	14.5	Good
Penlee, Hawthorns & Eden Lodge, Station Road, Edenbridge	07/03881	34	14	Good

* 9+ = Poor, 11+ = Average, 13+ = Good, 15+ = Very Good.

The Former BMW Garage in Sevenoaks scored “Good”. Although the development lies close to Sevenoaks Town centre and therefore scores highly in terms of access to facilities and public transport, the development has not been built to a high level of environmental sustainability and does not include affordable housing. This prevented the development from scoring “Very Good” (15+/20).

The development at the former Halstead Place School scored “Very Good”. This was a redevelopment of a redundant school site within the green belt on the edge of Halstead Village. The scheme scored very well for affordable housing, sustainable construction, specific design and parking. The site is a little isolated but is within 10 minutes walking distance from Halstead Village.

Horton Kirby Paper Mills is the largest development in this District which has been subject to a Building for Life Assessment. The development includes 20% affordable housing, below the 40% which is now required by the Core Strategy. The development reflects the design of the original papermill and makes good use of land and the existing listed buildings. The scheme has not been built to high levels of sustainability and the public space could have benefitted from more careful consideration.

Land Adjacent to 61 Shurlock Avenue scored 14.5. It achieved 5/5 for Environment and Community as it lies close to Swanley Town Centre and has been built to a high level of environmental sustainability. The scheme could have scored very highly if the design had been more specific to the scheme and had better reflected the character of the area.

A sheltered housing scheme at Penlee, Hawthorns & Eden Lodge in Edenbridge scored “Good”. The scheme is sustainably located and has well integrated car parking and open space. Sustainable construction standards and a more site specific design would make it score higher.

The Design Council/CABE released a new set of Building for Life criteria called “Building for Life 12” in September 2012. This new release is reduced to 12 questions and no longer includes questions on the reduction of environmental impact, internal space adaptation, advances in technology and outperforming statutory criteria.

The new Building for Life 12 will be used to assess schemes in future Annual Monitoring Reports.

Conservation Areas <i>To show any changes in the area of built heritage under protection.</i>	
LDF Policy	SP1 Design on Development
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles EN23 Conservation Areas
LDF 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.
LDF Target	No reduction in the extent of Conservation Areas due to insensitive development.
Performance summary	As at 31 st March 2012, 13 Conservation Area Appraisal Management Plans have been adopted. During the Monitoring Period there were no changes to the conservation area extents.

Performance Analysis

At 31st March 2012, 13 Conservation Area Appraisal Management Plans had been completed.

Table 3.2: Conservation Area Appraisal Management Plans

Area	Date of Adoption
Sevenoaks High Street	Aug 2008
The Vine, Sevenoaks	May 2009
Vine Court , Sevenoaks	May 2009
Granville Road, Sevenoaks	Oct 2009
Kippington, Sevenoaks	Oct 2009
South Darent	June 2010
Riverhead	June 2010
Otford	Nov 2010
Wilderness, Sevenoaks	Nov 2010
Hartlands	June 2011
Brittains Farm	Oct 2011
Chipstead Village	Oct 2011
Chiddingstone Hoath	Jan 2012

Other Management Plans have been published for consultation and are at various stages of preparation including Edenbridge and Sevenoaks Weald.

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

Performance Analysis

There has been no change in the Heritage Assets across the District in 2011/12.

A review of the District’s Historic Parks and Gardens is currently being carried out. The results from this review will be reported when they become available.

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

Performance Analysis

The Council work with the North West Kent Countryside Partnership to provide countryside enhancements across the District. A list of the countryside projects taking place within 2012/13 can be provided and can be found in Appendix 2.

These are some of the countryside projects which have taken place during 2011/12

- River Darent Enhancement Project at Lullingstone
- Conservation Management at Greatness Pond
- Fawkham Pond and Steed Hill School Project
- Free Tree Scheme – Trees for Treasure
- Continued improvements to the Darent Valley Path

For further information on these projects please contact the North West Kent Countryside Partnership.

Adoption of Parish Plans <i>To monitor progress adopting Parish Plans across the District</i>	
LDF Policy	LO7 Development in Rural Settlements
Saved Local Plan Policies	Not Applicable
LDF 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>
LDF Target	None
Performance summary	No Parish Plans have been adopted.

Performance Analysis

The Otford Parish Plan was completed by the parish and is in the process of being adopted by the District Council as a supplementary planning document following a public consultation in June 2012.

The Council has provided assistance to several other parishes working on Parish and Neighbourhood Plans including Chevening Parish Council.

Neighbourhood Plans <i>To monitor progress of Neighbourhood Plans across the District</i>	
LDF Policy	LO1 Distribution of Development
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
Performance summary	Three Neighbourhood Plan Area designations were published in June 2012.

Performance Analysis

Neighbourhood Plans were introduced by the Localism Act 2011 and the regulations for their preparation were published in April 2012. As such, no progress was made on Neighbourhood Planning within Sevenoaks District during the period 2011-2012.

Sevenoaks District is entirely covered by 30 Town and Parish Councils. A Town and Parish Council forum was held in May 2012 and included a neighbourhood planning briefing. Since this forum a number of Town and Parish Councils have expressed an interest in preparing a neighbourhood plan and the Council have produced a guidance note to assist.

In June 2012 the Council published three proposed Neighbourhood Plan Areas for Ash-cum-Ridley, Edenbridge and Shoreham.

4. Sustainable Development

Housing Completions Meeting or Exceeding the Code for Sustainable Homes Level or BREEAM Standard <i>To show percentage of new homes with high levels of sustainability.</i>	
Relevant LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF 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>
LDF Target	<p>All new housing development to comply with the relevant Code for Sustainable Homes Level</p> <p>All housing conversions to comply with the relevant BREEAM standard</p>
Performance summary	<p>11% of housing completions (granted from 1/3/2011) were required to meet the Code for Sustainable Homes level or BREEAM standard.</p> <p>72% of these housing completions met the required level or standard.</p>

Performance Analysis

As the Core Strategy was adopted on 22nd February 2011 only new housing granted after this date were required to meet the relevant Code for Sustainable Homes level. For monitoring purposes new housing units granted from 1st March 2011 are monitored for the indicator.

In 2011/12 the council completed 225 new housing units (gross). 25 of these units were granted from 1st March 2011 and therefore were subject to Core Strategy Policy SP2.

28% of the 25 units (7) did not meet the relevant Code for Sustainable Homes level or BREEAM standard. The relevant level or standard was not required by condition on the decision notice on these applications and this may have been due to the unfamiliarity of the Policy.

We expect in future years that all new housing units will have a relevant Code for Sustainable Homes or BREEAM condition unless the planning application includes documentation which show that the relevant level will be met.

Non-Residential Development Meeting or Exceeding the BREEAM Level <i>To show percentage of new buildings with high levels of sustainability.</i>	
Relevant LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF 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>
LDF Target	All commercial and institutional development to comply with the relevant BREEAM standard
Performance summary	Two completed developments achieved the relevant BREEAM Standard.

Performance Analysis

As the Core Strategy was adopted in February 2011 only applications granted after this date were required to meet the relevant BREEAM standard. For monitoring purposes new units granted from 1st March 2011 are monitored for the indicator.

In 2012-13 there were 2 completed non-residential developments which were granted after 1st March 2011. These developments did not meet the relevant BREEAM Standard and the decision notices did not impose a BREEAM condition.

However, two developments which were not required to meet the relevant standards achieved them independently.

Large Scale Renewable, Decentralised and Combined Heat and Power Schemes Installed by Capacity and Type <i>To show the amount of renewable and low carbon energy generation by installed capacity and type</i>	
LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF 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>
LDF Target	None
Performance summary	No large scale renewable, decentralised or combined heat and power schemes were granted planning permission during the monitoring year.

Performance Analysis

There were no major renewable, decentralised and combined heat and power schemes completed during the reporting year.

Policy SP2 of the Core Strategy requires 10% of the required CO₂ reduction of new housing and commercial units to be through the installation of on site renewable or low carbon technologies. This will increase the number of small scale installations.

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

In 2011-12 there were 342 (FIT) Installations across the District. The majority of these were domestic photovoltaic solar panels (328).

There were 4892 FIT installations across Kent during the monitoring period, the majority of which were also domestic photovoltaic solar panels.

New Residential Development Within 30 Minutes of Key Infrastructure <i>To show the number and percentage of new residential units permitted annually within 30minutes public transport time of a GP, hospital, primary and secondary school and a town centre or local service centre.</i>	
LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy. To ensure new development takes place in a way that contributes to an improvement in the District's air quality.
LDF Target	None
Performance summary	No longer reported.

Performance Analysis

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

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

Performance Analysis

There were no changes to the extent of Air Quality Management areas, although there are proposals to undertake a review of boundaries during 2012/2013. This will be reported on in subsequent reports.

Public Rights of Way and Cycle Routes <i>To measure the change in length of Public Rights of Way and Cycle Routes</i>	
LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
Performance summary	There was one additional Public Right of Way during the Monitoring Period.

Performance Analysis

An additional Public Right of Way was added during 2011/12 connecting Maidstone Road with St Mary's Church Yard in Sevenoaks. The route has been given the reference SR736 and measures 103.5m in length.

In 2011/12 no new cycle routes were designated. The Sevenoaks Cycling strategy has been produced by Kent County Council and identifies potential new routes for the future.

The Number of Developments where a Travel Plan has been Adopted <i>To measure the number of travel plans adopted in monitoring period</i>	
LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
Performance summary	None

Performance Analysis

During 2011-12 there were no housing applications granted which met the Kent County Council requirement to include a Travel Plan. The largest housing development was for 52 units at Sevenoaks Police Station in Morewood Close.

There were no commercial applications granted which included Travel Plans.

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

Performance Analysis

The Sevenoaks District Strategy for Transport 2010-2026 includes an implementation plan which highlighted future schemes and proposals for the transport infrastructure throughout the District.

Table 4.1: Transport Infrastructure Schemes which have been started or completed in monitoring year 2011/12

Scheme	Status at March 2012
District wide Cycling Strategy	The Sevenoaks Cycling Strategy was approved by the Joint Transport Board in March 2012.
Sevenoaks & Swanley rail station developments	Started and remain on going. Sevenoaks Station improvement almost complete at Sept 2012.

Percentage of travel plan progress reports where the travel plan is achieving its modal split target(s) or has taken additional measures to achieve the target. <i>To monitor the achievement of travel plans</i>	
LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
Performance summary	No information was available at time of reporting

Performance Analysis

In 2010/11 two schemes were granted which included travel plans. These were the redevelopment at West Kent Cold Store and the extension to the Sainsbury's in Otford. However, no information on the modal split targets was available at time of reporting.

5. Settlement Hierarchy

Settlement Hierarchy <i>To monitor changes in the Settlement Hierarchy services and facilities score for individual settlements.</i>	
LDF Policy	L07 Development in Rural Settlements
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	No loss of services and facilities that serve the local community within rural settlements.
Performance summary	Information was not collected on this indicator in 2011-12

Performance Analysis

The performance indicator for Policy L07 requires changes in the Settlement Hierarchy scores to be monitored for individual settlements. This is a considerable task which will be carried out every two years starting from monitoring year 2012/13.

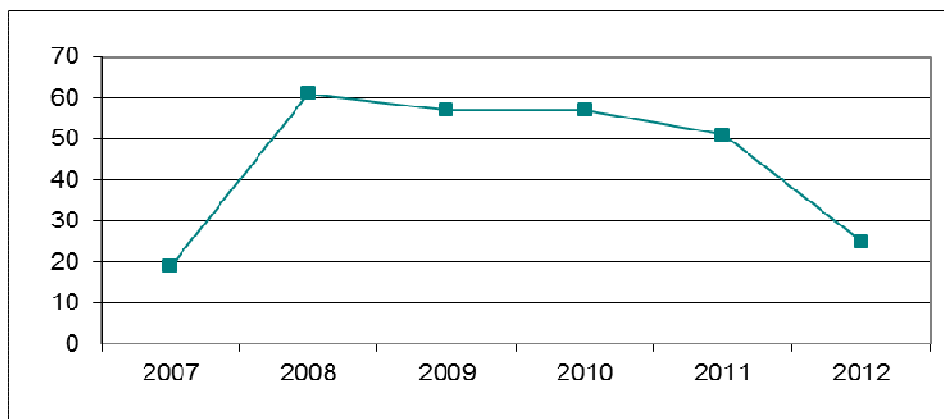
6. Affordable Housing

Affordable Housing Completions <i>To show affordable housing delivery</i>	
LDF Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
Saved Local Plan Policies	H9 Rural Exceptions Housing Provision
LDF 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.
LDF Target	From adoption of the Core Strategy an average of 66 affordable housing completions per annum (Note: This target to be reviewed in conjunction with the Housing Strategy review)
Performance summary	25 affordable housing units were completed in the period April 1 st 2011 to 31 st March 2012.

Performance Analysis

In 2011-12 25 affordable units were completed across the district, 14% of the net housing units completed in the monitoring period. There was also an additional unit gained through Mortgage Rescue. Although the number of affordable completions has decreased the proportion of affordable dwellings completed has remained approximately the same.

Figure 6.1: Affordable Housing Completions since being of plan period



The level of affordable housing completed during the monitoring year continues to be below the LDF target. However, the Core Strategy policy SP3, which requires an affordable housing financial contribution or on site provision from all new housing development which results in an increase in units across the district, was adopted in 2011.

11% of the new housing units completed in 2011/12 were granted following the adoption of the Core Strategy (from 1st March 2011) and none of these would have been required to provide on site affordable housing.

As the number of housing completions granted post-march 2011 grows the number of onsite affordable housing units and offsite financial contributions will increase.

The 66dpa target will be reviewed through the Sevenoaks District Housing Strategy.

Gross Affordable Housing Completions by Type <i>To show type of affordable housing delivery</i>	
LDF Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
Saved Local Plan Policies	H9 Rural Exceptions Housing Provision
LDF 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.
LDF Target	None
Performance summary	22 of the affordable housing units completed were social/affordable rent and 3 were shared ownership.

Performance Analysis

The majority of new affordable units completed in 2011/12 were for social/affordable rent (22 88%) with the rest as shared ownership. Core Strategy Policy SP3 requires a mix of onsite affordable units with at least 65% to be social rented.

Financial Contributions towards Affordable Housing <i>To show the financial contributions received under policy SP3 for offsite Affordable Housing</i>	
LDF Policy	SP3 Provision of Affordable Housing
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	Financial contributions for the provision of affordable housing under policy SP3 to be received from all relevant schemes.
Performance summary	SDC received £206,144 in affordable housing contributions during the monitoring period 2011/12.

Performance Analysis

Core Strategy Policy SP3 states:

“In residential developments of less than 5 units that involve a net gain in the number of units a financial contribution based on the equivalent of 10% affordable housing will be required towards improving affordable housing provision off site”

Sevenoaks District Council has received £206,144 in affordable housing contributions between 1st April 2011 and 31st March 2012. This was all received in the last quarter of the year.

Sevenoaks District Council did not spend any of the contributions during 2011-12. Proposals for spending the contributions received have been agreed by the relevant Portfolio Holders.

Gross Affordable Housing Completions in Rural Areas (Granted Under Policy SP4) <i>To show affordable housing delivery in rural areas</i>	
Saved Local Plan Policies	H9 Rural Exceptions Housing Provision
Relevant LDF Policy	SP4 Affordable Housing in Rural Areas
LDF Objective	To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Current Target	Meet the needs of the District and the requirement for affordable housing as set out in the Housing Needs Survey.
Proposed LDF Target	None
Performance summary	15 units of affordable housing were provided through a Rural Exceptions Scheme during 2011-2012.

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.

15 additional affordable housing units were completed at West Kingsdown in 2011/12 which had been granted under Policy SP4. An additional 5 on the same site were still under construction in March 2012 and have since been completed.

7. Housing Size, Type and Density

Net additional Pitches (Gypsy and Traveller) <i>To show the number of Gypsy and traveller pitches delivered</i>	
LDF Policy	SP6 Provision for Gypsies and Travellers and Travelling Showpeople
Saved Local Plan Policies	H16-19 Residential Caravan Sites and Mobile Home Parks
LDF 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 LDF Target	To be set by the Allocations and Development Management Policies DPD
Performance summary	No permanent pitches were granted during 2011-2012 for Gypsy and Traveller use.

Performance Analysis

There were no additional permanent pitches provided for Gypsy and Traveller use during 2011-2012.

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

The Council commissioned a Gypsy, Traveller and Travelling Showpeople Local Needs Assessment to identify the need for pitches in the District over the remainder of the plan period.

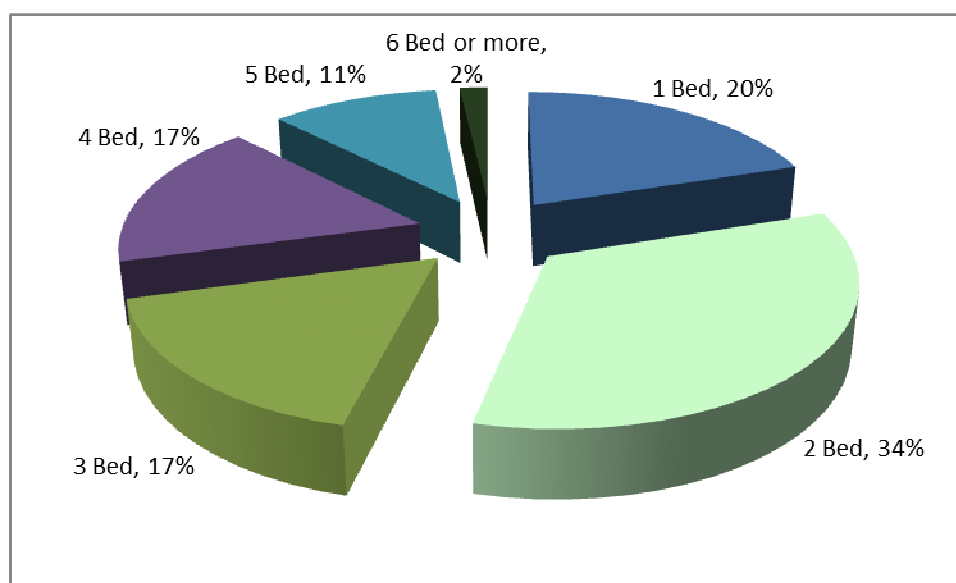
The Council will now consult on a proposed number of additional pitches and potential locations.

Proportion of New Dwellings of Different Sizes <i>To show the size of dwellings being completed</i>	
LDF Policy	SP5 Housing Size and Type
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
Performance summary	54% of housing units completed during 2011-12 had less than three bedrooms

Performance Analysis

Core Strategy policy SP5 Housing Size and Type seeks to achieve a mix of different housing sizes in new developments. There is a particular emphasis on the inclusion of smaller units of less than three bedrooms in new schemes in order to increase the proportion of smaller units in the District housing stock. The composition of dwellings by bedroom size for housing units completed in 2011-12 can be seen in figure 7.1 below.

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



54% of the completed dwellings had less than three bedrooms, with a significant number built with two bedrooms (34%).

Additional Extra Care and Sheltered Housing <i>To show the number of sheltered housing and extra care units completed across the District</i>	
LDF Policy	SP5 Housing Size and Type
Saved Local Plan Policies	H8 Housing for Special Needs
LDF 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.
LDF Target	None
Performance summary	Accommodation for 71 households within extra care and sheltered housing was completed in 2011/12. 37 additional extra care bedrooms were completed in 2011/2012 34 sheltered housing units were completed in 2011/12

Performance Analysis

There were an additional 37 bedrooms completed during the monitoring year which were for extra care or sheltered housing. These were all at the same existing extra care facility at Stangrove Lodge, Edenbridge.

There were 34 sheltered housing units completed at Penlee, Hawthorns and Eden Lodge in Edenbridge.

This is a great increase on last year when there were no additional units or bedrooms provided.

Lifetime Homes Standard <i>To show the percentage of completed units meeting the lifetimes home standard</i>	
LDF Policy	SP5 Housing Size and Type
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
Performance summary	11% of completed housing units were encouraged to achieve Lifetime Homes standard. 60% of these units achieved lifetime homes standard.

Performance Analysis

Ordinary homes built to the Lifetime Homes standard will have incorporated 16 design criteria that support the changing need of individuals and families at different stages of life. For more information please visit www.lifetimehomes.org.uk.

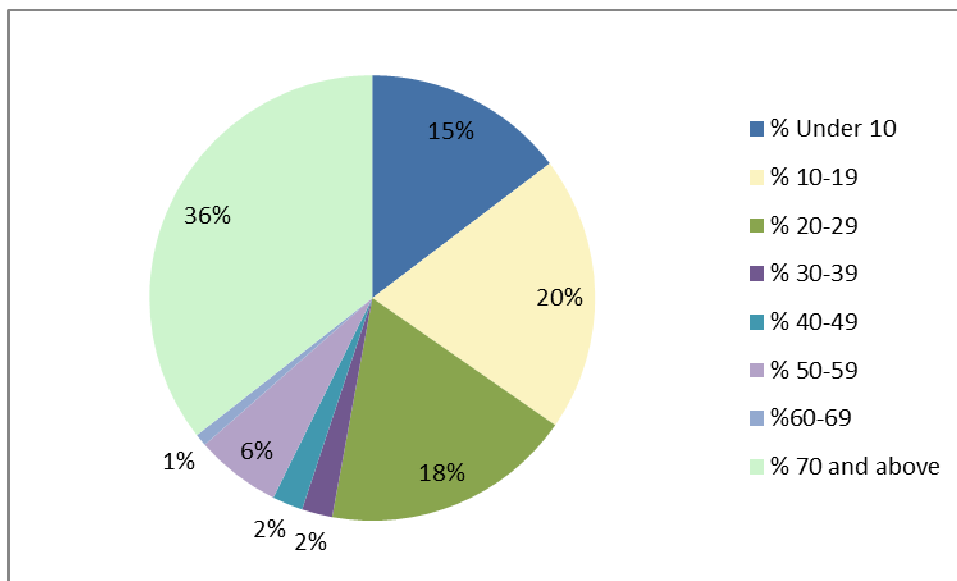
Core Strategy policy SP5 encourages new housing to be built to the Lifetime Homes standard. The policy was adopted on the 22nd February 2011 and for monitoring purposes only completed units which were granted from 1st March 2011 are monitored for the indicator.

Density of New Development <i>To show the density of housing completions</i>	
LDF Policy	SP7 Density of Housing Development
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles
LDF Objective	To make efficient use of urban land for housing, with higher density development focussed on the most accessible locations in and adjoining town centres, through well-designed schemes that do not compromise the distinct character of the local environment. To increase the average density of housing development in areas of Sevenoaks with good access to the town centre and main line railway station through well designed schemes which do not compromise the distinct character of the local environment.
LDF Target	Average density of 40 dwellings per hectare across the District.
Performance summary	The average density of completed housing units across the district in 2011-2012 was 46.5 dwellings per hectare.

Performance Analysis

Core Strategy Policy SP7 seeks to ensure that all new housing will be developed at a density which is appropriate to the location and which achieves good design. The policy sets a target for the average density across the district to be 40 dwellings per hectare. This year the average housing density across the district was 46.5 dph, exceeding the LDF target.

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



45% of new dwellings completed in the reporting year were built at 40 dph or above with most of them at densities of 70dph and above. This includes 18 units at Horton Kirby Paper Mills, South Darenth which were built at a density of 71dph and 34 retirement units at Penlee, Hawthorns and Eden Lodge, Edenbridge built at 103dph.

55% of completions were below 40 dph. 35% of new dwellings completed in 2011-2012 were at densities of below 20 dwellings per hectare. This percentage of low density development is to be expected, given the established character of the towns and villages and the rural nature of the district.

Core Strategy Policy SP7 also requires specific densities to be met in certain areas subject to qualifications in the policy. The targets and performance for 2011-12 is outlined in table 7.1.

Table 7.1: Housing Units Completed at Different Densities across the District

	Main Settlements	Sevenoaks Urban Area	Sevenoaks Town Centre	Swanley	Swanley Town Centre	Edenbridge	Rest of District
Target	40dph	40dph	75dph	40dph	75dph	40dph	30dph
Density	65.5dph	50.9dph	94.9dph	51.0dph	n/a*	90.7dph	26.6dph

* There were no completions in Swanley Town Centre

Almost all of the density targets were exceeded across the District. This is not surprising given that the average density of new dwellings in the District also exceeded the target.

The average density of completed housing units within the “Rest of District” was lower than the target of 30dph. This is due to the large number of replacement dwellings on large plots, usually within the Green Belt. In previous years the large number of units completed at each year at approx. 70dph at Horton Kirby Paper Mills has led to a consistently higher average density.

In future years replacement dwellings will no longer be monitored to prevent them skewing the gross housing completion figures. Replacement dwellings give a net change of zero.

The average density of development in Edenbridge is unusually high this year due to 35 of the 41 gross units completed built at approximately 100dph. 34 of these were retirement flats at Penlee, Hawthorns and Eden Lodge, Edenbridge.

8. Employment Land

Change in Employment Floor space – by Type <i>To show the amount and type of completed employment floor space (gross and net)</i>	
LDF Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policies	EP1 Employment Allocations EP8 Business Areas
LDF Objective	<p>To provide land for employment development to support the future development of the District's economy.</p> <p>To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises</p> <p>To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.</p> <p>To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.</p>
LDF Target	The overall stock of employment land to be maintained
Performance summary	In 2011/12 there was a net gain of 3155sq m of employment floorspace across the District.

Performance Analysis

In the year April 2011 – March 2012 there was a gain of 4670sqm and a loss of 1515sq m giving a net increase of 3155 sq m of employment floor space across the District.

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

	B1a	B1b	B1c	B2	B8	BX*	Total
Gain	1141	0	0	37	0	3492	4670
Loss	393	0	740	362	20	0	1515
Net	748	0	-740	-325	-20	3492	3155

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

There were significant gains in the B1a and BX use classes. 2942sq m was gained at Upper Hockenden Farm on the outskirts of Swanley which changed use from agricultural to a mixture of B1, B2 and B8 uses. A unit at Enterprise Way in Edenbridge also changed uses from B1c to include B2 and B8 uses. During the monitoring period 2011-2012, 274sq m of B1a employment floorspace was changed to residential use in 4 separate developments across the District.

Change in Employment Floor space in the Main Settlements <i>To show the amount and type of completed employment floor space in the main settlements</i>	
LDF Policy	L02 L04 L06
Saved Local Plan Policies	EP1 Employment Allocations EP8 Business Areas
LDF Objective	<p>To provide land for employment development to support the future development of the District's economy.</p> <p>To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises</p> <p>To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.</p> <p>To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.</p>
LDF Target	The overall stock of employment land to be maintained
Performance summary	<p>There was a net loss of 95 sqm employment floorspace in the main settlements.</p> <p>There was a net increase of 3250 sqm in employment floorspace across the rest of the District.</p>

Performance Analysis

In 2011-2012 there was an overall loss of 95 sqm in employment floorspace within the main settlements. A breakdown of the change in employment floorspace across the district is shown in Table 8.2.

Table 8.2: Net change in employment floorspace across the District

	B1a	B1b	B1c	B2	B8	BX*	Total
Sevenoaks Urban Area	-132	0	0	0	0	0	-132
Swanley	0	0	0	0	0	0	0
Edenbridge	0	0	-550	37	0	550	37
Main Settlements	-132	0	-550	37	0	550	-95
Rest of District	880	0	-190	-362	-20	2942	3250
TOTAL	748	0	-740	-325	-20	2997	3155

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

There was no net change in employment floorspace within Swanley during the monitoring period in any of the use classes. Edenbridge had a small gain of 37sqm and a change of use of 550sqm from solely B1c to a mix of B1c, B2 and B8 at Enterprise Way.

Within Sevenoaks Urban Area 132sq m net has been lost in the B1a use class with no change in the other use classes.

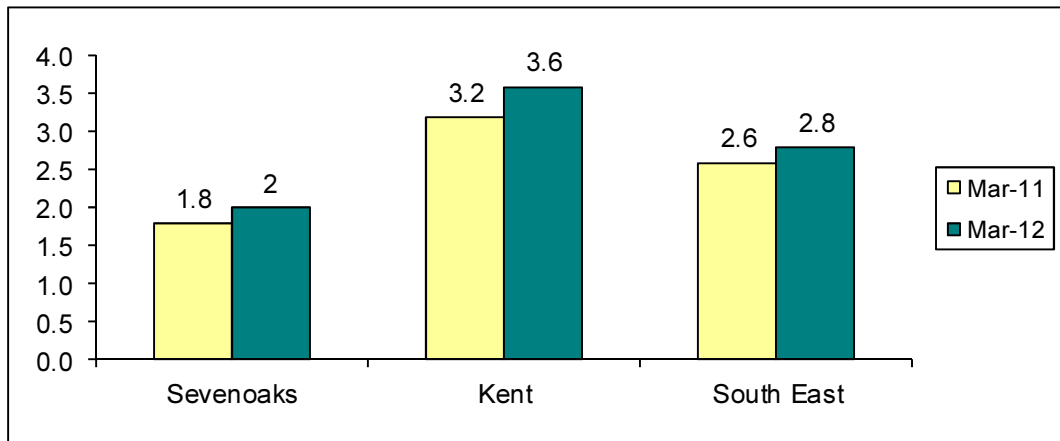
District Unemployment <i>To measure the levels of District unemployment</i>	
LDF Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policies	EP1 Employment Allocations EP8 Business Areas
LDF Objective	<p>To provide land for employment development to support the future development of the District's economy.</p> <p>To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises</p> <p>To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.</p> <p>To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.</p>
LDF Target	None
Performance summary	<p>2% of the district were unemployed as at March 2012</p> <p>The district unemployment level was 1.6% lower than the Kent Average at March 2012</p>

Performance Analysis

Unemployment

In March 2012 2% of the working age population in Sevenoaks were unemployed. This was an increase of 0.2% since March 2011.

Figure 8.1: Percentage of Working Age Population Claiming Unemployment Benefit



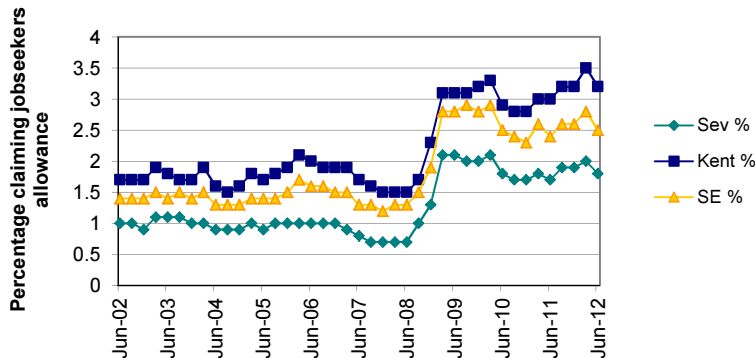
Source: Unemployment change in Kent, KCC Monthly Bulletin

In September 2012 1.7% of the working age population in Sevenoaks District were unemployed. This was the second lowest level in Kent.

Jobseekers Allowance

In March 2012 2% of the population of Sevenoaks claimed jobseekers allowance which, although higher than pre Jan 2009, is still significantly lower than the Kent and South East percentages.

Figure 8.2: Percentage of Population Claiming Jobseekers Allowance



Source: NOMIS official labour market statistics, ONS

Proportion of Workforce with No Qualifications <i>To measure the percentage of the District workforce with no qualifications</i>	
LDF Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policies	EP1 Employment Allocations EP8 Business Areas
LDF Objective	To provide land for employment development to support the future development of the District's economy.
LDF Target	None
Performance summary	11.9% of the resident workforce in Sevenoaks district have no qualifications.

According to data collected from the Annual Population Survey in 2011 11.9% of the total workforce within Sevenoaks District do not have any qualifications.

This level is higher than the average for the South East (7.9%) and for Kent (10.5%) and across Great Britain (10.6%). Data is not available for Ward or Parish qualification levels. However, as with the Indices of Multiple Deprivation data (See the Population and Social Profile 2010), it is likely that the level of qualification amongst the resident workforce varies across the District. Further detail may be available when the Census 2011 figures are released.

9. Town Centres and Shopping

Change in Retail Floorspace in the Main Settlements <i>To measure the change in A1 floorspace within Sevenoaks Urban Area, Swanley and Edenbridge</i>	
LDF Policy	L03 Development in Sevenoaks Town Centre L05 Swanley Town Centre L06 Development in Edenbridge
Saved Local Plan Policies	ST1A-2 Sevenoaks Town Centre SW1 Swanley Town Centre EB1-3 Edenbridge Town Centre
LDF 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.
LDF Target	Approximately 4,000 sq m net of additional retail floorspace to be provided in Sevenoaks town centre by 2026.
Performance summary	There was a net addition of 3654 sqm of retail floorspace within the main settlements

During the monitoring year there was an additional 3626 sqm of retail floor space across the District, 3654sqm in the main settlements and a loss of 28sqm in the rest of the District. This includes an additional 3108sqm at Sainsbury's in Otford.

Since the beginning of the plan period there has been a net gain of 1996 sqm of retail floorspace in Sevenoaks Town Centre, this includes an additional 1371sq m in 2011-2012 of which 1132sq m is additional retail space at Waitrose.

Town Centre Health Checks <i>To monitor the vitality of Sevenoaks, Swanley and Edenbridge Town Centres</i>	
LDF Policy	L03 Development in Sevenoaks Town Centre L05 Swanley Town Centre L06 Development in Edenbridge
Saved Local Plan Policies	ST1A-2 Sevenoaks Town Centre SW1 Swanley Town Centre EB1-3 Edenbridge Town Centre
LDF 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.
LDF Target	None
Performance summary	Please see table 9.1

Performance Analysis

Previously Kent County Council performed Town Centre Health Checks on Town Centres across Kent. However, this service has now ceased. The District Council is intending to continue the monitoring of Sevenoaks, Swanley and Edenbridge town centres through its own Town Centre Health Checks.

This year data has been collected for Sevenoaks, Swanley and Edenbridge Town Centres as set out in Table 9.1

Additional information will be collected in subsequent years.

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

	Sevenoaks Town Centre	Swanley Town Centre	Edenbridge Town Centre																																																												
Proportion of Vacant Units	18/335 units are vacant = 5%	5/107 units are vacant = 5%	10/140 units are vacant = 7%																																																												
Proportion of use classes* (%)	<table border="1"> <thead> <tr> <th>A1</th><th>A2</th><th>A3</th><th>A4</th><th>A5</th><th>B1</th><th>C3</th><th>D1</th><th>D2</th><th>SG</th> </tr> </thead> <tbody> <tr> <td>50</td><td>11</td><td>7</td><td>2</td><td>1</td><td>7</td><td>14</td><td>2</td><td>1</td><td>3</td> </tr> </tbody> </table>	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	50	11	7	2	1	7	14	2	1	3	<table border="1"> <thead> <tr> <th>A1</th><th>A2</th><th>A3</th><th>A4</th><th>A5</th><th>B1</th><th>C3</th><th>D1</th><th>D2</th><th>SG</th> </tr> </thead> <tbody> <tr> <td>35</td><td>14</td><td>8</td><td>2</td><td>6</td><td>4</td><td>13</td><td>7</td><td>0</td><td>11</td> </tr> </tbody> </table>	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	35	14	8	2	6	4	13	7	0	11	<table border="1"> <thead> <tr> <th>A1</th><th>A2</th><th>A3</th><th>A4</th><th>A5</th><th>B1</th><th>C3</th><th>D1</th><th>D2</th><th>SG</th> </tr> </thead> <tbody> <tr> <td>39</td><td>12</td><td>5</td><td>3</td><td>4</td><td>7</td><td>23</td><td>3</td><td>0</td><td>4</td> </tr> </tbody> </table>	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	39	12	5	3	4	7	23	3	0	4
A1	A2	A3	A4	A5	B1	C3	D1	D2	SG																																																						
50	11	7	2	1	7	14	2	1	3																																																						
A1	A2	A3	A4	A5	B1	C3	D1	D2	SG																																																						
35	14	8	2	6	4	13	7	0	11																																																						
A1	A2	A3	A4	A5	B1	C3	D1	D2	SG																																																						
39	12	5	3	4	7	23	3	0	4																																																						
Change in Retail Floorspace	Increase of 1371sq m	Decrease of 38sqm	Decrease of 74sqm																																																												
Changes in Public Transport Services	Town served by 8 buses with varying frequencies.	Town served by 5 buses with varying frequencies.	Town served by 7 buses with varying frequencies.																																																												
Car Parking Survey information (Nov 2011)*	995 council owned parking bays in car parks. On average over three week days: AM - 79 (8%) spaces free PM - 163 (16%) spaces free	229 council owned parking bays in car parks. On average over two week days: PM - 51 (22%) spaces free	Information not available. No council owned car parks.																																																												

*see Appendix 3 for description of use classes

Swanley Regeneration Scheme <i>To monitor the progress of the regeneration of Swanley Town Centre</i>	
LDF Policy	L05 Swanley Town Centre
Saved Local Plan Policies	Not Applicable
LDF Objective	To regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces.
LDF Target	A town centre regeneration scheme, consistent with the Core Strategy, to be approved within five years and completed within ten years of the Core Strategy adoption.
Performance summary	No regeneration scheme has been approved.

Performance Analysis

Policy LO 5 of the Core Strategy sets out that Swanley Town Centre will be regenerated to better meet the needs of the population it serves. The Council continues to work with key stakeholders in delivering a regeneration scheme, however a formal scheme is yet to be approved.

New Ash Green Village Centre <i>To measure the number and proportion of Vacant units in New Ash Green Centre</i>	
LDF Policy	L07 Development in Rural Settlements
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
Performance summary	At July/August 2012 there were 6 vacant units in New Ash Green. This accounts for 19% of the total units in the Village Centre.

Performance Analysis

The Core Strategy requires the annual monitoring of the vacant units in New Ash Green Centre.

The Council is currently undertaking surveys of all the Town and Village centres for the evidence base of emerging Development Management Policies. In July/August 2012 there were 6 (19%) vacant units in New Ash Green, this is slightly reduced from last year when 8 units were vacant.

10. Infrastructure

Infrastructure Delivery Schedule <i>To measure the progress in implementing the Infrastructure Delivery Schedule</i>	
LDF Policy	SP9 Infrastructure Provision
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
Performance summary	Some of the schemes identified have been completed

The Infrastructure Delivery Schedule lists schemes that have been identified by infrastructure providers as being likely to be completed during the Core Strategy period. To date, the proposed improvements at Sevenoaks Station have been completed and work has been started at Swanley Station. In addition, the Library and History Centre in Maidstone, which KCC see as an important part of providing an effective library service for the whole of Kent, has been completed.

The Infrastructure Delivery Schedule is a 'live' document and will be periodically updated. The first update of the schedule will need to reflect the fact that Government support for dualling the A21 between Tonbridge and Pembury is unlikely to occur before 2014 but may happen, subject to funding, after this date and that the Building Schools for the Future programme has been dropped.

The Council is developing a Community Infrastructure Levy (CIL) Charging Schedule to provide funding for infrastructure in the district. A consultation on a Preliminary Draft Charging Schedule was undertaken between June and August 2012. The Council will continue to work with infrastructure providers to provide further details of local requirements. The CIL charge will be subject to viability testing, to ensure that the Levy is set at a level that will provide contributions to strategic infrastructure without inhibiting development. It is anticipated that the CIL Charging Schedule will be adopted in late 2013 or early 2014.

11. Green Infrastructure, Open Space and Biodiversity

Additional Publically Accessible Open Space <i>To measure the amount of publically accessible open space provided through new development</i>	
LDF Policy	SP10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policies	Not Applicable
LDF Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
LDF Target	None
Performance summary	No additional publically accessible open space was granted during 2011/12

Performance Analysis

There was no additional publically accessible open space granted during 2011/12.

There were improvements to existing publically accessible open space at New Barn Park, Swanley have also gained planning permission during the monitoring year.

Open Space Allocations <i>To monitor the number of Open Space allocations</i>	
LDF Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policies	EN9 Greenspaces and the Urban Fringe
LDF Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
LDF Target	To maintain the Open Space allocations
Performance summary	Unable to monitor in 2011-2012

Performance Analysis

Sites for Open Space provision will be allocated in the Allocations and Development Management Plan. Once this Plan has been adopted this indicator can be monitored.

Green Infrastructure Network <i>To measure the change in the Green Infrastructure Network</i>	
LDF Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
Performance summary	Unable to monitor in 2011-2012

Performance Analysis

The Green Infrastructure Network will be defined through the Allocations and Development Management Plan therefore until this Plan is adopted it is not possible to monitor this indicator.

Local Wildlife Sites <i>To measure the change in the number of Local Wildlife Sites across the District</i>	
LDF Policy	SP 11 Biodiversity
Saved Local Plan Policies	EN17B Nature Conservation
LDF 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.
LDF Target	None
Performance summary	59 Local Wildlife Sites are located in or partially in the Sevenoaks District, no new sites in the period 2011-2012.

Performance Analysis

Sevenoaks District contains 59 separate Local Wildlife Sites. Local Wildlife Sites (LWSs) are areas which are important for the conservation of wildlife. They may support threatened habitats, such as chalk grassland or ancient woodland, or may be important for the wild plants or animals which are present.

Local Wildlife Sites in Kent are selected by reference to a clear set of criteria, based on the importance of the sites for particular wildlife habitats or wild species.

APPENDIX 1 - Five-Year Housing Supply

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

Address	Parish	Planning Ref	Site Area	Phasing Yr 1 12/13	Phasing Yr 2 13/14	Phasing Yr 3 14/15	Phasing Yr 4 15/16	Phasing Yr 5 16/17
8 High Street	Edenbridge	SE/10/02343	.01	0	1	0	0	0
The Flat Above Options 35A High Street	Edenbridge	SE/11/02657	.01	0	1	0	0	0
Appledore High Street	Farningham	SE/09/00099	.01	0	1	0	0	0
1 Church Road	Hartley	SE/11/01056	.01	0	1	0	0	0
Land Adjoining 4 Heathfield Road	Sevenoaks	SE/10/02883	.01	0	1	0	0	0
17 The Briars	West Kingsdown	SE/10/01675	.01	0	1	0	0	0
Newman House Fullers Hill	Westerham	SE/09/01672	.01	0	2	0	0	0
4 West End	Brasted	SE/11/02235	.02	1	0	0	0	0
Land at Forge Cottages Hill Hoath Road	Chiddingstone	SE/08/03410	.02	0	1	0	0	0
9 Wickenden Road	Sevenoaks	SE/11/02288	.02	1	0	0	0	0
135 Archer Way	Swanley	SE/10/01559	.02	0	1	0	0	0
Land adjacent to 27 Greenacre Close	Swanley	SE/10/02856	.02	0	1	0	0	0
4 - 6 High Street	Westerham	SE/11/03258	.02	0	1	0	0	0
The Chequers High Street	Farningham	SE/09/02144	.02	0	2	0	0	0
Land adj to 11 Parkside	Halstead	SE/08/03275	.02	0	2	0	0	0
48 High Street	Swanley	SE/10/00939	.02	0	2	0	0	0
Herald House 4-6 High Street	Westerham	SE/11/01531	.02	2	0	0	0	0
3-7 Station Road	Edenbridge	SE/07/02374	.02	0	3	0	0	0
10 High Street	Swanley	SE/09/03022	.02	0	4	0	0	0
Land adjacent 17 Rye Lane	Dunton Green	SE/09/01315	.03	0	1	0	0	0
17 Springfield Road	Edenbridge	SE/10/02803	.03	0	1	0	0	0
33 Glebe Place	Horton Kirby & South Darent	SE/11/01656	.03	0	1	0	0	0
2 Dynes Road	Kemsing	SE/10/01812	.03	1	0	0	0	0
12 Farm Road	Sevenoaks	SE/11/02570	.03	0	1	0	0	0
26 Woodside Road	Sundridge	SE/11/01651	.03	0	1	0	0	0
Norwood House 1-2 Church Road	Halstead	SE/10/03211	.03	2	0	0	0	0
2 Cherry Avenue	Swanley	SE/09/00866	.03	0	3	0	0	0
Land North West of 1 Bevan Place	Swanley	SE/09/02187	.03	0	6	0	0	0
Lane South of Lavender Cottage Church Road	Brasted	SE/09/02792	.04	1	0	0	0	0
29-31 High Street	Edenbridge	SE/11/01588	.04	0	1	0	0	0
Land Adjacent to Arosa Gresham Avenue	Hartley	SE/10/03069	.04	0	1	0	0	0
Terrys Farm	Hever	SE/10/01362	.04	1	0	0	0	0

Rectory Lane								
32 London Road	Riverhead	SE/10/02288	.04	1	0	0	0	0
10 Cranmer Road	Riverhead	SE/11/00896	.04	0	2	0	0	0
Land Rear of 29-31 High Street	Edenbridge	SE/09/02375	.04	0	3	0	0	0
Marlpit Hill Baptist Church Hilders Lane	Edenbridge	SE/11/00939	.04	0	3	0	0	0
Land Rear of 1 Dynes Road	Kemsing	SE/11/00348	.05	0	1	0	0	0
4 The Green Lane	Leigh	SE/10/00444	.05	0	1	0	0	0
10 Wickenden Road	Sevenoaks	SE/10/01728	.05	0	1	0	0	0
37 Weald Road	Sevenoaks	SE/09/00789	.05	0	1	0	0	0
27 Lynden Way	Swanley	SE/10/02630	.05	0	1	0	0	0
3 St Edmunds Cottages Fawkham Road	West Kingsdown	SE/11/02837	.05	0	1	0	0	0
Land adj to 13 Westways	Edenbridge	SE/11/02489	.05	0	2	0	0	0
Land at Station Road	Edenbridge	SE/10/01285	.05	0	2	0	0	0
23 Dynes Road Kemsing	Kemsing	SE/03/00670	.05	2	0	0	0	0
35-37 Quaker Hall Lane	Sevenoaks	SE/10/01737	.05	6	0	0	0	0
Timbers Station Road	Edenbridge	SE/10/01020	.06	0	1	0	0	0
High Wills Hays Main Road	Knockholt	SE/11/02698	.06	0	1	0	0	0
80 St Johns Road Sevenoaks	Sevenoaks	SE/03/02900	.06	0	2	0	0	0
Beechwood Four Elms Road	Edenbridge	SE/07/03609	.06	3	0	0	0	0
49 Chipstead Lane	Chevening	SE/11/01419	.07	0	1	0	0	0
Bat & Ball High Street	Leigh	SE/08/02946	.07	1	0	0	0	0
Joh San Ash Road	Hartley	SE/10/01686	.08	0	1	0	0	0
Letitia Botsom Lane	West Kingsdown	SE/09/01828	.08	0	1	0	0	0
67 High Street	Edenbridge	SE/07/03631	.08	11	0	0	0	0
The Barn Sharps Place Baileys Hill Road	Chiddingstone	SE/09/02295	.09	0	1	0	0	0
Crockenhill Cp School Stones Cross Road	Crockenhill	SE/10/01451	.09	1	0	0	0	0
Anvil House Station Road	Eynsford	SE/10/00758	.09	0	1	0	0	0
Woodlands 42 Childsbridge Lane	Kemsing	SE/11/03068	.09	0	1	0	0	0
Ringfield Cottage Main Road	Knockholt	SE/09/01115	.09	1	0	0	0	0
29 Uplands Way	Riverhead	SE/11/01881	.09	1	0	0	0	0
Former Dukes Factory Chiddingstone Causeway	Chiddingstone	SE/11/02613	.09	0	4	0	0	0
96 High Street	Sevenoaks	SE/05/00521	.09	0	10	0	0	0
Eccles End Main Road	Edenbridge	SE/10/02349	.10	0	1	0	0	0
Chelsham Church Road	Hartley	SE/10/03522	.10	0	1	0	0	0
Lydens East Barn Lydens Barn	Hever	SE/10/00564	.10	0	1	0	0	0

Lydens Lane								
Wendys Bough Beech Road	Hever	SE/11/01005	.10	1	0	0	0	0
1 Oakhill Road	Sevenoaks	SE/11/01662	.10	0	1	0	0	0
28,30 and 32 Bowers Road	Shoreham	SE/11/02180	.10	0	1	0	0	0
The Smokery Ide Hill	Sundridge	SE/09/00794	.10	1	0	0	0	0
Former Elands Veterinary Clinic Station Road	Dunton Green	SE/11/01831	.10	0	4	0	0	0
West Kingsdown Village Hall Fawkham Road	West Kingsdown	SE/10/00764	.10	0	0	6	0	0
94 - 96 London Road	Sevenoaks	SE/10/02968	.10	0	0	12	0	0
1 and 2 South Ash Manor Cottages South Ash Road	Ash-cum-Ridley	SE/11/01326	.11	0	-1	0	0	0
8 Chipstead Lane Sevenoaks	Riverhead	SE/09/02041	.11	0	1	0	0	0
Land to the rear of 68/70 St. Johns Road	Sevenoaks	SE/11/00675	.11	0	1	0	0	0
104 Seal Road	Sevenoaks	SE/12/00108	.11	0	3	0	0	0
Land North of Presbytery Catholic Church of St Laurence High Street	Edenbridge	SE/10/01018	.11	0	5	0	0	0
Beeches Mount Harry Road	Sevenoaks	SE/09/02415	.11	11	0	0	0	0
Homeland The Grove	West Kingsdown	SE/07/00281	.12	1	0	0	0	0
11 London Road	Riverhead	SE/10/01931	.12	3	0	0	0	0
Sunnyside High Street	Seal	SE/08/03034	.12	7	0	0	0	0
Falconers Down (Plot 2) Pilgrims Way	Kemsing	SE/09/00646	.13	0	1	0	0	0
Land Adj to 12 Vine Court Road	Sevenoaks	SE/11/01355	.13	0	1	0	0	0
Building South of the Granary Brasted Road	Westerham	SE/09/00842	.13	0	1	0	0	0
Oakenshaw Copse Bank	Seal	SE/08/02280	.13	0	2	0	0	0
2 Crownfields	Sevenoaks	SE/10/02682	.13	0	3	0	0	0
South Park Medical Practice South Park	Sevenoaks	SE/07/01359	.13	6	0	0	0	0
Seafield Malthouse Road	Ash-cum-Ridley	SE/10/02030	.14	1	0	0	0	0
Southview Butterwell Hill	Cowden	SE/08/01946	.14	1	0	0	0	0
The Old Oast House Shoreham Road	Otford	SE/11/02555	.14	1	0	0	0	0
22 White Hart Wood	Sevenoaks	SE/11/02298	.14	1	0	0	0	0
Flat 2 73 Bradbourne Park Road	Sevenoaks	SE/11/02999	.14	0	2	0	0	0
Land West Of 96 - 98 High Street Edenbridge	Edenbridge	SE/10/00847	.14	6	0	0	0	0
Polefields Cottage Spode Lane	Cowden	SE/08/02771	.15	1	0	0	0	0
1 And 2 Singles Cross Cottages Blueberry Lane	Knockholt	SE/09/02485	.15	1	0	0	0	0
Downsview	Otford	SE/10/00224	.15	0	1	0	0	0

Shoreham Road								
61 Oakhill Road	Sevenoaks	SE/10/00170	.15	1	0	0	0	0
101 High Street	Westerham	SE/11/01709	.15	0	1	0	0	0
Brooklands Church Road	Halstead	SE/11/01514	.17	1	0	0	0	0
Gaywood Bungalow Hole Lane	Edenbridge	SE/09/02966	.19	1	0	0	0	0
The Vicarage Rowhill Road	Hextable	SE/09/02377	.19	0	2	0	0	0
65 - 67 Bradbourne Vale Road	Sevenoaks	SE/08/00399	.19	2	0	0	0	0
Railway & Bicycle P.H. 205 London Road Sevenoaks	Sevenoaks	SE/06/02156	.19	24	0	0	0	0
TOTAL				107	115	18	0	0
TOTAL minus non-implementation rate				96	104	16	0	0

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

Address	Parish	Planning Ref	Site Area	Phasing Yr 1 12/13	Phasing Yr 2 13/14	Phasing Yr 3 14/15	Phasing Yr 4 15/16	Phasing Yr 5 16/17
Perivale Church Road	Hartley	SE/10/02740	.20	1	0	0	0	0
Dawning House Seal Hollow Road	Sevenoaks	SE/08/01393	.20	0	1	0	0	0
Cross Keys House Ashgrove Road	Sevenoaks	SE/10/02023	.21	2	0	0	0	0
Land Rear of Stable Court (Summerbank) Rockdale Rockdale Road	Sevenoaks	SE/10/02461	.21	0	0	10	0	0
Kilndown Gorsewood Road Hartley	Hartley	SE/10/00080	.23	0	1	0	0	0
The Oast House Great Hollanden Farm	Seal	SE/10/01014	.23	0	1	0	0	0
St Idolphs Egg Pie Lane	Sevenoaks Weald	SE/11/03347	.23	1	0	0	0	0
22 St. Georges Road	Sevenoaks	SE/11/00608	.23	6	0	0	0	0
The Farmers London Road	Sevenoaks	SE/04/00526	.23	0	0	0	23	0
Land North of 48 Green Court Road Crockenhill	Crockenhill	SE/09/03030	.24	0	1	0	0	0
Kentish Yeoman The Kentish Yeoman 10-12 High Street	Seal	SE/11/01735	.24	0	5	0	0	0
Sundridge House 73 Main Road	Sundridge	SE/10/02143	.26	0	1	0	0	0
Burgate Solefields Road and Penryn Grassy Lane	Sevenoaks	SE/09/02482	.26	3	0	0	0	0
Rosewood Stonehouse Road	Halstead	SE/11/01885	.27	1	0	0	0	0
Rockdale Rockdale Road	Sevenoaks	SE/10/02457	.29	19	0	0	0	0
Gilridge House & Gilridge Cottage Spode Lane	Cowden	SE/09/02383	.30	1	0	0	0	0
Falconers Down (Plot 1) Pilgrims Way	Kemsing	SE/08/02146	.32	0	1	0	0	0
Little Julians Little Julians Hill	Sevenoaks	SE/07/01558	.34	2	0	0	0	0
Woodland Chase Blackhall Lane	Sevenoaks	SE/11/01002	.36	0	1	0	0	0
1-7 Moreton Close & 1-47 Bonney Way	Swanley	SE/10/03262	.37	0	0	-2	0	0
West Cross Keys House Ashgrove Road	Sevenoaks	SE/10/02732	.39	3	0	0	0	0
167 Hever Avenue	West Kingsdown	SE/11/01422	.39	0	3	0	0	0
4 Hillydeal Road	Otford	SE/10/02606	.40	2	0	0	0	0
31-37 Park Lane	Kemsing	SE/08/02245	.43	0	5	5	0	0

Clatfield Bungalow Shernden Lane	Edenbridge	SE/11/02078	.44	1	0	0	0	0
Tubs Hill House North London Road	Sevenoaks	SE/10/00600	.46	0	0	18	0	0
Achieved Well Hill	Shoreham	SE/10/01103	.47	1	0	0	0	0
Land adj Whyteladies Wilderness Avenue Sevenoaks	Sevenoaks	SE/10/00462	.49	0	1	0	0	0
Blackhall Spinney Blackhall Lane Sevenoaks	Sevenoaks	SE/10/02327	.50	0	1	0	0	0
Hollym Clenches Farm Lane	Sevenoaks	SE/10/00553	.50	0	2	0	0	0
Upper Austin Lodge Farm Upper Austin Lodge Road	Eynsford	SE/10/02776	.50	0	4	0	0	0
To the Rear of Tamerton Castle Hill Barn	Fawkham	SE/10/02743	.58	1	0	0	0	0
Harmans Orchard Cottage Froghole Lane	Westerham	SE/10/03209	.60	1	0	0	0	0
Elmwood Tudor Crescent	Otford	SE/10/01971	.60	2	0	0	0	0
Land South of Richardson's Farm and North of Twin Oaks Crowhurst Lane	West Kingsdown	SE/11/00087	.71	5	0	0	0	0
Bambi Cottage Parkfield	Sevenoaks	SE/11/00374	.73	0	1	0	0	0
Land Rear of High Trees Wilderness Avenue	Sevenoaks	SE/10/03347	.74	0	1	0	0	0
Green Coppers Wilderness Avenue	Sevenoaks	SE/09/02899	.85	1	0	0	0	0
Sevenoaks Police Station Morewood Close	Sevenoaks	SE/11/02471	.95	0	0	26	26	0
Garden Cottage Hartfield Road	Cowden	SE/11/00826	1.00	1	0	0	0	0
Eden Valley School Four Elms Road	Edenbridge	SE/10/01735	1.00	19	21	0	0	0
Packway Bayleys Hill	Sevenoaks	SE/11/02366	1.10	1	0	0	0	0
Pasadena Park East Hill Road Knatts Valley	West Kingsdown	SE/07/03205	1.34	7	0	0	0	0
Park House Farm Bower Lane	Eynsford	SE/10/02353	1.70	1	0	0	0	0
Highfield The Avenue	Westerham	SE/08/03384	2.00	1	0	0	0	0
Stacklands Retreat House School Lane	West Kingsdown	SE/09/01319	2.70	0	14	0	0	0
1 Fountain Cottage Westerham Road	Westerham	SE/08/02784	3.30	5	0	0	0	0
Lakesview (formerly Alderwood House) Penshurst Road	Penshurst	SE/11/00994	5.18	1	0	0	0	0
West Kent Cold Store Rye Lane	Dunton Green	SE/09/02635	7.70	53	90	75	75	75
TOTAL				142	155	132	124	75
TOTAL minus non- implementation rate				136	149	127	119	72

Table A3: Identified Sites within the 5 year Land Supply

Site Address	Settlement	5-yr land supply contribution
Cramptons Road Water Works	Sevenoaks UA	50
Hitchen Hatch Lane	Sevenoaks UA	17
Land West of Bligh's Meadow	Sevenoaks UA	22
Greatness Mills, Mill Lane	Sevenoaks UA	20
United House, Goldsel Road	Swanley	250
Bevan Place (Outside LP Allocation)	Swanley	46
Land West of Cherry Avenue	Swanley	50
Station Approach, Edenbridge	Edenbridge	20
Land rear of Garden Cottages, Leigh	Rest of District	13
Foxs Garage, London Road, Badgers Mount	Rest of District	15
Glaxo Smith Kline, Leigh	Rest of District	75
Manor House, New Ash Green	Rest of District	30
Warren Court Farm, Halstead	Rest of District	15
Land West of London Road, Westerham	Rest of District	30
TOTAL		653

Sites are as at 31st March 2012. These are sites which do not have planning permission but have been identified as being consistent with the Core Strategy for potential housing allocation. All sites are above 0.2ha within existing urban areas. See the emerging Allocations and Development Management Plan for detail.

APPENDIX 2 – North West Kent Countryside Projects 2012/2013

Project	Project Summary
Water Framework Directive Delivery	
Seed funding - hosting the river catchments for the Darent and Cray	Bringing together local stakeholders to develop an action plan for the river to improve the WFD status and potential
Darent Valley River Restoration	Working with Darent Angling Associations to improve the in channel and bank habitats for fish migration. Future developments with Wild Trout Trust
Habitat Enhancement, Restoration and Creation	
Site based enhancements	Hollows Wood, Saxtens Wood,
Magnificent Meadows	A partner in the Plantlife led HLF bid
Big Tree Plant	Delivery of a West, North and Mid Kent community tree planting scheme planting 15000 trees over 2 years.
Living Churchyards	Biodiversity management of closed churchyards with local communities. Increased community involvement through training and education.
Kents Orchards	Focussing on community managed traditional orchards
Accessibility and Community Involvement	
Naturally Active Phase 2	Part of the Chances for Change portfolio bid - community support and development in accessing the outdoors to include Sevenoaks District.
Delivering community wildlife events, training and volunteering opportunities.	Delivering events for partners (e.g. Woodland Trust, National Trust).
Practical conservation bringing together local communities	Through our Volunteer Groups
Darent Valley Path Steering Group	Supporting the DVP to improve accessibility along the route for walking and shared use

Landscape Enhancement	
Kent Downs Bid	Through a dedicated Officer providing training and practical support to communities across the Downs to manage their sites and utilising their produce (orchard, woodlands, meadows)
Catchment Scale Plant Invasive Species Control Programme	Led by MVCP, a coordinated programme providing advice and practical support over 200km of river systems.
Darent Valley Landscape Partnership Scheme	Supporting the Kent Downs with the developing LPS

APPENDIX 3 – Use Classes

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