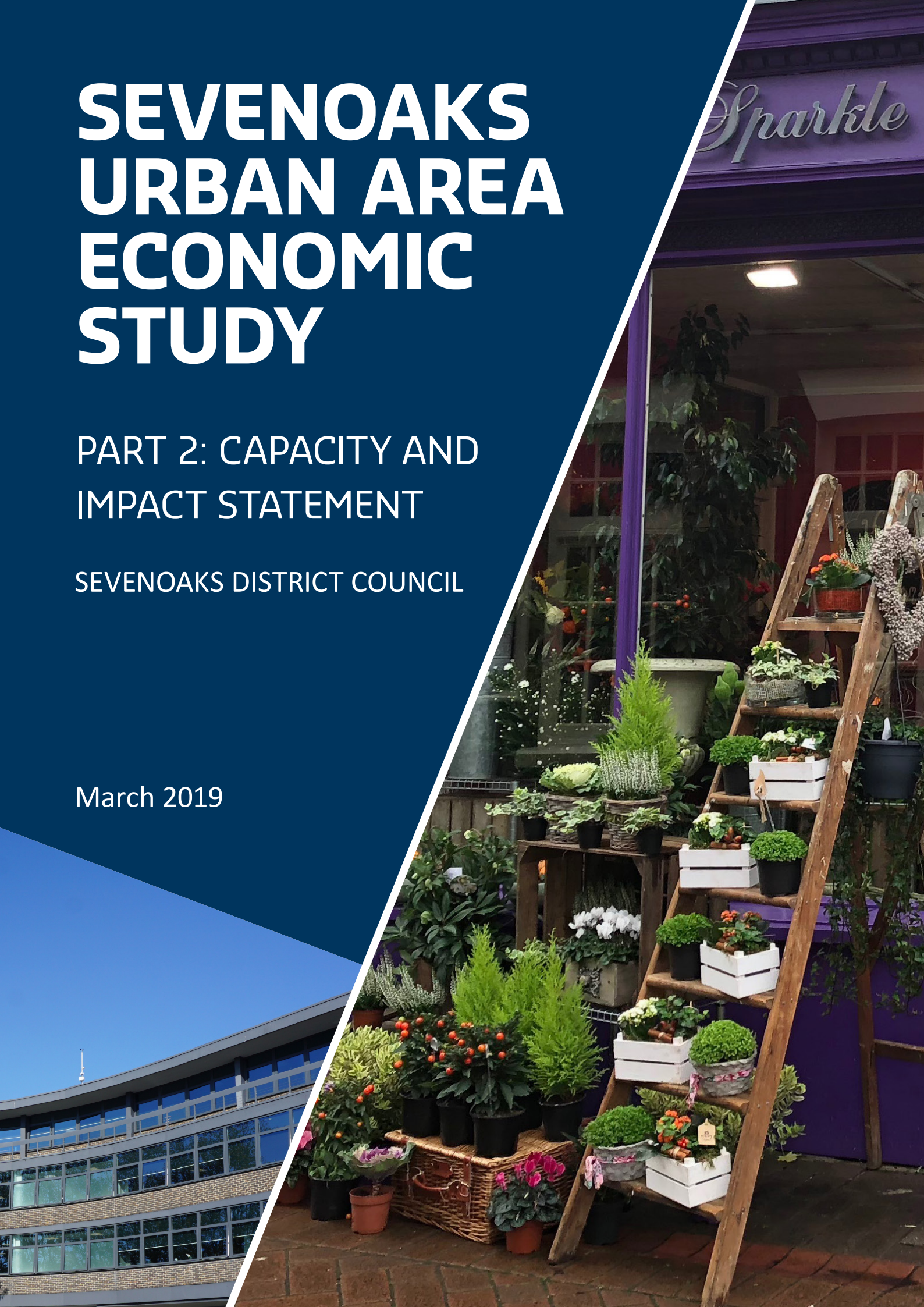


SEVENOAKS URBAN AREA ECONOMIC STUDY

PART 2: CAPACITY AND IMPACT STATEMENT

SEVENOAKS DISTRICT COUNCIL

March 2019





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1. Introduction and scope of study

1.1 INTRODUCTION

Urban Initiatives Studio and Hatch Regeneris, were commissioned by Sevenoaks District Council to undertake an economic study of Sevenoaks Urban Area. The economic study is comprised of three parts:

1. A review of the current socio-economic profile of the area, providing a detailed picture on the economy, workspace and local demographics.
2. A capacity assessment of key development sites within the town, identifying opportunities, constraints, mix of uses, development density and potential quantum.
3. An assessment of the potential socio-economic contribution of these development schemes - based on the provision of affordable housing, gross employment, CIL contributions, and the uplift in residential expenditure arising from local population growth.

This report documents parts 2 and 3 of the study with part 1, the baseline review, provided under separate cover.

The study will form part of the evidence base for both the emerging Local Plan for the District and for any Neighbourhood Plan.



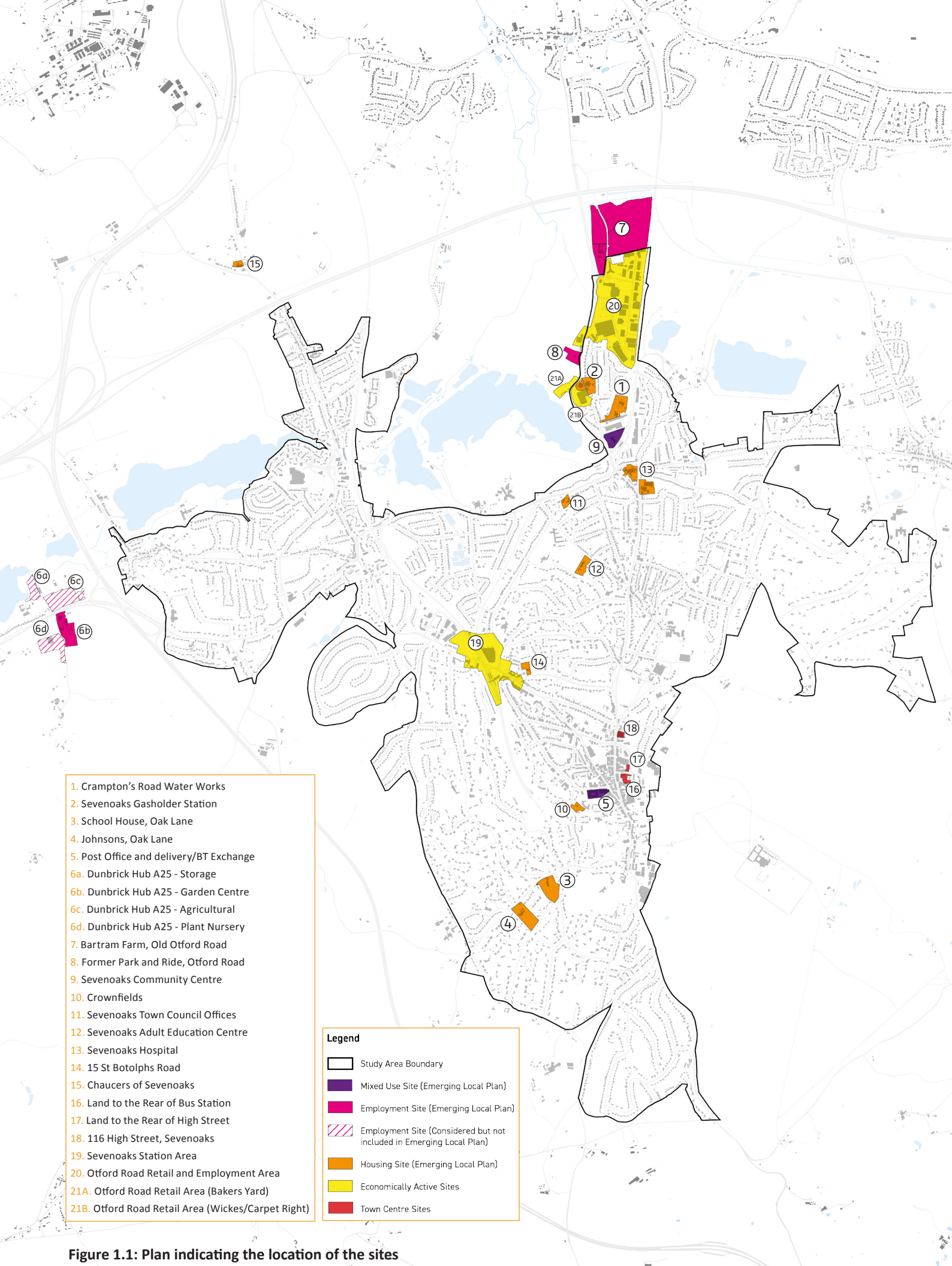


Figure 1.1: Plan indicating the location of the sites

1.2 CAPACITY AND IMPACT STATEMENT

This document reviews the development potential and opportunity of 21 sites across the Sevenoaks Urban area. The sites were identified by the District Council and include sites allocated in the current Local Plan (Allocations and Development Management Plan February 2015) where development has not yet been delivered, sites promoted through the call for sites and other opportunity sites where there may be potential for change or redevelopment. Several of the sites were also identified for change by Sevenoaks Town Council through the Neighbourhood Planning process.

The scale of the sites vary, with some being extensive and composed of several discrete areas; others are modest in scale.

For each site the following is identified:

- The planning status (current or emerging Local Plan or Neighbourhood Plan);
- Site area;
- Location, by reference to a plan of the Sevenoaks Urban Area, the sub-areas identified by Regeneris in the baseline study (refer to Figure 1.2) and identification of whether the site is identified in an emerging Neighbourhood Plan;
- Existing use and the approximate quantum of development currently on site;
- Site constraints (to future development);
- Potential future uses and the approximate capacity for new development;
- Further opportunities / design principles and guidance;
- The existing economic value (annual) of the site, both now, and in the future should the development identified be realised. This is then summarised by a net economic value (annual) for each site.

The economic value of all sites is brought together and summarised in a number of tables on pages 39 to 41 of the report.

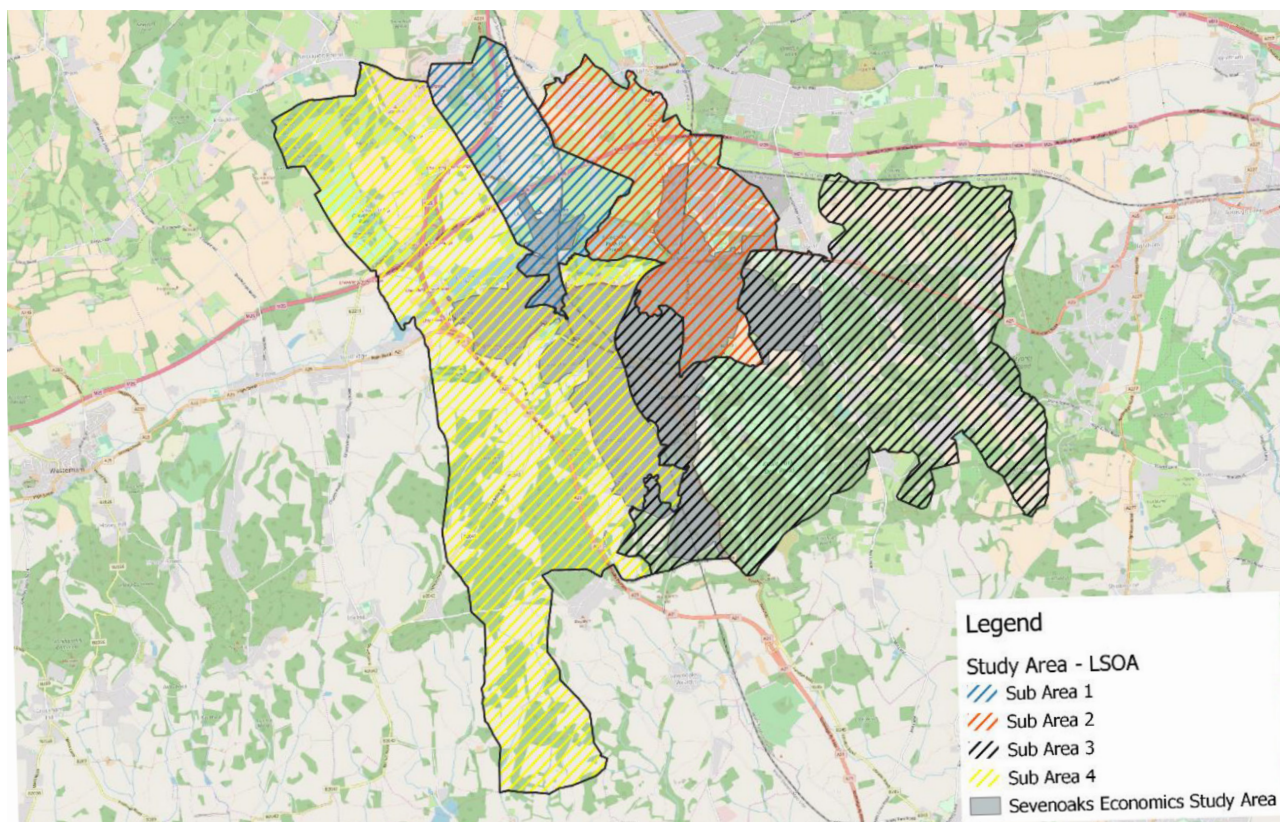


Figure 1.2: Sevenoaks Urban Area subdivided into sub areas (taken from Hatch Regeneris baseline review)

1.3 ASSESSING SITE CAPACITY

Residential Development

The number of dwellings identified for residential sites is based on the densities prescribed in the site allocations in the emerging Sevenoaks Local Plan. However for some sites these figures have been adjusted to reflect particular site constraints (including protected trees or buildings or consideration of topography) or the immediate site context. Where this occurs, it is noted in the commentary.

The residential mix and provision of affordable housing is considered in accordance with the relevant emerging Sevenoaks Local Plan policies and this is then reflected in the appraisal of a sites economic value.

Residential mix

Policy H1 of the emerging Sevenoaks Local Plan states that new developments should follow the residential mix shown in the below table:

	1 bed	2 bed	3 bed	4 bed
Market	5-10%	25-30%	40-45%	20-25%
Affordable	30-35%	30-35%	25-30%	5-10%
All dwellings	15-20%	25-30%	35-40%	15-20%

To inform the economic impact of residential developments for the purposes of this study, the following mix has been taken for all units, ignoring the split between affordable and market units:

- 1 bed: 20%
- 2 bed: 25%
- 3 bed: 35%
- 4 bed: 20%

Affordable housing

Provision of affordable housing is calculated based on Policy H2 of the emerging Sevenoaks Local Plan, which seeks the following:

- Already developed sites with 10+ homes: 30% affordable housing; and

- Greenfield sites with 10+ homes: 40% affordable housing.

Office Development

The Sevenoaks and Tunbridge Wells Economic Needs Study (2016) makes use of a plot ratio of 1.5 for office developments. When considering the sites in this study and their less central locations a reduced rate has been applied (plot ratio of 1.0 for Dunbrik site (6b) and 0.5 for Bakers Yard (21a)).

Light Industrial Development

Light industry, warehousing and storage is calculated using a plot ratio of 0.4, which reflects the need for outdoor space and car parking associated with these uses. This ratio has been used in Sevenoaks and Tunbridge Wells Economic Needs Study (2016).

In certain circumstances, a higher plot ratio has been used where it has been assessed that a particular site could accommodate a slightly higher intensity of activity. Where this occurs, it is noted on the site page in this report.

Note: The standards stated here are guidelines only and in some cases have been altered to reflect the circumstances of a particular site.

1.4 ASSESSING ECONOMIC VALUE

The economic value of sites, both now and in the future (based on the potential development scenarios identified for each site), has been calculated by Hatch Regeneris. In simple terms this has been calculated based on the spend generated by each household and the jobs this supports in the wider area and on the number of jobs expected to be accommodated within commercial uses and the GVA associated with this use.

The way this has been calculated is detailed further in the Appendix to this document.

The economic values presented only capture the economic activity that occurs within the red line boundary of each site and the wider jobs this supports in the supply chain. For a number of the sites assessed the net economic value appears as a negative figure.

This generally occurs if an employment use is replaced by a residential use. This does not mean that the economic value is lost to Sevenoaks District. In many cases the economic activity / use will be reprovided elsewhere in the urban area however this is not captured in the figures presented.

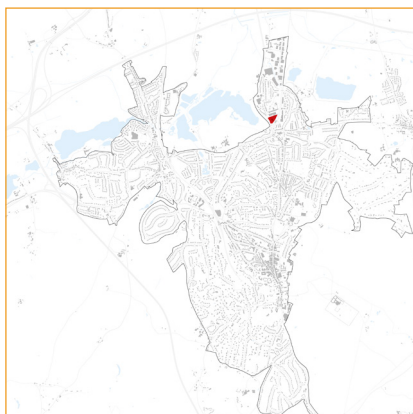


2. The sites

2.1 INTRODUCTION

This section of the report provides a site by site appraisal of the development opportunity and capacity of each of the 21 sites identified, and assesses both their current annual economic value and the potential future economic value should the development identified be realised.





Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in Allocations and Development Management Plan Site allocation in the emerging Local Plan Included within emerging Neighbourhood Plan 	1.26Ha	Sub-area 3

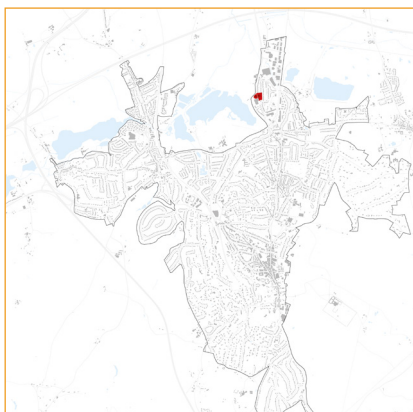
EXISTING USE	<ul style="list-style-type: none"> Southern portion of the Water treatment works (northern portion retained in operational use) Includes two vacant waterworks buildings and a residential property
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> One house but may be possible to retain subject to detailed masterplanning
CONSTRAINTS	<ul style="list-style-type: none"> Existing homes which may impact on layout Access to water treatment works must be retained Access onto Crampton's Road is constrained Requires a comprehensive approach that responds to adjacent sites

EXISTING ECONOMIC VALUE: £12,122

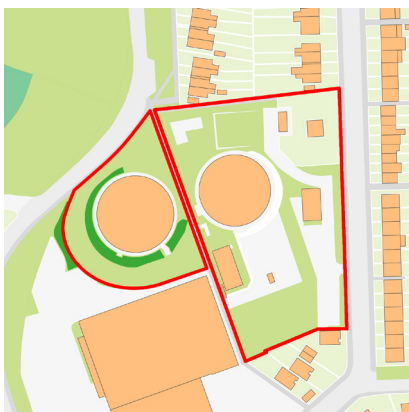
POTENTIAL USES	<ul style="list-style-type: none"> Mix of residential houses and apartments
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> 126 dwellings @ 100dph <div> Units breakdown: <ul style="list-style-type: none"> 1 bed: 25 2 bed: 32 3 bed: 44 4+ bed: 25 </div> <ul style="list-style-type: none"> Market units: 88 Affordable units: 38
OPPORTUNITIES	<ul style="list-style-type: none"> Scheme can support the regeneration of Northern Sevenoaks

POTENTIAL ECONOMIC VALUE: £1,527,323

NET ECONOMIC VALUE: £1,515,201



Location Plan



Site Plan



Site Photo

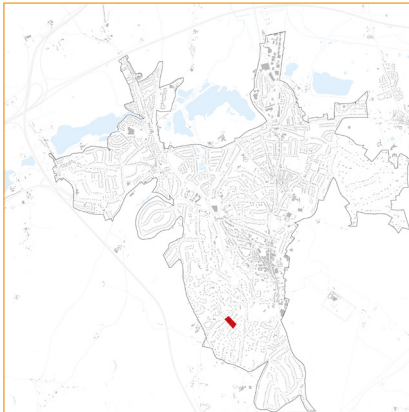
PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in Allocations and Development Management Plan Site allocation in the emerging Local Plan Included within emerging Neighbourhood Plan 	0.98 Ha	Sub-area 3

EXISTING USE	<ul style="list-style-type: none"> Former gasholders have recently been removed
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> None
CONSTRAINTS	<ul style="list-style-type: none"> Site remediation will be required Development opportunity is impacted by adjacent big box retail uses to the south Comprehensive approach required that anticipates potential change on adjacent sites Needs to re-provide the pedestrian path

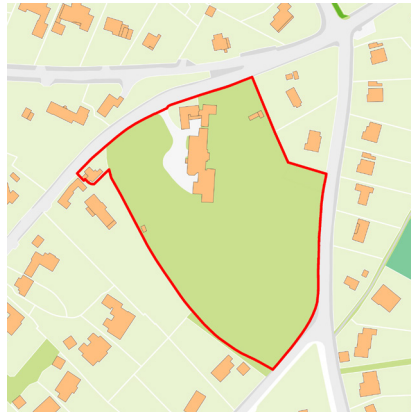
EXISTING ECONOMIC VALUE: £0

POTENTIAL USES	<ul style="list-style-type: none">Residential use: houses fronting Crampton’s Road but potential for apartments fronting Otford Road		
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none">73 dwellings @ 75dphThis is lower than the allocation in the ADMP reflecting the lower scale development on adjacent sites	Units breakdown: <ul style="list-style-type: none">1 bed: 152 bed: 183 bed: 254+ bed: 15	<ul style="list-style-type: none">Market units: 51Affordable units: 22
OPPORTUNITIES	<ul style="list-style-type: none">Deliver positive frontage to Crampton’s Road and Otford RoadProvide overlooking to the pedestrian connection that links the two routesScheme can support the regeneration of Northern Sevenoaks		

POTENTIAL ECONOMIC VALUE: £884,877
NET ECONOMIC VALUE: £884,877



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in Allocations and Development Management Plan Site allocation in the emerging Local Plan 	1.4Ha	Sub-area 4

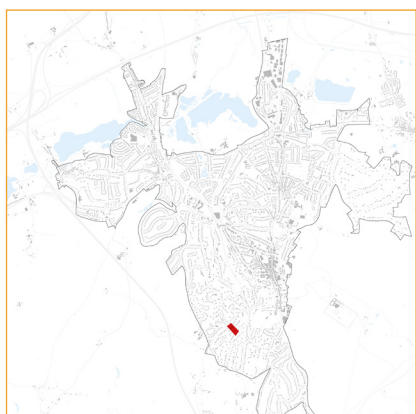
EXISTING USE	<ul style="list-style-type: none"> School building set within landscaped garden with mature trees 4 executive homes are under construction on southern portion of site
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> Existing school building (1,326m²)
CONSTRAINTS	<ul style="list-style-type: none"> School building is locally listed TPO on Mature trees Access – southern part of site off Hopgarden Lane / Grassy Lane driveway

EXISTING ECONOMIC VALUE: £574,267

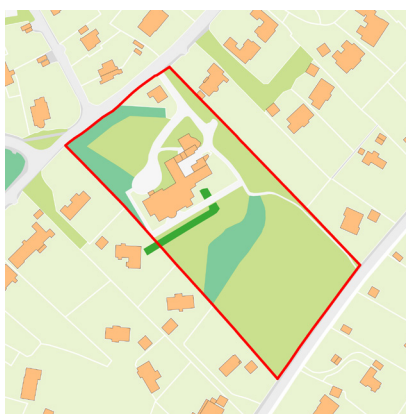
POTENTIAL USES	<ul style="list-style-type: none">Conversion of existing building to residential use		
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none">13 apartments (northern part of site)This is less than indicated in the ADMP reflecting the fact that the southern part of the site has already been redeveloped and the retention and conversion of the locally listed building on the northern part of the site	Units breakdown: <ul style="list-style-type: none">1 bed: 32 bed: 33 bed: 44+ bed: 3	<ul style="list-style-type: none">Market units: 9Affordable units: 4
OPPORTUNITIES	<ul style="list-style-type: none">Conversion of existing building into apartments (northern portion of site)Residential houses (southern portion of site - COMPLETED)		

POTENTIAL ECONOMIC VALUE: £157,581

NET ECONOMIC VALUE: £-416,686



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in Allocations and Development Management Plan Site allocation in the emerging Local Plan 	0.6 Ha	Sub-area 4

EXISTING USE	<ul style="list-style-type: none"> School building set within landscaped garden with mature trees
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> School building (1,720m²)
CONSTRAINTS	<ul style="list-style-type: none"> School building is locally listed TPO on mature trees Access – southern part of site off Hopgarden Lane

EXISTING ECONOMIC VALUE: £744,901

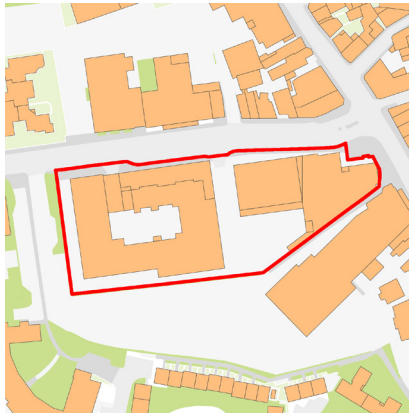
POTENTIAL USES	<ul style="list-style-type: none">Residential		
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none">17 apartments (northern part of site)4 houses (southern part of site)This is less than indicated in the ADMP reflecting a response to local character of the area and the retention and conversion of the locally listed building on the northern part of the site	Units breakdown: <ul style="list-style-type: none">1 bed: 42 bed: 63 bed: 74+ bed: 4	<ul style="list-style-type: none">Market units: 15Affordable units: 6
OPPORTUNITIES	<ul style="list-style-type: none">Conversion of existing building into apartments (northern portion of site)Residential houses (southern portion of site) – larger homes fronting onto Hopgarden Lane would be appropriate here reflecting the character of the area		

POTENTIAL ECONOMIC VALUE: £254,554

NET ECONOMIC VALUE: - £490,347



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in Allocations and Development Management Plan Site allocation in the emerging Local Plan Included within emerging Neighbourhood Plan 	0.6Ha	Sub-area 3

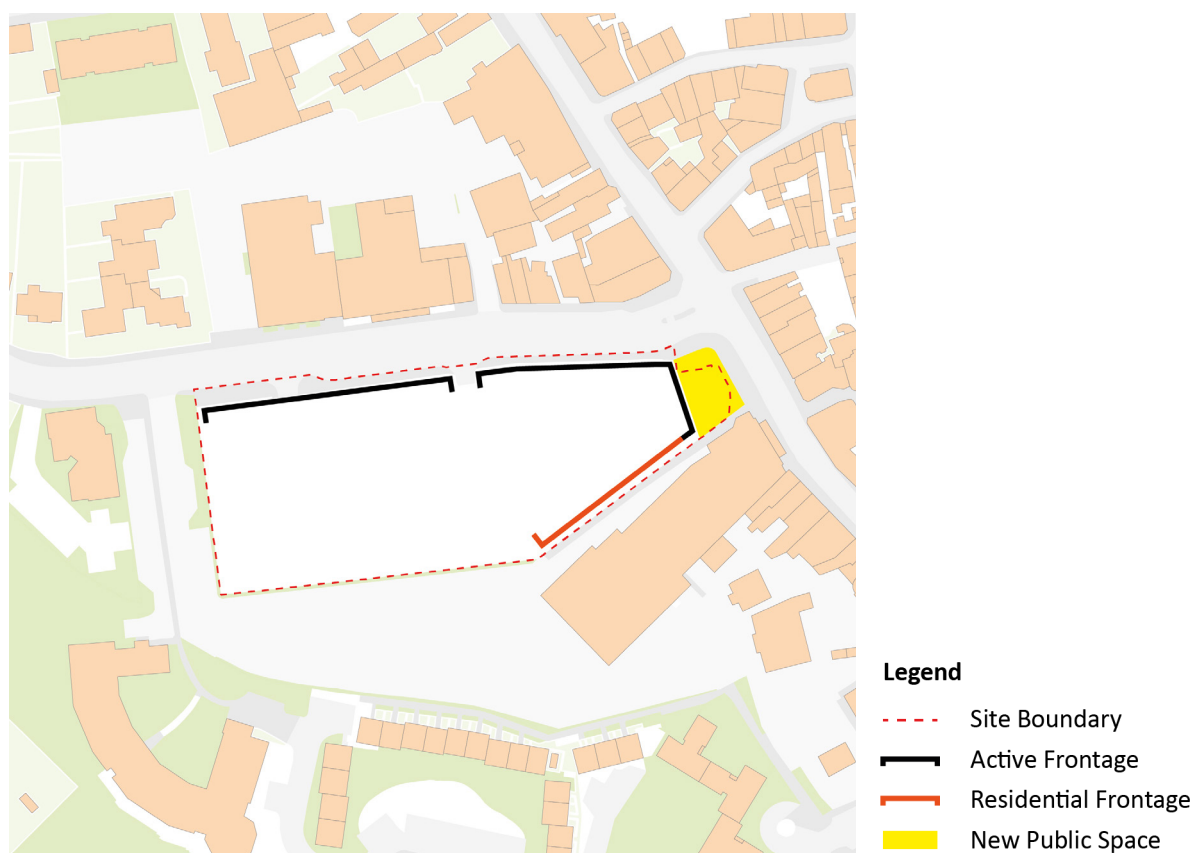
EXISTING USE	<ul style="list-style-type: none"> Post Office and BT Exchange
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> Post office: 2,280m² Telephone exchange: 7,032m²
CONSTRAINTS	<ul style="list-style-type: none"> Adjacent to Conservation Area Prominent site on gateway to town centre On elevated ground with land dropping away to the north means that any development will be highly visible from a number of locations. Height and massing needs to be carefully considered and modelled. Maximum height 4 storeys with upper floors set back. Town centre car park to the rear Adjacent the Stag Theatre

EXISTING ECONOMIC VALUE: £1,437,558

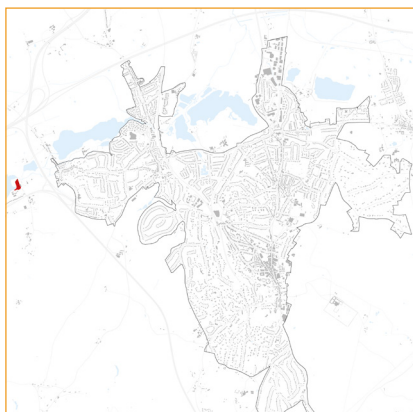
POTENTIAL USES	<ul style="list-style-type: none"> Retail at ground floor with residential apartments above 		
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> Ground floor active uses (A1-A3) onto High Street: 300m² 90 residential units (apartments) @150 dph This is less than indicated in the ADMP reflecting the height constraints presented by the site's location 	Units breakdown: <ul style="list-style-type: none"> 1 bed: 18 2 bed: 23 3 bed: 31 4+ bed: 18 	<ul style="list-style-type: none"> Market units: 63 Affordable units: 27
OPPORTUNITIES (SEE DIAGRAM BELOW)	<ul style="list-style-type: none"> Significant town centre site Potential to redevelop to provide active ground floor uses onto London Road with apartments above. Total building height 3 storey plus an additional set back storey Frontage onto London Road should be set back to create a public space that serves the adjacent theatre and provides a setting for the new ground floor uses Development should provide a positive frontage to the lane connecting the car park to the rear of the Stag Theatre with London Road Potential public realm enhancement to South Park A comprehensive scheme needs to be prepared but could be delivered as two independent phases (Post Office and BT Building) 		

POTENTIAL ECONOMIC VALUE: £1,858,679

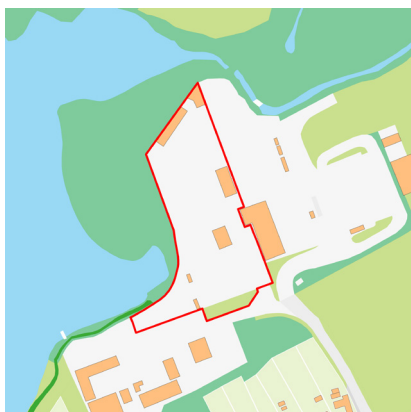
NET ECONOMIC VALUE: £421,121



Site Opportunities/Design Guidance



Location Plan



Site Plan



Site Photo

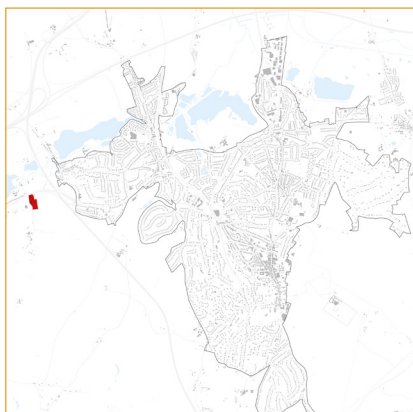
PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Consulted on as a Draft Local Plan potential employment site but not allocated 	0.79 Ha	Sub-area 4

EXISTING USE	<ul style="list-style-type: none"> Storage use
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> None
CONSTRAINTS	<ul style="list-style-type: none"> Greenbelt designation Within Kent Downs AONB Proximity to River Darent and waterbody creates flooding and ecological sensitivities Woodland to the north Historic landfill Isolated from settlement and adjacent to recycling / waste centre and so not suitable for residential uses

EXISTING ECONOMIC VALUE: £387,132

POTENTIAL USES	<ul style="list-style-type: none"> Light industry or storage/distribution
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> Potential for 3,160m² B2 - B8 uses
OPPORTUNITIES	<ul style="list-style-type: none"> Benefits from good access to the strategic road network (A25) and level terrain Already laid out as hardstanding and so potential for light industrial or storage / distribution uses

POTENTIAL ECONOMIC VALUE: £2,708,258
NET ECONOMIC VALUE: £2,321,126



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in the emerging Local Plan for employment 	1.68 Ha	Sub-area 4

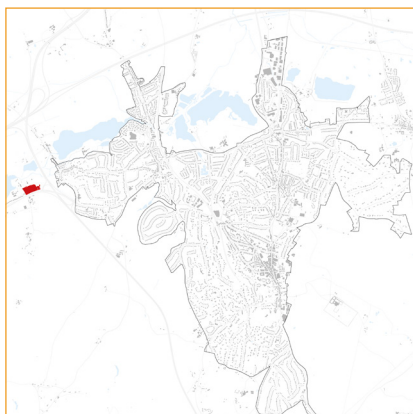
EXISTING USE	<ul style="list-style-type: none"> Sevenoaks Garden Centre and a number of associated businesses and a cafe
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> None
CONSTRAINTS	<ul style="list-style-type: none"> Greenbelt designation Within Kent Downs AONB Mature trees on the site Development here would have a visual impact on the wider landscape Isolated from settlement and so not suitable for residential uses

EXISTING ECONOMIC VALUE: £1,145,487

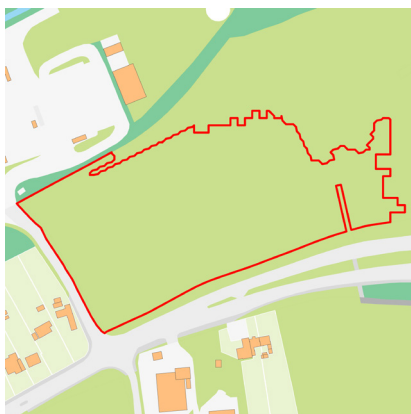
POTENTIAL USES	<ul style="list-style-type: none"> Existing use is appropriate for location Potential for further supporting
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> 16,800m2 of B1 office use (based on a plot ratio of 1.0)
OPPORTUNITIES	<ul style="list-style-type: none"> Benefits from good access to the strategic road network (A25) and relatively level terrain Further uses that add value to the Garden Centre offer could be considered Site provides opportunity to provide large footprint office uses not currently available in the town centre provided these are appropriately screened through planting

POTENTIAL ECONOMIC VALUE: £101,182,655

NET ECONOMIC VALUE: £100,037.168



Location Plan



Site Plan



Site Photo

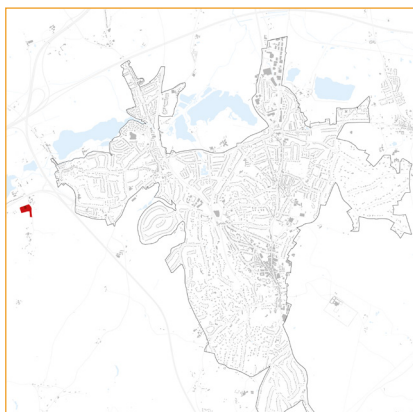
PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Consulted on as a Draft Local Plan potential employment site but not allocated 	2.13 Ha	Sub-area 4

EXISTING USE	<ul style="list-style-type: none"> Agricultural
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> None
CONSTRAINTS	<ul style="list-style-type: none"> Greenbelt designation Within Kent Downs AONB Proximity to River Darent and waterbody creates flooding and ecological sensitivities Woodland to the north Development here would have a visual impact on the wider landscape Isolated from settlement and so not suitable for residential uses

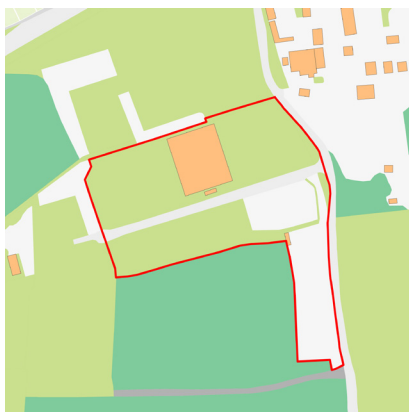
EXISTING ECONOMIC VALUE: £0

POTENTIAL USES	<ul style="list-style-type: none"> B2 - B8 light industrial or storage/distribution uses are possible if appropriately screened by landscape buffer
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> Potential for 8,520m² B2 - B8 uses
OPPORTUNITIES	<ul style="list-style-type: none"> Benefits from good access to the strategic road network (A25) and relatively level terrain

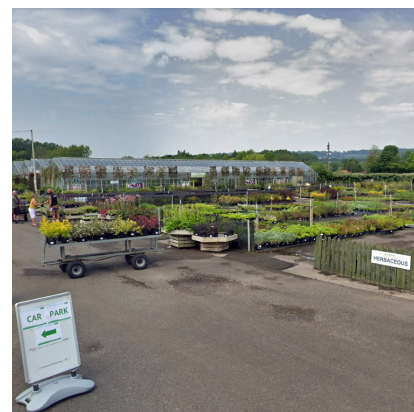
POTENTIAL ECONOMIC VALUE: £7,302,013
NET ECONOMIC VALUE: £7,302,013



Location Plan



Site Plan



Site Photo

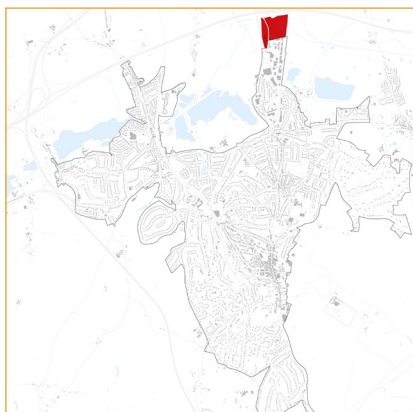
PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Consulted on as a Draft Local Plan potential employment site but not allocated 	1.63 Ha	Sub-area 4

EXISTING USE	<ul style="list-style-type: none"> Horticultural nursery
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> N/A
CONSTRAINTS	<ul style="list-style-type: none"> Greenbelt designation Within Kent Downs AONB Development here would have a visual impact on the wider landscape Isolated from settlement and so not suitable for residential uses

EXISTING ECONOMIC VALUE: £75,138

POTENTIAL USES	<ul style="list-style-type: none"> Existing use is appropriate for location Potential for further supporting economic uses on the site
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> Not applicable
OPPORTUNITIES	<ul style="list-style-type: none"> Potential for further supporting economic uses on the site Benefits from good access to the strategic road network (A25) and relatively level terrain

POTENTIAL ECONOMIC VALUE: £75,138
NET ECONOMIC VALUE: £0



Location Plan



Site Plan



Site Photo

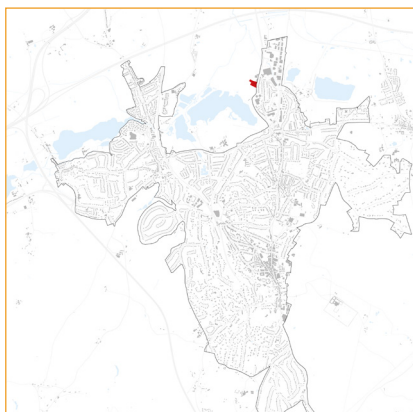
PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in the emerging Local Plan for employment 	<ul style="list-style-type: none"> EM6: 1.24 Ha EM23: 1.81 Ha EM24: 8.67 Ha EM24 less wooded area/ existing houses: 5.84 Ha 	Sub-area 2

EXISTING USE	<ul style="list-style-type: none"> Agricultural buildings, residential dwellings and agricultural fields
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> Potentially 3 residential properties on EM24 in option B (area within dashed red line in site plan)
CONSTRAINTS	<ul style="list-style-type: none"> Greenbelt designation Historic landfill Noise and air quality impacts from M26 M26 provides strong northern boundary There are 3 residential properties on the western part of Site EM24 together with mature trees / woodland covering an area of approximately 2.83Ha

EXISTING ECONOMIC VALUE: £36,365

POTENTIAL USES	<ul style="list-style-type: none"> Offices, light industry and storage/distribution
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> EM6: 6,200m² B1 - B8 uses EM23: 7,240m² B2 - B8 uses EM24 Option A: 34,680m² B2 - B8 uses (loss of 3 existing houses); or, EM24: Option B: 23,360m² B2 - B8 uses (retain 3 existing houses and woodland within dashed red line areas)
OPPORTUNITIES	<ul style="list-style-type: none"> Potential B1/B2/B8 employment sites benefiting from good access to the strategic road network (A25) and level terrain Adjacent employment uses at Vestry Estate Location of B1 office uses more appropriate in more accessible location within site EM6

OPTION A: POTENTIAL ECONOMIC VALUE: £43,596,193
OPTION B: POTENTIAL ECONOMIC VALUE: £33,930,823
OPTION A: NET ECONOMIC VALUE: £43,559,829
OPTION B: NET ECONOMIC VALUE: £33,894,458



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in the emerging Local Plan for employment 	0.75 Ha	Sub-area 2

EXISTING USE	<ul style="list-style-type: none"> Industrial storage and car parking
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> None
CONSTRAINTS	<ul style="list-style-type: none"> Greenbelt designation Western part of site is within Flood Zone 2 or 3 Adjacent historic landfill and close to historic gas works SSSI to the west

EXISTING ECONOMIC VALUE: £0

POTENTIAL USES	<ul style="list-style-type: none"> Potential for B1 office use benefiting from good access to the strategic road network (A25) and level terrain and to proximity to Bat and Ball station
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> 3,000m2 B1-B2 employment uses
OPPORTUNITIES	<ul style="list-style-type: none"> Starting point for a pedestrian / cycle route from Otford Road across the Darent Valley to Dunton Green (as identified in the Sevenoaks Neighbourhood Plan). Development must facilitate this opportunity and provide a positive frontage to this route. May also offer a northern entry point into the Sevenoaks Wildlife Reserve

POTENTIAL ECONOMIC VALUE: £18,068,331
OPTION A: NET ECONOMIC VALUE: £18,068,331



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in the emerging Local Plan for mixed-use Included within emerging Neighbourhood Plan 	0.89 Ha	Sub-area 2

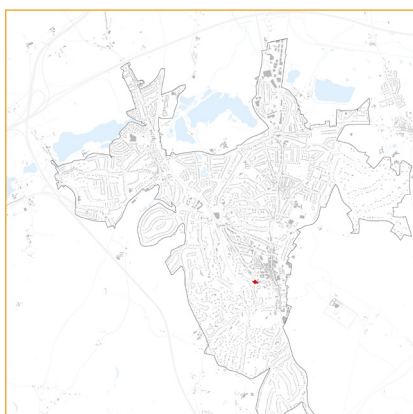
EXISTING USE	<ul style="list-style-type: none"> Community centre and car park, tennis court, children's nursery and informal grassed area
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> Existing community centre and children's nursery to be re-provided
CONSTRAINTS	<ul style="list-style-type: none"> None

EXISTING ECONOMIC VALUE: £109,936

POTENTIAL USES	<ul style="list-style-type: none"> New Community Centre, re-provision of the children's nursery Re-provision of the Town Council office space on Bradbourne Vale Road Residential apartments 		
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> New community centre 318m2 GEA office use Up to 25 residential dwellings This is less than indicated in the ADMP reflecting the space requirements to accommodate car parking 	Units breakdown: <ul style="list-style-type: none"> 1 bed: 5 2 bed: 6 3 bed: 9 4+ bed: 5 	<ul style="list-style-type: none"> Market units: 17 Affordable units: 8
OPPORTUNITIES	<ul style="list-style-type: none"> Mixed use development accommodating the community use, office use and residential dwellings within buildings of up to 4 storey Potential southern access to Bat and Ball station Building layout should facilitate enhanced access to Bat and Ball station and provide an arrival space in front of the new southern entrance to the station 		

POTENTIAL ECONOMIC VALUE: £2,328,219

NET ECONOMIC VALUE: £2,218,283



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in the emerging Local Plan for housing 	0.3 Ha	Sub-area 3

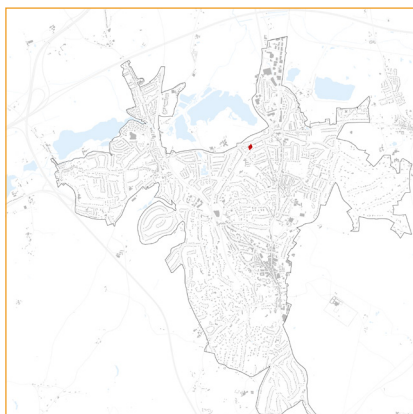
EXISTING USE	<ul style="list-style-type: none"> Residential dwelling within a large plot
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> Loss of 1 existing home
CONSTRAINTS	<ul style="list-style-type: none"> TPO'd trees Historic landfill site The site slopes steeply towards the south-west

EXISTING ECONOMIC VALUE: £12,122

POTENTIAL USES	<ul style="list-style-type: none"> Residential development
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> 14 Residential units @50dph This is less than indicated in the ADMP reflecting the tree cover and the steep gradient across the site
OPPORTUNITIES	<ul style="list-style-type: none"> Intensification of site close to town centre

POTENTIAL ECONOMIC VALUE: £169,703

NET ECONOMIC VALUE: £157,583



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in the emerging Local Plan for housing 	0.32 Ha	Sub-area 2

EXISTING USE	<ul style="list-style-type: none"> Town Council offices and car parking
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> 318m² GEA office space (relocated to community centre site MX29, Site 9 in this report) Red Cross Building: 282m² GEA
CONSTRAINTS	<ul style="list-style-type: none"> Mature trees on site boundaries

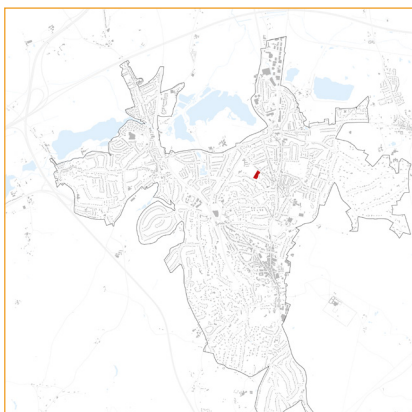
EXISTING ECONOMIC VALUE: £1,915,243

POTENTIAL USES	<ul style="list-style-type: none"> Residential development
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> 32 apartments @75dph <div> Units breakdown: <ul style="list-style-type: none"> 1 bed: 6 2 bed: 8 3 bed: 11 4+ bed: 6 </div> <ul style="list-style-type: none"> Market units: 22 Affordable units: 10
OPPORTUNITIES	<ul style="list-style-type: none"> Residential development in the form of apartments that provide a frontage to Bradbourne Vale Road with other dwellings to the rear Relocating of existing office space to the Community Centre site at Bat and Ball station Development up to 3 storeys

POTENTIAL ECONOMIC VALUE: £387,891

NET ECONOMIC VALUE: - £1,527,352

Note: whilst this site has a negative net economic value when explored in isolation it must be seen in light of the positive value that is delivered on site MX29 (Site 9 - Sevenoaks Community Centre) where the existing employment uses are assumed to be relocated.



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in the emerging Local Plan for housing 	0.60Ha (0.45Ha developable)	Sub-area 3

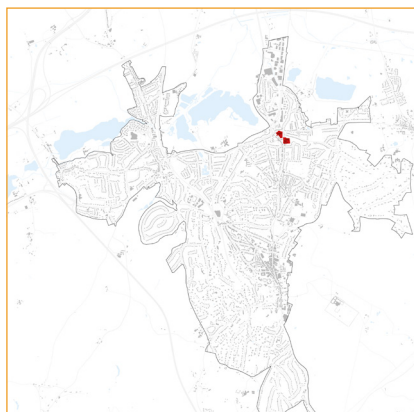
EXISTING USE	<ul style="list-style-type: none"> Adult Education Centre and associated outbuildings
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> Education space: 1,247m² GEA
CONSTRAINTS	<ul style="list-style-type: none"> College building locally listed Part of the site is allocated as open space Mature trees on the site

EXISTING ECONOMIC VALUE: £405,040

POTENTIAL USES	<ul style="list-style-type: none">Residential development through refurbished college building and a new-build residential annex to the south of the site		
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none">15 residential apartments (11 within refurbished college building plus 8 within a residential annex)This is less than indicated in the ADMP reflecting the retention and conversion of the existing building	Units breakdown: <ul style="list-style-type: none">1 bed: 42 bed: 53 bed: 64+ bed: 4	<ul style="list-style-type: none">Market units: 13Affordable units: 6
OPPORTUNITIES	<ul style="list-style-type: none">Residential development opportunity		

POTENTIAL ECONOMIC VALUE: £230,311

NET ECONOMIC VALUE: - £174,729



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in the emerging Local Plan for housing 	1.46Ha	Sub-area 2

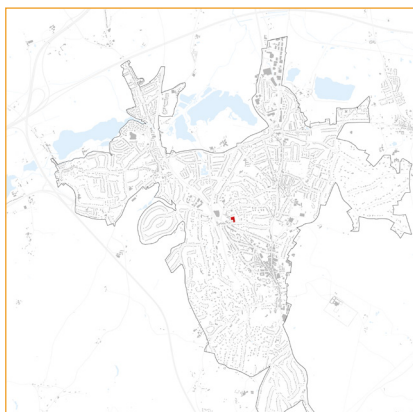
EXISTING USE	<ul style="list-style-type: none"> Hospital Buildings and associated car parking
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> 9,835m² total hospital floor space (GEA) (Northern site: 4,350m² + southern site: 5,485m²)
CONSTRAINTS	<ul style="list-style-type: none"> Loss of health facilities Loss of employment within St Johns and hospital staff and visitors supporting local shops and services with consequent local economic impacts North western hospital site is on elevated land and the existing 2/3 storey building is therefore highly visible from the north and west. The height and massing of any future building will be constrained by its visual impact

EXISTING ECONOMIC VALUE: £6,705,667

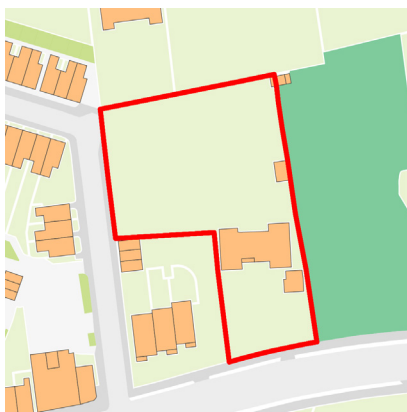
POTENTIAL USES	<ul style="list-style-type: none"> Residential development replacing the hospital
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> 73 Residential Units @50dph <div> Units breakdown: <ul style="list-style-type: none"> 1 bed: 15 2 bed: 18 3 bed: 25 4+ bed: 15 </div> <ul style="list-style-type: none"> Market units: 51 Affordable units: 22
OPPORTUNITIES	<ul style="list-style-type: none"> Potential to deliver residential development on the hospital site if the hospital were to be closed / be relocated

POTENTIAL ECONOMIC VALUE: £884,877

NET ECONOMIC VALUE: - £5,820,789



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in the emerging Local Plan for housing 	0.32Ha	Sub-area 3

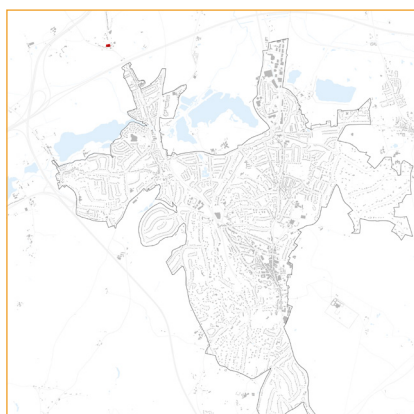
EXISTING USE	<ul style="list-style-type: none"> Large residential dwelling
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> 1 house: 431m2 GEA
CONSTRAINTS	<ul style="list-style-type: none"> 15 St Botolphs is locally listed TPO'd tree on adjacent plot and significant mature trees on the plot itself

EXISTING ECONOMIC VALUE: £12,122

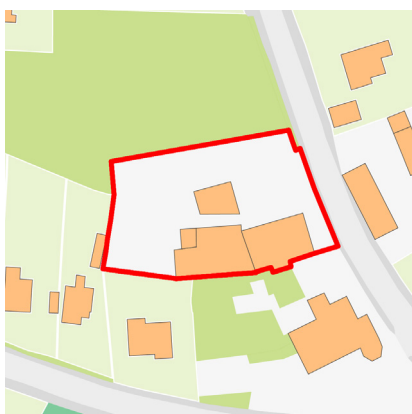
POTENTIAL USES	<ul style="list-style-type: none">Residential		
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none">12 residential units (4 within refurbished house and 8 new build houses)	Units breakdown: <ul style="list-style-type: none">1 bed: 22 bed: 33 bed: 44+ bed: 3	<ul style="list-style-type: none">Market units: 8Affordable units: 4
OPPORTUNITIES	<ul style="list-style-type: none">Refurbishment and sub-division of existing house (15 St Botolphs Road) into residential apartmentsOpportunity for new build residential properties on the northern portion of the plot fronting onto St Botolphs Avenue		

POTENTIAL ECONOMIC VALUE: £145,459

NET ECONOMIC VALUE: £133,338



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Site allocation in the emerging Local Plan for housing 	0.23Ha	Sub-area 1

EXISTING USE	<ul style="list-style-type: none"> Car sales and parking
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> Car showroom / employment space: 640m²
CONSTRAINTS	<ul style="list-style-type: none"> Greenbelt designation Site is within Kent Downs AONB Potential for contamination

EXISTING ECONOMIC VALUE: £790,678

POTENTIAL USES	<ul style="list-style-type: none">Residential development (houses)		
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none">11 residential units @50dph	Units breakdown: <ul style="list-style-type: none">1 bed: 22 bed: 33 bed: 44+ bed: 2	<ul style="list-style-type: none">Market units: 8Affordable units: 3
OPPORTUNITIES	<ul style="list-style-type: none">Opportunity to enhance frontage to London Road		

POTENTIAL ECONOMIC VALUE: £133,338

NET ECONOMIC VALUE: - £657,340



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Core Strategy Area of Opportunity Included within emerging Sevenoaks Neighbourhood Plan 	0.08 Ha	Sub-area 3

EXISTING USE	<ul style="list-style-type: none"> Car parking
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> None
CONSTRAINTS	<ul style="list-style-type: none"> Access will need to be maintained to service yards of properties on High Street Loss of town centre car parking / need to relocate Removal of some trees required but are not significant

EXISTING ECONOMIC VALUE: £0

POTENTIAL USES	<ul style="list-style-type: none">• Ground floor B1 workspace• Residential apartments above		
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none">• B1 office space: 600m2• 15 residential apartments	Units breakdown: <ul style="list-style-type: none">• 1 bed: 3• 2 bed: 4• 3 bed: 5• 4+ bed: 3	<ul style="list-style-type: none">• Market units: 10• Affordable units: 5
OPPORTUNITIES	<ul style="list-style-type: none">• Potential to provide development that provides a positive frontage to Suffolk Way and Buckhurst Lane• Building of 3 storey plus an additional set back storey• There may be an opportunity to consider this site as part of a more comprehensive scheme that includes the adjacent vacant Tesco store		

POTENTIAL ECONOMIC VALUE: £3,795,490

NET ECONOMIC VALUE: £3,795,490



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Core Strategy Area of Opportunity Included within emerging Sevenoaks Neighbourhood Plan 	0.24 Ha	Sub-area 3

EXISTING USE	<ul style="list-style-type: none"> Car parking
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> None
CONSTRAINTS	<ul style="list-style-type: none"> Access will need to be maintained to service yards of properties on High Street Challenges in terms of interface with some of the existing properties Site acquisitions would improve potential scheme Loss of town centre car parking / need to relocate

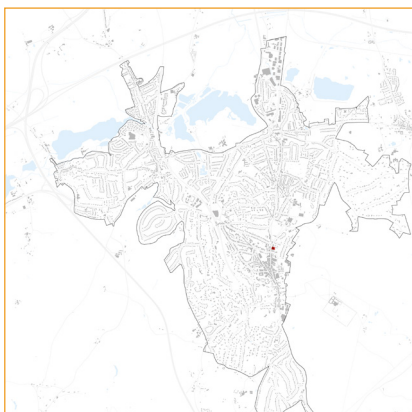
EXISTING ECONOMIC VALUE: £0

POTENTIAL USES	<ul style="list-style-type: none">• Ground floor B1 workspace• Residential apartments above		
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none">• B1 office space at ground floor: 1,400m2• 35 residential apartments	Units breakdown: <ul style="list-style-type: none">• 1 bed: 7• 2 bed: 9• 3 bed: 12• 4+ bed: 7	<ul style="list-style-type: none">• Market units: 25• Affordable units: 10
OPPORTUNITIES	<ul style="list-style-type: none">• Potential to provide development that provides a positive frontage to Suffolk Way and Buckhurst Lane• Building of 3 storey plus an additional set back storey		

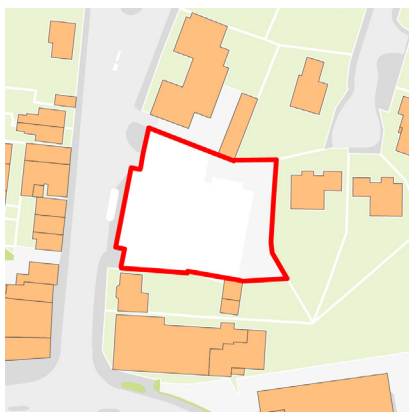
POTENTIAL ECONOMIC VALUE: £8,856,144

NET ECONOMIC VALUE: £8,856,144

18 166 HIGH STREET, SEVENOAKS (FORMER EDWARD'S ELECTRICAL)



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Vacant site within the Town Centre Boundary Included within emerging Sevenoaks Neighbourhood Plan 	0.16 Ha	Sub-area 3

EXISTING USE	<ul style="list-style-type: none"> Vacant
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> None
CONSTRAINTS	<ul style="list-style-type: none"> Development must respond to the character of the existing streetscape both in terms of design language and height and massing – 2/3 storey is appropriate

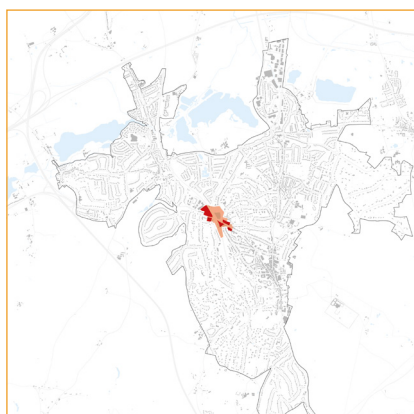
EXISTING ECONOMIC VALUE: £0

POTENTIAL USES	<ul style="list-style-type: none">• Ground floor active uses• Residential development		
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none">• A2, A3 or B1 ground floor uses: 350m2• 12 residential units (8 apartments and 4 mews units)	Units breakdown: <ul style="list-style-type: none">• 1 bed: 2• 2 bed: 4• 3 bed: 4• 4+ bed: 2	<ul style="list-style-type: none">• Market units: 8• Affordable units: 4
OPPORTUNITIES	<ul style="list-style-type: none">• Potential for mews houses to the rear• Provide a positive frontage to the High Street		

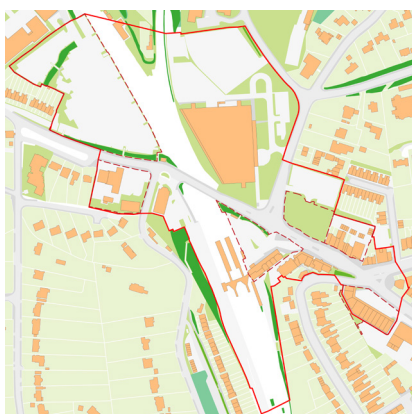
POTENTIAL ECONOMIC VALUE: £609,063

NET ECONOMIC VALUE: £609,063

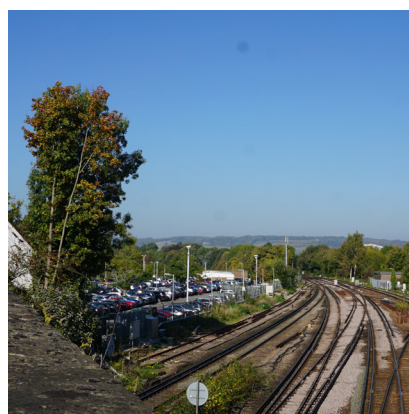
19 SEVENOAKS STATION AREA



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Other economically active areas with development potential Part of the area is included within emerging Sevenoaks Neighbourhood Plan 	<ul style="list-style-type: none"> Wider Sevenoaks Station Area: 8.92 Ha Station and arrival car park: 0.34 Ha Farmers Site: 0.22 Ha London Road Shops: 0.2 Ha Tubs Hill parade: 0.23 Ha Shell Garage and Kwik Fit: 0.34 Ha Sevenoaks Station Car Park: 1.48 Ha 	Part in sub-area 3 and part in sub-area 4

EXISTING USE	<ul style="list-style-type: none"> Station and arrival car park: Station and retail units Farmers Site: Vacant London Road Shops: Retail Tubs Hill parade: Retail with residential above Shell Garage and Kwik Fit: Petrol station and car garage Sevenoaks Station Car Park: parking
POTENTIAL DEVELOPMENT QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> Sevenoaks Station: 195m² of retail floor space Farmers Site: None London Road Shops: 731m² of retail floor space Tubs Hill parade: 1,007m² of retail space and 2,360m² of residential floor space (approximately 23 units) Shell Garage and Kwik Fit: 2,619m² trading space (including forecourt) Sevenoaks Station Car Park: 500 car park spaces
CONSTRAINTS	<ul style="list-style-type: none"> Area is generally low lying and so can accommodate greater height than elsewhere in the town however there are notable views down London Road towards the Downs to the north Car parking will need to be retained but could be re-provided within a MSCP Conflicts between road users and pedestrians around the station Fragmented ownerships may make delivery challenging (e.g. Tubs Hill Parade)

EXISTING ECONOMIC VALUE: £6,528,790

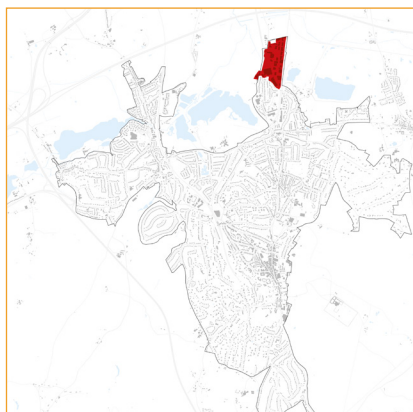


POTENTIAL USES	<ul style="list-style-type: none"> Development to be mixed-use including retail and food and drink around station, some B1 office, petrol station and new residential units. 		
POTENTIAL QUANTUMS (TOTAL)	<ul style="list-style-type: none"> 2,700m2 A1 to A3 floorspace 4,000m2 B1 office 315 to 395 residential apartments Petrol station 	Units breakdown: <ul style="list-style-type: none"> 1 bed: 63 - 79 2 bed: 79 - 99 3 bed: 110 – 138 4+ bed: 63 - 79 	<ul style="list-style-type: none"> Market units: 220-276 Affordable units: 95-119
OPPORTUNITIES	<ul style="list-style-type: none"> Significant opportunity for development that will transform the sense of arrival into Sevenoaks and could establish a new urban quarter for the town Scale typically 4-6 storey with taller building marking the station. Opportunity to reconsider transport interchange and public realm treatment at the station. Will need preparation of masterplan and design guidance (SPD / design brief) 		

POTENTIAL ECONOMIC VALUE: £34,455,456

NET ECONOMIC VALUE: £27,926,666

20 OTFORD ROAD RETAIL AND EMPLOYMENT AREA



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Other economically active areas with development potential The southern edge of the area is included within emerging Sevenoaks Neighbourhood Plan 	17.91 Ha	Sub-area 2

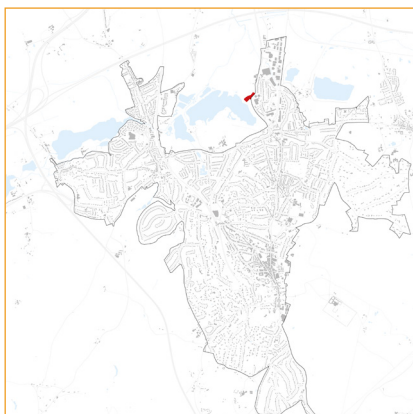
EXISTING USE	<ul style="list-style-type: none"> Big box retail (food): 11,425m² Big box retail (non-food): 8,811m² B1 office: 4,515m² Light industrial: 36,903m²
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> Assume retain existing and intensify area
CONSTRAINTS	<ul style="list-style-type: none"> Ownerships and lease terms Changing retail and employment patterns Transport constraints on the A225.

EXISTING ECONOMIC VALUE: £93,969,429

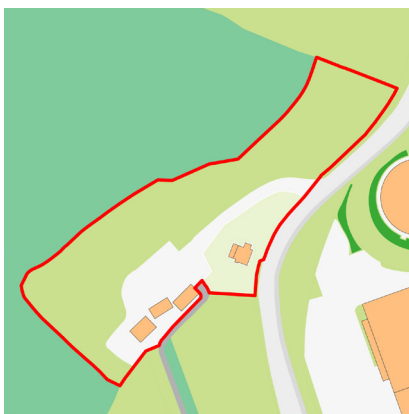
POTENTIAL USES	<ul style="list-style-type: none"> Light industry and storage/distribution (B2-B8)
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> Potential additional floorspace provision: 4,900m² of B2-B8 uses (based on intensifying existing areas to achieve 0.5 plot ratio)
OPPORTUNITIES	<ul style="list-style-type: none"> Potential to enhance the area to create a better functioning place where buildings sit within a higher quality public realm and which is more attractive for walking and cycling The area can expand and connect into sites EM6, EM23 and EM24 Will need preparation of masterplan and design guidance (SPD / design brief)

POTENTIAL ECONOMIC VALUE: £98,168,944

NET ECONOMIC VALUE: £4,199,514



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Other economically active areas with development potential 	0.79 Ha	Sub-area 2

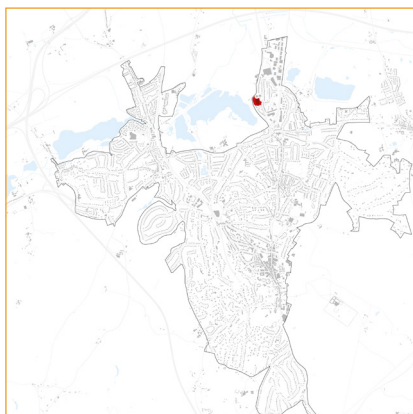
EXISTING USE	<ul style="list-style-type: none"> Retail
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> Retail space (287m²)
CONSTRAINTS	<ul style="list-style-type: none"> Greenbelt designation Adjacent to SSSI and Wildlife Reserve

EXISTING ECONOMIC VALUE: £735,489

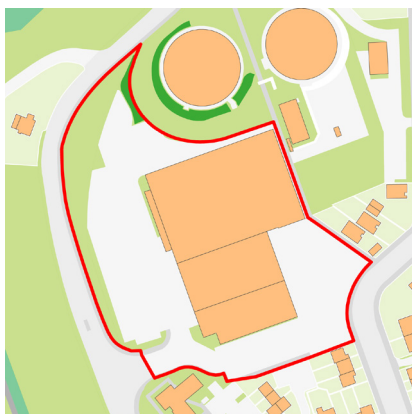
POTENTIAL USES	<ul style="list-style-type: none"> Potential for B1 office use benefiting from good access to the strategic road network (A25) and level terrain and to proximity to Bat and Ball station Alternatively a residential opportunity, but dependent on securing a pedestrian crossing over A225 Otford Road
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> 4,000m² B1 office use Assumed plot ration 0.5 reflecting secondary location
OPPORTUNITIES	<ul style="list-style-type: none"> Opportunity to provide a northern entry point into the Sevenoaks Wildlife Reserve.

POTENTIAL ECONOMIC VALUE: £24,091,108

NET ECONOMIC VALUE: £23,355,619



Location Plan



Site Plan



Site Photo

PLANNING STATUS	SITE AREA	LOCATION
<ul style="list-style-type: none"> Other economically active areas with development potential Included within emerging Sevenoaks Neighbourhood Plan 	1.13 Ha	Sub-area 2

EXISTING USE	<ul style="list-style-type: none"> Bix box retail uses
EXISTING QUANTUMS (TO BE REPLACED)	<ul style="list-style-type: none"> Big box retail use (4,076m²)
CONSTRAINTS	<ul style="list-style-type: none"> Site is adjacent gas works site and ground remediation is likely to be required Comprehensive approach required that anticipates potential change on gas works site

EXISTING ECONOMIC VALUE: £2,028,239

POTENTIAL USES	<ul style="list-style-type: none"> Residential
POTENTIAL DEVELOPMENT QUANTUMS	<ul style="list-style-type: none"> 85 dwellings @75dph <div> Units breakdown: <ul style="list-style-type: none"> 1 bed: 17 2 bed: 21 3 bed: 30 4+ bed: 17 </div> <ul style="list-style-type: none"> Market units: 59 Affordable units: 26
OPPORTUNITIES	<ul style="list-style-type: none"> Strengthen the residential character of the area and remove the conflict between the big box retail uses and existing homes Deliver buildings that create a positive frontage to Crampton's Road – mix of houses and apartments Development proposal would work more effectively in conjunction with adjacent gas works site

POTENTIAL ECONOMIC VALUE: £1,030,377

NET ECONOMIC VALUE: -£997,902

Note: whilst this site has a negative net economic value when explored in isolation it must be seen in light of the positive value that is delivered on sites 7 and 20 to the north (on Otford Road) where the uses on this site could be relocated and the wider regeneration opportunity in Northern Sevenoaks / the Bat and Ball area.

2.2 SUMMARY OF ECONOMIC OPPORTUNITY

The tables below provide a summary of the existing, proposed and net economic values for each site assessed in this study, including the total economic value generated from all sites.

The information is provided for sites allocated in the emerging Local Plan, sites considered but not taken forward in the Local Plan and other economically active sites with development potential that have not been promoted to the Council through the Local Plan process.

Site No.	Site ID	Site Name	Current Economic Value Per Annum	Proposed Economic Value Per Annum	Net Economic Value Per Annum
1	H1b	Crampton's Road Water Works, Crampons Road	£12,122	£1,527,323	£1,515,201
2	H1c	Sevenoaks Gasholder Station, Crampton's Road	£0	£884,877	£884,877
3	H1d	School House, Oak Lane & Hopgarden Lane	£574,267	£157,581	- £416,686
4	H1e	Johnsons, Oak Lane & Hopgarden Lane	£744,901	£254,554	- £490,347
5	H2a	Post Office and Delivery/ BT Exchange, South Park, Sevenoaks	£1,437,558	£1,858,679	£421,121
6b	EM5	Dunbrik Hub A25 - Sevenoaks Garden Centre	£1,145,487	£101,182,655	£100,037,168
7 (opt. A)	EM6/ EM23/ EM24	Bartram Farm, Old Otford Road, Sevenoak	£36,365	£43,596,193	£43,559,824
7 (opt. B)	EM6/ EM23/ EM24	Bartram Farm, Old Otford Road, Sevenoak	£36,365	£33,930,823	£33,894,458
8	EM12	EM12 Former Park and Ride, Otford Road, Sevenoaks	£0	£18,068,381	£18,068,381
9	MX29	Sevenoaks Community Centre, Otford Road, Sevenoaks	£109,936	£2,328,219	£2,218,223
10	HO5	5 Crownfields, Sevenoaks	£12,122	£169,703	£157,581
11	HO217	Sevenoaks Town Council Offices, Bradbourne Vale Road, Sevenoaks	£1,915,243	£387,891	- £1,527,352
12	HO226	Sevenoaks Adult Education Centre, Bradbourne Road, Sevenoaks	£405,040	£230,311	- £174,729
13	HO365	Sevenoaks Hospital, Hospital Road, Sevenoaks	£6,705,667	£884,877	- £5,820,789
14	HO381	15 St Botolphs Road, Sevenoaks	£12,122	£145,459	£133,338
15	HO86	Chaucers of Sevenoaks, Duntun Green	£790,678	£133,338	- £657,340
Total			£13,901,505	£171,809,991	£157,908,486

Table A: Sites allocated in the emerging Local Plan - summary of economic potential

Site No.	Site ID	Site Name	Current Economic Value Per Annum	Proposed Economic Value Per Annum	Net Economic Value Per Annum
6a	EM3	Dunbrik Hub A25 - Storage	£387,132	£2,708,258	£2,321,126
6c	EM11	Dunbrik Hub A25 - Agricultural	£0	£7,302,013	£7,302,013
6d	EM21	Dunbrik Hub A25 - Plant Nursery	£75,138	£75,138	£0
Total			£462,270	£10,085,409	£9,623,139

Table B: Sites considered but not allocated in the emerging Local Plan - summary of economic potential

Site No.	Site ID	Site Name	Current Economic Value Per Annum	Proposed Economic Value Per Annum	Net Economic Value Per Annum
16	N/A	Land to the rear of Bus Station and the High Street	£0	£3,795,490	£3,795,490
17	N/A	Land to the rear of the High Street bounded by Buckhurst Lane and Suffolk Way	£0	£8,856,144	£8,856,144
18	N/A	166 High Street (Former Edwards Electrical site), Sevenoaks	£0	£609,063	£609,063
19	N/A	Sevenoaks Station Area	£6,528,790	£34,455,456	£27,926,666
20	N/A	Otford Road Retail and Employment Area	£93,969,429	£98,168,944	£4,199,514
21A	N/A	Otford Road Retail Area (Bakers Yard)	£735,489	£24,091,108	£23,355,619
21B	N/A	Otford Road Retail Area (Wickes / Carpet Right)	£2,028,239	£1,030,337	- £997,902
Total			£103,261,947	£171,006,543	£67,744,596

Table C: Other economically active sites not promoted as part of the Local Plan process - summary of economic potential

When considering the economic values presented in the tables above it is important to note:

- The economic values presented only captures the economic activity that occurs within the red line boundary of each site and the wider jobs this supports in the supply chain.
- Given the high level nature and speculative nature of this assessment, the economic calculations have not sought to understand where a change of use may be re-provided elsewhere in the area. For instance, the relocation of staff from a hospital facility or council office facility may well be provided elsewhere in the area and will have an economic value associated with it.
- Where more than one option for a particular site is provided, only the higher figure has been included in the total figure.

Please note the following in relation to the above tables:

- Net Economic Values shown in **Black** represent a net gain based on the proposed development;
- Net Economic Values shown in **Red** represent net loss in value if the potential development is carried out. However in many cases the existing uses will relocate elsewhere in Sevenoaks and the economic value will not therefore be lost to the town.

Site planning status	Current Economic Value Per Annum	Proposed Economic Value Per Annum	Net Economic Value Per Annum
Sites allocated in the emerging Local Plan	£13,901,505	£171,809,991	£157,908,486
Sites considered but not allocated in the emerging Local Plan	£462,270	£10,085,409	£9,623,139
Other economically active sites not promoted as part of the Local Plan process	£103,261,947	£171,006,543	£67,744,596
Total	£117,625,722	£352,901,943	£235,276,221

Table D: Summary of the economic potential of all sites considered in this study



Appendix: Assessing economic value



METHODOLOGY: ECONOMIC VALUE

This appendix details the methodology and evidence used to determine the economic value of both the present and potential uses of each site assessed for their development potential. The total annual economic value of each site has been determined in two parts:

Residential Value – the spend generated by each household and the jobs this supports in the wider area. This is comprised of:

- Annual Household spend
- Gross Value Added (GVA) generated from induced jobs (i.e. the impact of local residential spend).

Commercial Value – the number of jobs expected to be accommodated within commercial uses, the GVA associated with this activity. This is comprised of:

- GVA associated with on-site employment
- GVA associated with induced employment (i.e. through supply chain expenditure by businesses in the local area and through employees spending their salaries locally).

Each of these values have been assessed for the current site uses and the proposed uses (generated from the capacity assessment). A change in economic value has been generated by subtracting the proposed economic value by the current economic value.

The methodology behind both the residential value and the commercial value are detailed in turn below.

RESIDENTIAL VALUE

Household Spend

To generate the residential household spend, the proposed residential quantum's for each site estimated by Urban Initiatives have been multiplied by the average household spend for the South East of England (£32,874) (Source: ONS, Table A35: Detailed household expenditure by countries and regions).

Induced Jobs and Associated GVA

To understand the amount of jobs that the household spend can support, a turnover per FTE assumption has been estimated (Source: Annual Business Survey 2018). This figure is a weighted average taking into account the Turnover per FTE for each of the sectors in which household spend is allocated (Source: ONS, Table A4 Household Expenditure by Income Decile).

The household expenditure figure is then divided by the turnover per FTE figure to generate an induced jobs figure.

A weighted average GVA per FTE (Source: Annual Business Survey 2018) has been estimated, based on the sectors in which household spend is allocated (Source: ONS, Table A4 Household Expenditure by Income Decile).

The GVA per FTE figure has been multiplied by the induced jobs figure to generate a total induced GVA figure associated with residential expenditure in the local area.

COMMERCIAL VALUE

On Site Employment

On site employment assumptions have been generated using the commercial floorspace provided by Urban Initiatives. The types of employment and their associated densities (sqm per employee) are taken from the HCA Employment Density Guide (3rd Edition 2015). The employment densities used are set out below.

Table of employment densities used

COMMERCIAL USE	EMPLOYMENT DENSITY (SQM PER EMPLOYEE)
Office	12
Retail	17.5
Restaurant and Cafe	17.5
Retail Warehouse	90
Light Industrial	47
Industrial	36
Storage & Distribution	77

The closest match employment density, by use class and sub-sector has been applied to each commercial use class quantum provided. Where an appropriate density cannot be generated using the HCA Employment Density Guidance, employment density has been generated from an alternative source.

Where a Gross External Area (GEA) figure has been provided, this has been discounted by 20% to reflect the usable net internal area. Where a GEA figure has been provided for education facilities this has been discounted by 25% to reflect the usable net internal area.

A flat assumption of 1.5 FTEs has been taken across all community facility properties reflecting that these sites will not accommodate significant levels of employment.

Table of adapted density guidance

USE CLASS	DENSITY USED (SQM PER EMPLOYEE)	NOTE	SOURCE
Education Facility	50	Taken from the London Employment Sites Database 2017 for C2 use (45sqm). A higher figure has been assumed given the less urbanised nature of Sevenoaks	CAG Consultants
Hospital Facility	30	Taken from the London Employment Sites Database 2017 for C2 use (45sqm). A lower figure has been assumed given the cottage hospital facility and its service offering	CAG Consultants
Car Showroom	36	Adapted from HCA guidance, taking the midpoint between retail use and retail warehouse	HCA Guidance

Where a range of commercial uses are deemed feasible the following split has been assumed (to take into account a more active mix of uses alongside lower density uses):

- B1-B8 – 10% Office / 25% Light Industrial / 65% Storage and Distribution
- B2-B8 - 25% Light Industrial / 75% Storage and Distribution

On Site Employment GVA

Direct on-site employment was multiplied by GVA per FTE for the sector that is best aligned with the respective employment activity (Source: Annual Business Survey 2018).

For B1 uses in prime locations a GVA per FTE for the Professional, scientific and technical sector has been assumed. To reflect office developments that are in an out of town office location a GVA per FTE for the Administrative and support service sector has been applied.

Induced Jobs and Associated GVA

Employment and supported by supply chain capacity of the proposed development has been estimated using standard government multiplier guidance. All figures generated are gross, therefore leakage and displacement has not been applied.

GVA supported by supply chain capacity of the proposed development has been estimated using standard government multiplier guidance. All figures are gross, therefore leakage and displacement has not been applied.

ADDITIONAL NOTES

It is important to note that this assessment has been undertaken at a site level and has not considered whether a change of use of a specific site will represent a reduction in available employment land at a town or district level.

Whilst some sites produce a decline in economic value, this can occur in sectors where employment is likely to be provided elsewhere. For instance, the loss of a social and community infrastructure premises to facilitate residential delivery is likely to see employment redistributed elsewhere and provided in alternative existing or new locations.

