

Local Plan



Authority Monitoring Report 2013/14



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Introduction

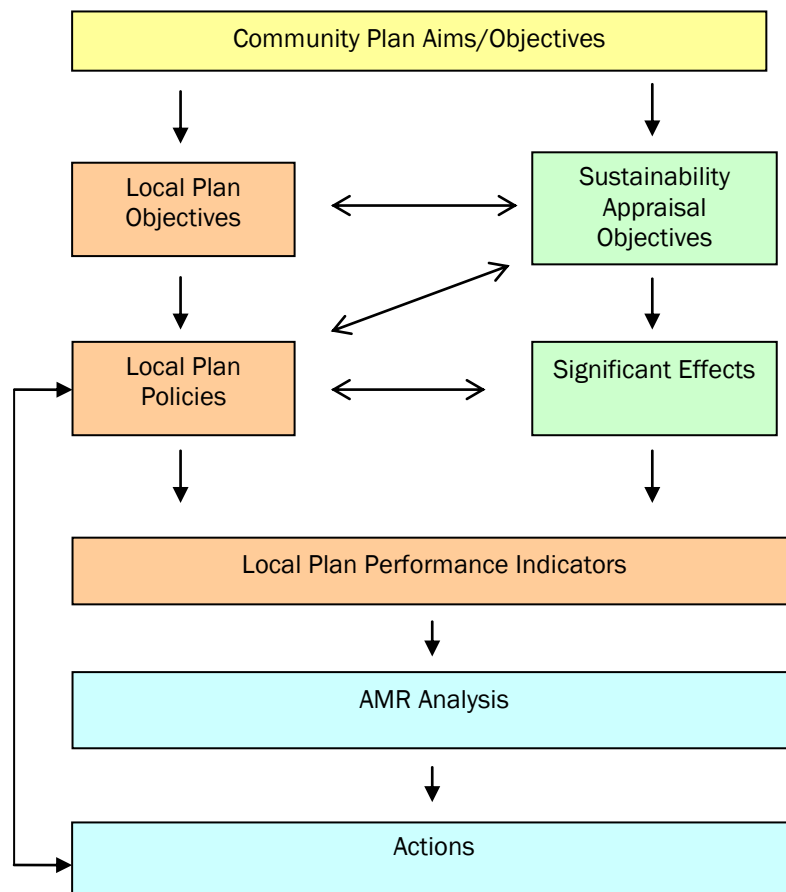
This is the tenth Local Plan / Local Development Framework (LDF) Authority Monitoring Report (previously called Annual Monitoring Reports). It covers the period 1st April 2013 to 31st March 2014.

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 Plan (previously LDF).

The Local Plan is prepared under the Planning and Compulsory Purchase Act 2004 and will comprise a group of policy documents which will replace the current Saved Policies of the Sevenoaks District Local Plan 2000. The Local Plan encompasses a wide range of objectives including social, environmental and economic issues; its policies establish the relationship between these objectives and the use of land. The Local Plan must take account of national policy and will inform and take account of other Council strategies.

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

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



The District – Key Characteristics

Sevenoaks District is located in West Kent, with the edge of Greater London to the north, Surrey to the west and East Sussex to the south. The District covers almost 142 square miles; 93% is designated Green Belt. The main towns are Sevenoaks, Swanley and Edenbridge, where a significant proportion of the 117,000 residents (2013 Mid-year population estimates, ONS) 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 or High Weald Areas of Outstanding Natural Beauty.

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

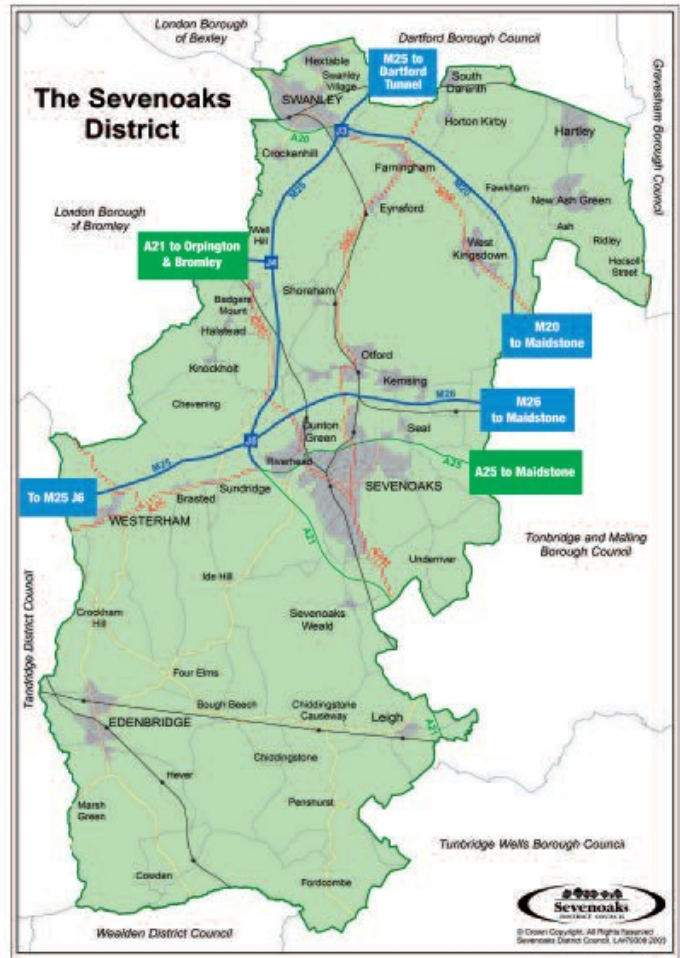


Figure II: Sevenoaks District

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 in 2013 is around 40% 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

¹ The Land Registry

- Inequalities
- 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 tenth report, for the period 1st April 2013 to 31st March 2014, is the fourth 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 Local Plan. 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 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 is preparing a revised Local Development Scheme which sets out the timetable for progressing the Council's Local Plan.

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

Table I: Progress on the Development Plan

Document Name	Type	LDS (Jan 2012) Key milestones	Current Progress
Allocations and Development Management Plan	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 was agreed in October 2012. The current timetable has slipped further from this and is now:</p> <p>March - May 2013 – Pre Submission Consultation November 2013 – Submission March 2014 – Examination August – October 2014 Main Modifications Consultation December 2014 – Inspectors Report Received February 2015– Adoption</p> <p>This change was due to uncertainty caused by the publication of the NPPF and the need to conduct an additional consultation on the Inspector's main modifications.</p> <p>The Inspector's report was received in December 2014. The report found the ADMP sound subject to the main modifications.</p>
CIL Charging Schedule	DPD	Summer 2012 – Informal Public Consultation Autumn/Winter 2012 – Pre submission Consultation Spring 2013 – Submission Summer 2013 – Examination	The document was examined in October 2013 and the Inspector's report was received in November 2013. The charging schedule was adopted by the Council in February 2014 and charging began in August 2014

		Winter 2013 – Adoption	
Gypsy and Traveller Plan	DPD	<p>Autumn/Winter 2012– Informal Public Consultation</p> <p>Summer 2013 – Pre Submission Consultation</p> <p>Autumn 2013 – Submission</p> <p>Spring/Summer 2014 – Examination</p> <p>Summer/Autumn 2014 - Adoption</p>	<p>The timetable has been changed to accommodate additional evidence base work and due to reduced staffing capacity within the planning policy team. The revised timetable is:</p> <p>Summer 2014– Informal Public Consultation</p> <p>Winter 2014 – Supplementary Public Consultation</p> <p>Summer 2015 – Pre Submission Consultation</p> <p>Autumn 2015 – Submission</p> <p>Spring 2016 – Examination</p> <p>Summer 2016 – Adoption</p>
Sevenoaks Residential Character Area Assessment	SPD	Spring 2012 – Adoption	Adopted 12 th April 2012
Swanley Residential Character Area Assessment	SPD	<p>Jan 2014 – Start preparation</p> <p>Summer 2014 – Public Consultation</p> <p>Autumn 2014 – Adoption</p>	Preparation has been delayed due to prioritisation of work on Development Plan Documents (DPDs).
Edenbridge Residential Character Area Assessment	SPD	<p>Jan 2014 – Start preparation</p> <p>Summer 2014 – Public Consultation</p> <p>Autumn 2014 – Adoption</p>	Preparation has been delayed due to prioritisation of work on DPDs
Green Belt	SPD	<p>Autumn 2012 – Public Consultation</p> <p>Autumn 2013 – Adoption</p>	<p>Deferred timetable to be in line with Allocations and Development Management Plan.</p> <p>February 2015 – Adoption</p>
Equine Development	SPD	Spring 2013 – Start Preparation	This has been rescheduled to 2016 due to resourcing

		Summer/Autumn 2013– Public Consultation Winter 2013 – Adoption	and workload priorities
Fort Halstead Development Brief	SPD	Not in January 2012 LDS	A Fort Halstead Development Brief is unlikely to be progressed as planning application is likely to be submitted at the end of February 2015 with a draft determination date in June 2015.
Statement of Community Involvement		Not in January 2012 LDS	An update of the SCI has been prepared: Winter 2013 – Prepare update Summer 2014 – Public Consultation Autumn 2014 – Adoption

Other Local Plan progress in 2013/14

Following the Council's approval of five Neighbourhood Plans Areas, Neighbourhood Plans are now being prepared by the Towns/Parishes of Sevenoaks, Chevening, Hextable, Otford and Seal. See page 35 for further details.

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 Authority Monitoring Reports must give details of any co-operation taken during the report period.

Table II: Duty to Co-operate in 2013/14

Strategic Matter	Organisation co-operated with	Summary of Co-operation
General strategic working within Kent	Kent Planning Officers Group and Kent Planning Policy Forum	The Council attends meetings of these groups, which provide an opportunity for all Kent districts and Kent County Council to discuss common strategic issues, update each other on plan preparation, share best practice and identify areas for joint working at officer level. Consideration has been given to the 5 year housing land supply in particular this year.
Housing Allocations	Adjoining authorities where allocations are near District boundary.	All neighbouring authorities were consulted on SDC's Allocations and Development Management Plan: Draft for Submission. No significant objections were raised by neighbouring authorities regarding allocations near to the District's boundary.
Green Infrastructure and Countryside Issues	Kent Downs and High Weald AONB Units	<p>The Council continues to 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 AONB units.</p> <p>The Council continues to support and fund the North West Kent Countryside Partnership and Kent Wildlife Trust. An Officer actively attends the North West</p>

		Kent Countryside Partnership Steering Group, and has attended a stakeholder workshop for the Darent Valley Catchment Improvement Group. These meetings are also attended by other neighbouring authorities and the Environment Agency enabling engagement and co-operation between such organisations.
Transport	Kent County Council	<p>SDC has continued to discuss potential transport schemes that could be funded through CIL with Kent County Council. In addition, the Council has engaged with KCC in discussions on the allocation sites.</p> <p>SDC is a member of the West Kent Partnership Transport sub-group, which brings together Tunbridge Wells and Tonbridge and Malling Borough Councils, Kent County Council, the NHS, Arriva (buses) and Southeastern Railways. The group acts to share information and best practice on local transport schemes and campaigns on joint priorities.</p>
Gypsy and Traveller Plan	Adjoining authorities	A meeting was organised by and held at Sevenoaks District Council with the adjoining authorities to discuss individual authority provision requirements, and how these are anticipated to be met throughout the plan period. The outcome of the meeting was that each neighbouring authority intends to address their own provision requirements by meeting the need in their own District.
High Weald AONB Management Plan	High Weald AONB Unit	The High Weald AONB Management Plan 2014-2019 has been adopted and is being used in the consideration of planning applications.
Kent Downs AONB Management Plan	Kent Downs AONB Unit	The Kent Downs AONB Management Plan 2014-2019 has been adopted and is being used in the consideration of planning applications.

Community Infrastructure Levy	Local infrastructure providers, including town and parish councils and Kent County Council	<p>Following public consultation and examination, SDC's CIL Charging Schedule was adopted by the Council in February 2014.</p> <p>Throughout the consultation and examination no objections to the infrastructure planning evidence were received from infrastructure providers. An update to the Infrastructure Delivery Plan is expected during 2015. Close working with the local infrastructure providers will be an important part of this process.</p>
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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, and
- Green Infrastructure, Open Space and Biodiversity.

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

The AMR is intended to evolve over time. 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.

We will no longer be reporting on the 'New Residential Development within 30 minutes of Key Infrastructure' indicator. This is due to insufficient information available from Kent County Council.

Executive Summary

Delivery of Housing

- 224 net additional dwellings were completed in 2013-14 (see page 17 for further details).
- At 31 March 2014, the District has a housing supply of 3955 units up to 2026, 655 above the Core Strategy requirement (see page 19 for further details).
- At 31 March 2014, The District exceeds the requirement for a 5 year supply (+5%) of housing land by 859 units (approximately a further 6 years supply) (see page 22 for further details).
- The Council has made a commitment to undertake an early review of the Core Strategy subject to the findings of an up to date Strategic Housing Market Assessment. This is likely to result in an increase to the District's housing target.

Distribution of Development

- 50% of new housing in 2013-14 was built within the main settlements (see page 23 for further details).
- No applications were granted contrary to Environment Agency advice on flooding (see page 28 for further details).

Design of New Development

- All assessed housing sites scored average or above against the Building for Life criteria (see page 29 for further details).
- As at 31st March 2014, 15 Conservation Area Appraisal Management plans have been adopted (see page 32 for further details).
- 2 Neighbourhood Plan Areas were approved and designated in the monitoring period (see page 36 for further details).

Sustainable Development

- 50% of the completed housing units were required to meet the Code for Sustainable Homes or BREEAM standard. 84% of these units met the requirements (see page 37 for further details).
- 2 large scale renewable, decentralised or combined heat and power schemes were granted planning permission during 2013-14 (see page 39 for further details).
- There were 112 renewable electricity installations which were registered for the Feed In Tariff during 2013-14 (see page 39 for further details).
- There were no changes made to the extent of Air Quality Management Areas (see page 40 for further details).

Settlement Hierarchy

- Data is currently being collected for this indicator for 2014-15 (at the time of publication) (see page 46 for further details).

Affordable housing

- 51 affordable housing units were completed in 2013-14 (see page 47 for further details).
- £1,351,111 was received as financial contributions in accordance with policy SP3 of the Core Strategy in 2012-13 (see page 50 for further details).

Housing size type and density

- No permanent gypsy and traveller pitches were granted during 2013-14 (see page 52 for further details).
- 51% of housing units completed during 2013-14 had less than three bedrooms (see page 53 for further details).
- 23 bedrooms providing residential care were completed during 2013-14 (see page 54 for further details).
- The average density of completed units across the district was 49 dwellings per hectare (see page 55 for further details).

Employment Land

- There was a decrease of 4415sq m in employment floorspace across the District in 2013-14. This is mainly due to the loss of vacant office space at 66 London Road and the former vacant Sevenoaks Police Station offices (see page 57 for further details).
- In April 2014 1.2% of the population of Sevenoaks claimed jobseekers allowance (see page 60 for further details).
- Between Jan 13 – Dec 13 49.4% of the population of Sevenoaks, aged 16-64, were qualified at NVQ4 level and above (see page 61 for further details).

Town Centres and Shopping

- There was a net gain in retail floor space of 1007sq m within the main settlements (see page 62 for further details).

Infrastructure

- Some of the schemes identified have been completed. The proposed improvements at Sevenoaks and Swanley Stations have been completed (see page 66 for further details).
- The Community Infrastructure Levy Charging Schedule has now been adopted (see page 66 for further details).

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 (see page 67 for further details).

1. Delivery of Housing

Housing Supply <i>To show recent housing delivery levels and future levels of housing delivery.</i>	
Local Plan Policy	LO1- Distribution of Development
Saved Local Plan Policy	H1 Housing Allocations
Local Plan Objective	<p>To safeguard the countryside around the District's main towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.</p>
Local Plan Target	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	224 net additional units were built in 2013-14

Performance Analysis

In 2013-14, 224 net housing units were completed across the district which is 59 units more than the average annual requirement from the Core Strategy. There have been 1725 units completed since 2006, which gives a surplus of 405 over the requirement of 1320 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 0.2ha or above. See the emerging Allocations and Development Management Plan for details.

The list of identified sites does not include land west of St John's Way, Edenbridge, or Fort Halstead, which the ADMP Inspector's Main Modifications consultation proposes should be allocated for 276 dwellings and 450 dwellings, respectively. The proposed Fort Halstead housing allocation would be delivered as part of an employment-led development on the site. The land west of St John's Way site, in particular, may form part of the 5 year supply identified in the AMR 2015. In addition, the Main Modifications consultation proposes increases in the number of planned dwellings on a number of the proposed housing allocation sites, which are not factored into this 5 year supply analysis.

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

These are 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 dwellings on planning permissions of less than 0.2ha that were due to expire in previous years that did expire (see Table A4). The non-implementation rate provides a reasonable estimate of the sites that will not come forward because they are no longer deliverable, available, suitable and/or viable (in accordance with footnote 11 to para 47 of the NPPF). These units have been phased according to their expected completion dates.

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

These are 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 dwellings on planning permissions of 0.2ha or above that were due to expire in previous years that did expire (see Table A4). The non-implementation rate provides a reasonable estimate of the sites that will not come forward because they are no longer deliverable, available, suitable and/or viable (in accordance with footnote 11 to para 47 of the NPPF). These units have been phased according to their expected completion dates.

Small Sites Allowance

An allowance to reflect unexpected (non-allocated) housing sites of below 0.2ha on previously developed land during the plan period, in accordance with the NPPF. Calculated using past delivery rates and applied after the first 3 years of the trajectory in order to avoid the risk of double counting completions from windfalls and extant permissions on small sites.

Completions

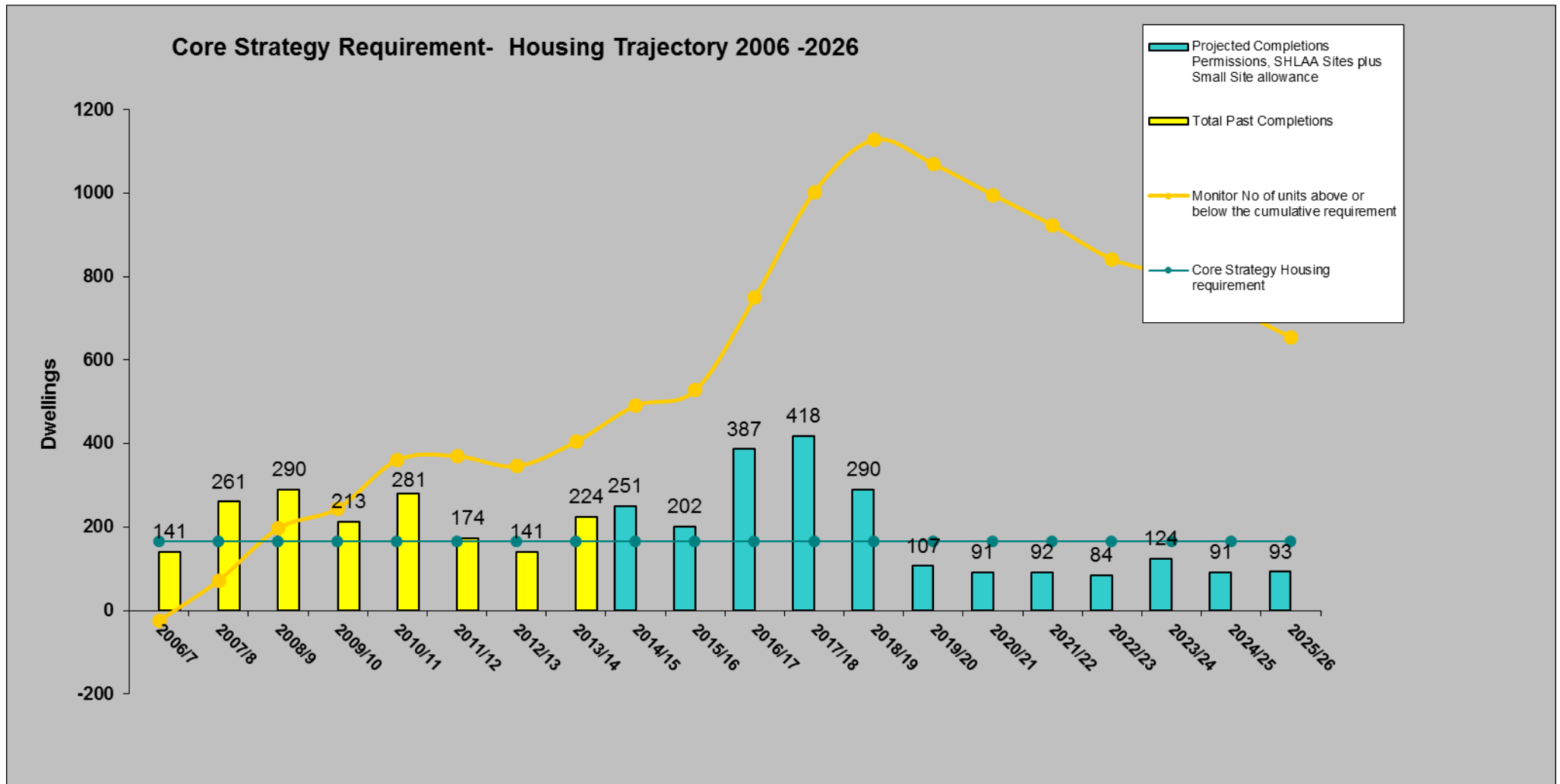
Housing units which have been completed since the beginning of the plan period.

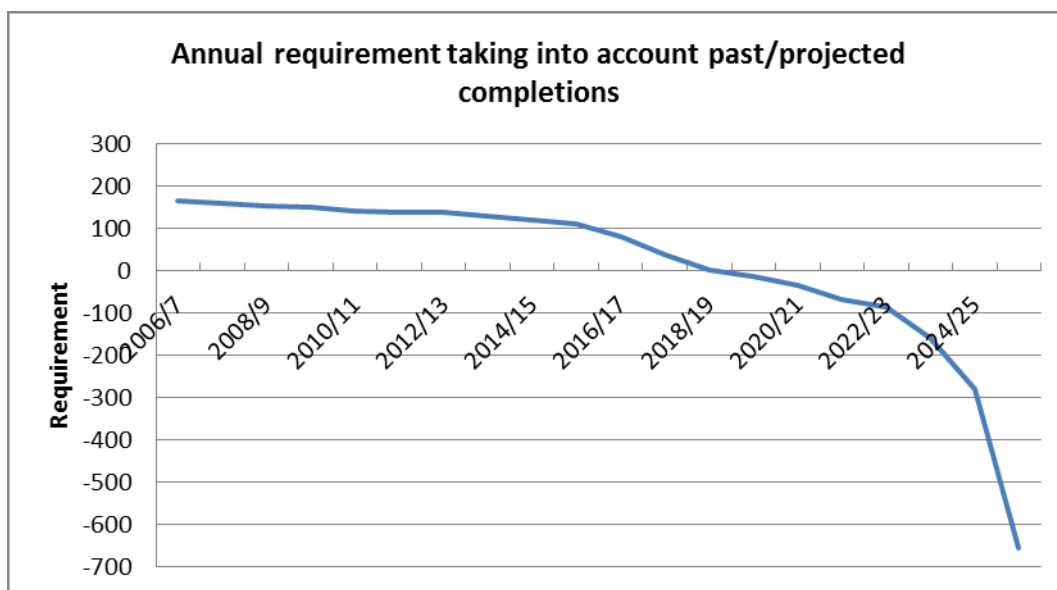
The housing trajectory shows the projected level of completions against the yearly requirement. These cumulative figures give the District's progress towards meeting the housing requirement and its ability in the future to meet it by the end of the plan period.

Table 1.1: Housing Trajectory for AMR 2014

									1	2	3	4	5	6	7	8	9	10	11	12	
	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									0	35	172	150	53	53	37	38	30	70	37	39	714
Outstanding Planning Permissions (Full & Outline) <0.2Ha minus 11% unimplementation									87	82	34	6	0	0	0	0	0	0	0	0	209
Outstanding Planning Permissions (Full & Outline) 0.2Ha and over minus 5% unimplementation									164	85	181	208	183	0	0	0	0	0	0	0	821
Small Site Allowance									0	0	0	54	54	54	54	54	54	54	54	54	486
COMPLETIONS	141	261	290	213	281	174	141	224													1725
TOTAL	141	261	290	213	281	174	141	224	251	202	387	418	290	107	91	92	84	124	91	93	3955
									1548												

Figure 1.1: Housing Trajectory for AMR 2014





5 Year Land Supply

The National Planning Policy Framework states that authorities must identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing. The Council's average annual housing target from the Core Strategy is 165 dwellings per annum (which would give a 5 year supply plus 5% target of 866 dwellings). However, due to success in previous years net completion rates in the District have been significantly higher than this in a number of years since the start of the plan period. 1575 dwellings remain to be completed in the period 2014 – 2026 (12 years) to meet the Council's Core Strategy housing target of 3300. This requires approximately 131 dwellings to be completed per annum for the remainder of the plan period and 656 dwellings to be completed over the next 5 years. The NPPF states that an additional buffer of 5% should also be included which means an additional 33 units and, therefore, a target of 689 dwellings. See Table 1.2 on page 22.

Sevenoaks has a 5 year housing supply of 1548 net; this is 859 units above the requirement.

Within the monitoring period, an appeal decision was made on four proposals for residential development at Broom Hill, Swanley. The decision recognised that policies in the Core Strategy limiting housing numbers because of the Green Belt and AONB in the District are still relevant but that the way that housing targets were set is not in accordance with the NPPF.

As a result, the Council has committed to an early review of the Core Strategy subject to the findings of an up to date Strategic Housing Market Assessment. This is likely to result in an increase in the District's housing target.

Figure 1.2: Five Year Land Supply for AMR 2014

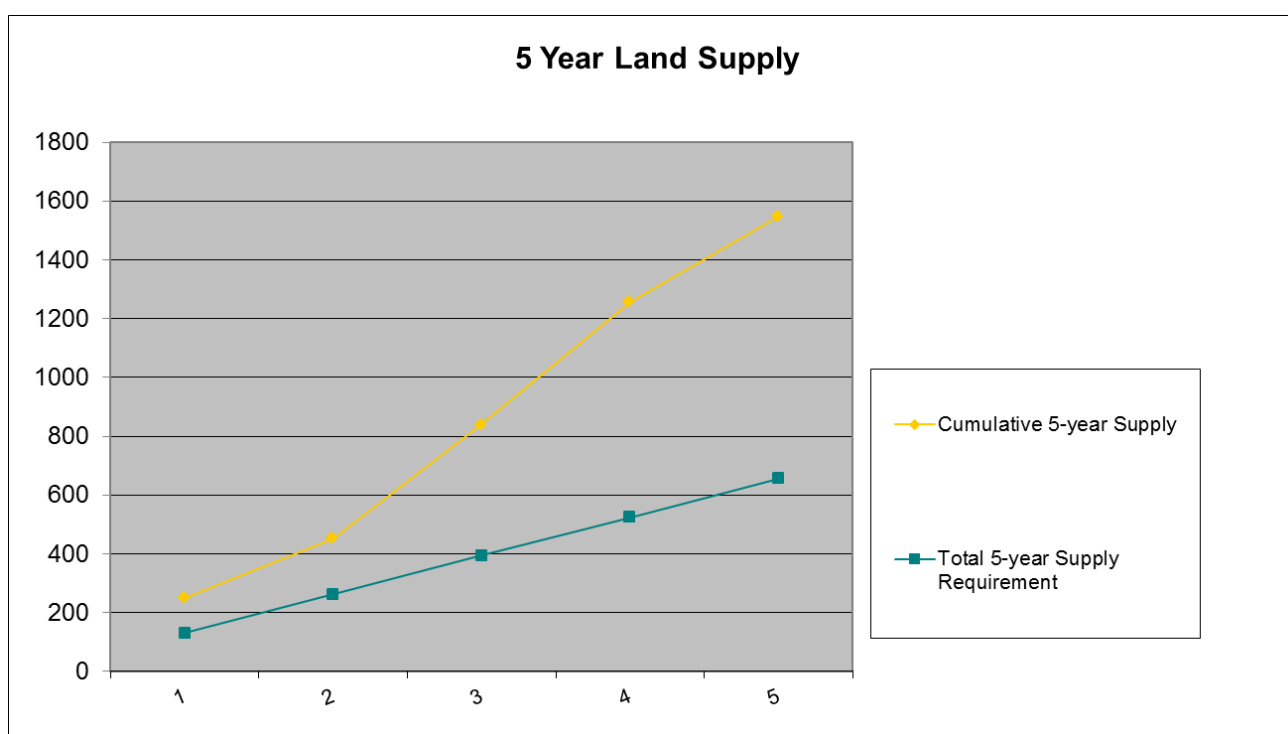


Table 1.2: Five Year Land Supply for AMR 2014

	2014/15	2015/16	2016/17	2017/18	2018/19	
Net	1	2	3	4	5	Total
Identified Sites	0	35	172	150	53	410
Extants (Full & Outline) <0.2ha minus unimplementation	87	82	34	6	0	209
Extants (Full & Outline) 0.2ha and over minus unimplementation	164	85	181	208	183	821
Windfall	0	0	0	54	54	
Supply by year	251	202	387	418	290	1548
Cumulative 5-year Supply	251	453	840	1258	1548	
Total 5-year Supply Requirement*	131	263	394	525	656	689

The 5-year Supply requirement takes account of development already completed within the plan period. Since 2006, 1725 houses have been completed and therefore an additional 1575 need to be built up to 2026. This is an average of 131.25 dwelling a year for the remaining 12 years. This requires 656 dwellings to be completed over the next 5 years. The NPPF states a 5% buffer should also be included resulting in a target of 689 dwellings.

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>	
Local Plan Policy	L01- L06 Location of Development Policies
Saved Local Plan Policy	Not Applicable
Local Plan Objective	<p>To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.</p> <p>To meet housing and employment requirements within the existing urban area of Sevenoaks primarily on brownfield sites no longer required for their present use, particularly in areas close to the town centre and the mainline railway station.</p>
Local Plan Target	<p>50% of total housing to be within Sevenoaks Urban Area or Swanley</p> <p>66.7% ($\frac{2}{3}$) of total housing to be within Sevenoaks Urban Area, Swanley or Edenbridge</p>
Performance summary	<p>In 2013-14</p> <p>50% of housing completions were within Sevenoaks Urban Area or Swanley</p> <p>55% housing completions were within the main settlements</p> <p>Since beginning of Plan Period:</p> <p>32% of housing completions were within Sevenoaks Urban Area or Swanley</p> <p>50% of housing completions were within the main settlements</p>

Performance Analysis

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

In 2013-14 55% (124 of the 224) of housing completions were within the main settlements. Of the 124 units completed, 39 units were completed at West Kent Cold Store, Dunton Green and 26 units at Moreton Close/Bonney Way, Swanley. This figure is 1% lower than last year and lower than the Core Strategy target of 66.7%. 50% (113 of the 224) of housing completions were within Sevenoaks Urban Area or Swanley. This figure is slightly up on last year and has met the Core Strategy target.

Since the beginning of the plan period 50% (859 of the 1725) of total completions have been within Sevenoaks Urban Area, Swanley or Edenbridge, with 32% (552 of the 1725)

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 Local Plan objectives. However, it is likely to be more difficult to achieve these targets because of the expected allocation of land west of St John's Way (Edenbridge) and Fort Halstead.

Table 2.1: Net 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
12-13	80	-25*	24	62	141
13-14	73	40	11	100	224
13-14%	32%	18%	5%	45%	100%
Plan Period Total	394	158	307	866	1725
Plan Period %	23	9	18	50	100

The net loss of 25 units in 12-13 was due to the demolition of 28 units at Moreton Close and Bonney Way, Swanley and the gain of 3 units elsewhere in Swanley. The 26 replacement units on this site have been included in the 13-14 figures.

CIL Charging Schedule

The Council adopted its CIL Charging Schedule for the District on 18 February 2014. This allows the Council to charge qualifying forms of development the CIL in order to contribute towards infrastructure, such as schools, health facilities and transport improvements. The Council began charging CIL on qualifying developments on 4 August 2014.

Different charges apply to new residential development in different parts of the District. A charge of £75/m² will apply in the northern wards of the District and the two Edenbridge wards. In the remainder of the District, a charge of £125/m² will apply. In order to monitor the impact that these different charging rates have on levels of development, the Council monitors housing completions by ward across the District. A breakdown of numbers of units completed between 1st April 2013 and 31st March 2014 by ward is set out in Appendix 4.

Given that no CIL liable schemes were completed in this monitoring period, it is not possible to draw any conclusions about the impact of the different charging areas on levels of development. In future years, the Council will report on CIL receipts collected and spent.

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>	
Local Plan Policy	L01- L06 Location of Development Policies
Saved Local Plan Policy	Not Applicable
Local Plan Objective	<p>To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.</p> <p>To meet housing and employment requirements within the existing urban area of Sevenoaks primarily on brownfield sites no longer required for their present use, particularly in areas close to the town centre and the mainline railway station.</p>
Local Plan Target	<p>50% ($\frac{1}{2}$) of total housing to be within Sevenoaks Urban Area or Swanley</p> <p>66.7% ($\frac{2}{3}$) of total housing to be within Sevenoaks Urban Area, Swanley or Edenbridge</p>
Performance summary	<p>67% of the housing supply is predicted to be within Sevenoaks Urban Area or Swanley.</p> <p>73% of the housing supply is predicted to be within Sevenoaks Urban Area, Swanley or Edenbridge.</p>

Performance Analysis

Sevenoaks District has an outstanding housing supply of 2230 units up to 2026. This is made up of outstanding planning permissions, identified sites and a small sites allowance. 67% (1513 of the 2230) of the housing supply is predicted to be within Sevenoaks Urban Area or Swanley. 73% (1636 of the 2230) of the housing supply is predicted to be within Sevenoaks Urban Area, Swanley or Edenbridge.

47% of the new housing is predicted to come forward within the Sevenoaks Urban Area. This includes 435 units at the West Kent Cold Store Dunton Green site which is currently under construction with 65 units completed in total.

Just over 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 in the Plan period to date do include 214 units at Horton Kirby Paper Mills in South Darenth.

Note: the analysis above and the figures presented in the following table do not take into account the potential allocations of land west of St John's Way (Edenbridge) or Fort Halstead.

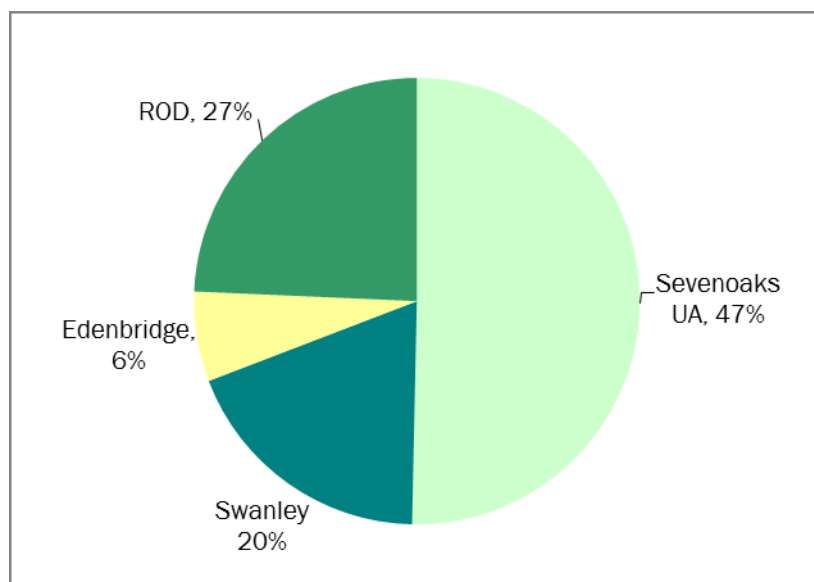
Table 2.2: Housing Supply by Location

	Outstanding Planning Permissions	8 year Windfall Allowance	Identified Sites	Total	%
Sevenoaks UA	674	223	164	1061	47
Swanley	97	44	311	452	20
Edenbridge	33	70	20	123	6
ROD	227	149	219	595	27
	1030	486	714	2230	100

*figures may not add up due to rounding

The 8 year Windfall Allowance figure per settlement is calculated by finding the percentage of windfalls completed by location over the plan period. This percentage is then applied to the total number of windfalls in the trajectory (486).

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>	
Local Plan Policy	LO1 Distribution of Development SP2 Sustainable Development
Saved Local Plan Policy	EN1 Development Control: General design/amenity principles
Local Plan Objective	<p>To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.</p> <p>To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.</p>
Local Plan Target	No housing development to be permitted in areas liable to flood where contrary to Environment Agency recommendations.
Performance summary	There were no planning permissions granted contrary to Environment Agency advice on flooding during the monitoring year.

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>	
Local Plan Policy	LO7 The Countryside and the Rural Economy
Saved Local Plan Policy	GB1 The Green Belt
Local Plan Objective	<p>To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.</p>
Local Plan Target	No new dwellings or commercial units granted contrary to Green Belt policy.
Performance summary	There were no additional dwellings or commercial units 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>	
Local Plan Policy	SP1 Design of Development
Saved Local Plan Policy	EN 1 Development Control – General design/amenity principles
Local Plan Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated. To ensure that the District's historic heritage is protected.
Local Plan Target	Two thirds of new housing development to be rated good or better against the Building for Life criteria and no development to be rated poor.
Performance summary	All assessed housing sites scored average or above.

Performance Analysis

At the end of 2012 the Building for Life 20 which has previously been used to assess schemes was replaced by Building for Life 12. Some of the original questions have been consolidated to remove repetition and reduce confusion. The Building for Life 12 questions also reflect more up-to-date design principles and are therefore more relevant and fit for purpose.

The Building for Life 12 assessment does not use a scoring system but instead awards a traffic light colour (red, amber or green) for each question. This approach is inconsistent with the policy indicator for which the assessments are used. Therefore, a localised scoring system has been incorporated into the Building for Life 12 assessments for the District. As with Building for Life 20, schemes can score 1, 0.5 or 0 for each question. These scores are then aggregated to give a total score for the site and it is then assigned a rating.

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

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

Address	Planning Ref	Units (gross)	Score	Rating*
Beeches, Mount Harry Road, Sevenoaks	09/02415	11	9	Good
Railway & Bicycle, Sevenoaks	06/02156	24	8.5	Good
Mountwood & Horizons, Brasted	11/00066	14	9.5	Good
Moreton Close & Bonney Way, Swanley	10/03262	26	10.5	Very good
Former Eden Valley School, Edenbridge	10/01735	40	7.5	Average
67 High Street, Edenbridge	07/03631	11	10.5	Very good
Maws Meadow, West Kingsdown	11/00087	20	9.5	Good
Land rear of Garden Cottages, Leigh	12/01055	13	10	Very good

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

The redevelopment of the site at Beeches 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 a distinct lack of character and there is no social space. In addition, there is no affordable housing. These issues prevented the development from scoring 'very good' (10+).

The redevelopment of the Railway & Bicycle site also scored 'good'. The site is very sustainably located as it is within close proximity to local shops, services and transport links in Sevenoaks town centre. However, there is no affordable housing and the design of the scheme is not distinctive or in keeping with the character of the local area.

The site at Mountwood & Horizons scored 'good', and was only 0.5 of a point away from 'very good'. This brownfield site is located within the Green Belt. It scored very well on streets and character – it is an attractive development with well-placed garages, safe areas for children to play, and curved streets with good visibility. However, it did not score 'very good' because the scheme did not provide any affordable housing and is a little isolated.

An older persons housing scheme at Moreton Close & Bonney Way scored 'very good'. The development is of good design and although on a prominent site, integrates well into the area. Located close to Swanley town centre, the development enables residents to access services and facilities without the need to rely on private transport. Improvement of the parking facilities could have allowed this scheme to score higher.

The former Eden Valley School site scored 'average'. This is a brownfield site located in the Green Belt on the edge of Edenbridge. It has a good mix of housing, but very limited locally inspired design and attention to detail. It could have scored 'good' if the road and car parking dominated less over the housing.

The flatted development at 67 High Street, Edenbridge scored 'very good'. The central location of the development ensures that the residents are able to access services and

facilities without relying on private transport and the design of the scheme is distinctive and integrates well into the surrounding area. The provision of affordable housing would have led to a higher score.

Maws Meadow is a greenfield site located at the edge of West Kingsdown and scored 'good'. It is located within reasonable proximity to services and facilities, the development has a locally inspired character and provides for 100% affordable housing. The scheme falls down on streets however – parking tends to dominate the development and the landscaping and detailing on the units could be improved to achieve a higher score.

The development to the rear of Garden Cottages scored 'very good'. The design of the scheme suits the character of the area and the units are varied and have interesting architectural features. There is a good mix of private and affordable houses, however, some of the units could have been integrated better as this has led to some underused space towards the rear of the site.

Conservation Areas <i>To show any changes in the area of built heritage under protection.</i>	
Local Plan Policy	SP1 Design of Development
Saved Local Plan Policy	EN1 Development Control – General design/amenity principles EN23 Conservation Areas
Local Plan Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated. To ensure that the District's historic heritage is protected.
Local Plan Target	No reduction in the extent of Conservation Areas due to insensitive development.
Performance summary	As at 31 st March 2014, 15 Conservation Area Appraisal Management Plans have been adopted. There are now 42 Conservation Areas, following the adoption of Sevenoaks Weald.

Performance Analysis

At 31st March 2014, 15 Conservation Area Appraisal Management Plans have been adopted. There are now 42 Conservation Areas, following the adoption of Sevenoaks Weald. The Westerham Conservation Area is currently being reviewed with the addition of a Conservation Area Management Plan.

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 Darenth	June 2010
Riverhead	June 2010
Otford	Nov 2010
Wilderness, Sevenoaks	Nov 2010
Hartslands, Sevenoaks	June 2011
Brittains Farm, Sevenoaks	Oct 2011
Chipstead Village	Oct 2011
Chiddingstone Hoath	Jan 2012
Edenbridge	Nov 2012
Sevenoaks Weald	July 2013

Heritage Assets <i>To show any losses or additions to the number of buildings/areas under protection.</i>	
Local Plan Policy	SP1 Design of Development
Saved Local Plan Policy	EN1 Development Control – General design/amenity principles EN25 Ancient Monuments and Site of Archaeological Interest EN26 Historic Parks and Gardens
Local Plan Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated. To ensure that the District's historic heritage is protected.
Local Plan Target	No loss of listed buildings, historic parks and gardens, scheduled ancient monuments or sites of archaeological interest.
Performance summary	There were no changes in the number of historic parks and gardens in 2013/14 There were no changes to the number of Listed Buildings in 2013/14 There were no changes in the number of scheduled ancient monuments in 2013/14

Performance Analysis

There were no additional Heritage Assets identified in the District in 2013/14.

In 2012-13 the first stage of the District's Historic Parks and Gardens review was completed. Surveys were carried out on 20 sites which were identified because of their design and/or historical significance. The results from this review are now available and will be published on our website shortly.

Countryside Projects <i>To monitor progress in implementing countryside projects in the District, including AONB Management Plan projects affecting the District.</i>	
Local Plan Policy	L08 The Countryside and The Rural Economy
Saved Local Plan Policy	Not Applicable
Local Plan Objective	<p>To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.</p>
Local Plan Target	None
Performance summary	A variety of countryside projects are on going across the District, some have been completed.

Performance Analysis

The Council work with partner organisations including the High Weald AONB Unit, The North West Kent Countryside Partnership, The Kent Wildlife Trust and neighbouring authorities to provide countryside enhancements across the District. A list of some of the countryside projects taking place within 2013/14 can be found in Appendix 2.

The River Darent Catchment Improvement Plan is being developed by the North West Kent Countryside Partnership in conjunction with other stakeholders. Projects have already been undertaken to improve the quality and flow of the river and surroundings.

The Save Our Magnificent Meadows project has been launched. This will allow the creation and restoration of meadow habitats across the District.

A Kent wide orchards project is being developed to conserve and enhance the County's traditional orchards. This will include orchards within Sevenoaks District.

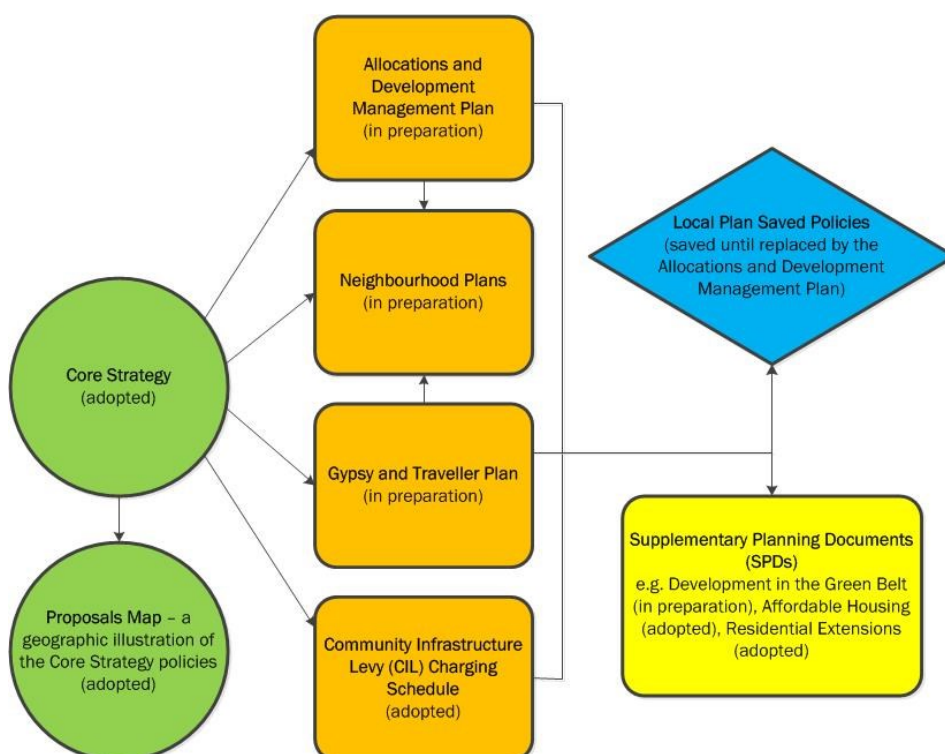
The Council continues to support the recently approved Heritage Lottery Fund funded landscape partnership scheme for the Darent Valley and will work in conjunction with key partners to deliver projects within the valley.

Adoption of Parish Plans <i>To monitor progress adopting Parish Plans across the District</i>	
Local Plan Policy	L07 Development in Rural Settlements
Saved Local Plan Policy	Not Applicable
Local Plan Objective	<p>To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities.</p> <p>To ensure that a new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated.</p>
Local Plan Target	None
Performance summary	No Parish Plans were adopted in 2013/14.

Performance Analysis

The Council has one adopted Parish Plan, the Otford Parish Plan, which was adopted by the District Council as a supplementary planning document following a public consultation in June 2012.

The diagram below outlines the relationship between planning policy documents which will be, or have already been, produced.



Neighbourhood Plans <i>To monitor progress of Neighbourhood Plans across the District</i>	
Local Plan Policy	LO1 Distribution of Development
Saved Local Plan Policy	Not Applicable
Local Plan Objective	<p>To safeguard the countryside around the District's main towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.</p>
Local Plan Target	None
Performance summary	In 2013-14 2 Neighbourhood Plan Areas were approved and areas designated for Sevenoaks Town and Otford Parish.

Performance Analysis

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 2012, the Council approved the designation of two neighbourhood plan areas for the parishes of Ash-cum-Ridley and Edenbridge (October 2012). The Council has also approved the designation of the parishes of Hextable and Chevening Neighbourhood Plan Area in September 2013. Following public consultation in Autumn 2013, the Council has also approved the area designations for Sevenoaks Town and Otford Parish (November 2013). Therefore, a total of six area designations have been approved up to 31st March 2014.

The Council continues to hold town and parish forums, which offer town and parish councils the opportunity to discuss neighbourhood planning best practice. Officers also attend meetings of neighbourhood plan steering groups to offer advice on a one-to-one basis.

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>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan Objective	<p>To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.</p> <p>To ensure new development takes place in a way that contributes to an improvement in the District's air quality.</p>
Local Plan Target	<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>50% (131 of the 264) of housing completions (i.e. those granted from 1/3/2011) were required to meet the Code for Sustainable Homes level or BREEAM standard.</p> <p>84% (110 of the 131) 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 2013-14 264 new housing units (gross) were completed in the District; 136 units granted after 1st March 2011. SP2 was considered not to apply to 5 units, leaving 131 units. 84% (110 of the 131 units) of these applications met the required level or standard and 16% (21 of the 131 units) did not.

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 shows that the relevant level will be met.

At the end of 2014 the government released a technical consultation on the Housing Standards Review which sets out proposals to introduce a national space standard and to introduce 'optional requirements' to Building Regulations relating to access and water efficiency. This consultation set out details of proposals for implementation of the Housing Standards Review and in particular the technical standards that the government intends to

implement in place of the current Code for Sustainable Homes and BREEAM standards. The feedback received by government is currently being analysed.

Non-Residential Development Meeting or Exceeding the BREEAM Level <i>To show percentage of new buildings with high levels of sustainability.</i>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan Objective	<p>To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.</p> <p>To ensure new development takes place in a way that contributes to an improvement in the District's air quality.</p>
Local Plan Target	All commercial and institutional development to comply with the relevant BREEAM standard
Performance summary	2 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.

The majority of additional non-residential development within the District was a result of extensions to existing units or a change of use without redevelopment of the building.

In 2013-14 there were 4 new build or redevelopment non-residential completions which were granted after 1st March 2011 and required to meet policy SP2. 50% of these applications complied with the BREEAM standard, however, 50% did not.

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>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan Objective	<p>To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.</p> <p>To ensure new development takes place in a way that contributes to an improvement in the District's air quality.</p>
Local Plan Target	None
Performance summary	There were 2 large scale renewable, decentralised or combined heat and power schemes granted planning permission during 2013/14

Performance Analysis

There were 2 major renewable, decentralised and combined heat and power schemes granted during the reporting year. These included ground mounted photo voltaic panels for use by the farm and farmhouse at Romshed Farm, Underriver and a biomass boiler with biomass fuel silo at Hever Castle Golf Club, Hever.

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 2013-14 there were 112 (FIT) Installations across the District. 3 of these were non-domestic (commercial) installations, 1 a Community installation and the rest were domestic photovoltaic solar panels.

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

Performance Analysis

There were no changes to the extent of Air Quality Management areas.

Public Rights of Way and Cycle Routes <i>To measure the change in length of Public Rights of Way and Cycle Routes</i>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.
Local Plan Target	None
Performance summary	There were no additional Public Rights of Way added to the Definitive Map during the Monitoring Period.

Performance Analysis

Although there were no additional Public Rights of Way added, there was a diversion of part of Public Footpath SR371 at Westerham by The Kent County Council (Public Footpath SR371 (part) Westerham) Public Path Diversion and Definitive Map and Statement Modification Order 2013.

There were no additional cycle paths recorded in 2013-14. The Sevenoaks Cycling strategy has been produced by Kent County Council and identifies potential new routes for the future. Sevenoaks District Council continues to work with partners to implement the proposals in the Cycling strategy.

The Number of Developments where a Travel Plan has been Adopted <i>To measure the number of travel plans adopted in monitoring period</i>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.
Local Plan Target	None
Performance summary	There has been 1 application granted in 2013-14 that met with Kent County Council's requirement to include a Travel Plan.

Performance Analysis

During 2013-14 1 application was granted which met the requirement to include a Travel Plan. This Travel Plan has been prepared in respect of the planning application for a new Sainsbury's store at Station Road and Fircroft Road, Edenbridge.

A Travel Statement has also been provided in relation to the proposed increase in pupils at Lady Boswell's Church of England Primary School, Sevenoaks.

There were no housing applications granted that met the requirement.

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>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.
Local Plan Target	None
Performance summary	Table 4.1 provides an update on the schemes identified in the strategy.

Performance Analysis

The Sevenoaks District Strategy for Transport 2010-2026 includes an implementation plan which highlights future schemes and proposals for the transport infrastructure throughout the District. Table 4.1, page 43, provides an update on the schemes identified in the strategy.

Table 4.1: Transport Infrastructure Schemes which have been started or completed in monitoring year 2013/14

Scheme	Status at March 2014
M25/M26 Provision of east facing slip lanes to existing motorway	No action to date that KCC are aware of
M25 - Hard shoulder running between junctions 5 & 7	Implemented by the Highways Agency in the spring of 2014
Visum transport modelling for Sevenoaks and Swanley	No update available
Swanley Urban Traffic Management Control*	This remains unfunded
Sevenoaks Urban Traffic Management Control*	This remains unfunded
Bus Routes 236 (Westerham, Edenbridge, East Grinstead) & 402 (Tun. Wells, Tonbridge, Sevenoaks, Bromley) improvements	KCC are attempting to establish if there is funding available for these improvements
Sevenoaks Town Centre traffic management improvements	New crossing facilities installed at High Street junction with Pembroke Road/Suffolk Way
A21/A25 Chipstead junction	No action and a significant project
District wide freight strategy	Strategy now in place see http://www.kent.gov.uk/about-the-council/strategies-and-policies/transport-and-highways-policies/freight-action-plan
Shoreham Village to rail station footway	No action to date
Footway link to Swanley 'Tear Drop' Centre	No action to date
A25 Brasted pedestrian crossing and upgrade to existing crossing	KCC currently establishing progress
A224 London Road, Riverhead	No action/remains unfunded
Otford Village pedestrian and cyclist improvements	No action/remains unfunded
A225 High Street, Eynsford	KCC currently establishing progress
District cycling strategy	Strategy now in place see http://www.kent.gov.uk/_data/assets/pdf_file/0006/7863/Sevenoaks-cycling-strategy.pdf
Sevenoaks & Swanley rail station redevelopments	KCC currently establishing progress
Swanley Town Centre	Limited improvements were made to bus stops and shelter, particularly at the High Street (new large shelter) and another shelter was provided on London Road outside the Premier Inn
Sevenoaks Quality Bus Partnership	No update available
Swanley rail station improvements	KCC currently establishing progress

New walking and cycling link between Swanley town centre and Swanley rail station	KCC currently establishing progress
Work to tackle Air Quality Management issues through joint Officer/Member working group	SDC/KCC continue to monitor

*UTMC systems are designed to allow the different applications used within modern traffic management systems to communicate and share information with each other. This allows often dispersed data from multiple sources such as Automatic Number Plate Recognition (ANPR) cameras, Variable-message sign (VMS), car parks, traffic signals, air quality monitoring stations and meteorological data, to be amalgamated into a central console or database. The idea behind UTMC is to maximise road network potential to create a more robust and intelligent system that can be used to meet current and future management requirements. UTMS is also sometimes referred to as "ITS" (Intelligent Transport Systems).

Source: Kent County Council

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>	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.
Local Plan Target	None
Performance summary	No information was available from KCC at time of reporting

Performance Analysis

In 2013-14 one application was granted which met the requirement to include a Travel Plan. This has been prepared in respect of the new Sainsbury's store at Station Road, Edenbridge. However, this scheme had not been implemented at the time of reporting. No information has been provided by KCC on the progress against previous modal split targets in agreed travel plans.

5. Settlement Hierarchy

Settlement Hierarchy <i>To monitor changes in the Settlement Hierarchy services and facilities score for individual settlements.</i>	
Local Plan Policy	L07 Development in Rural Settlements
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities.
Local Plan Target	No loss of services and facilities that serve the local community within rural settlements.
Performance summary	Data is currently being collected for this indicator for 2014-15 (at the time of publication).

Performance Analysis

The performance indicator for Policy L07 requires changes in the Settlement Hierarchy scores to be monitored for individual settlements. We will be publishing the changes in the Settlement Hierarchy 2014-15, in early 2015 as a supplementary report. Following this, changes in the Settlement Hierarchy will be updated every two years thereafter.

6. Affordable Housing

Affordable Housing Completions <i>To show affordable housing delivery</i>	
Local Plan Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
Saved Local Plan Policy	H9 Rural Exceptions Housing Provision
Local Plan Objective	To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to buy in the open market. To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Local Plan Target	From adoption of the Core Strategy an average of 66 affordable housing completions per annum (Note: This target is to be reviewed in conjunction with the Housing Strategy review)
Performance summary	51 net new built affordable housing units were completed in 2013-14.

Performance Analysis

In 2013-14 51 new built affordable units were completed across the district. Although the number of affordable completions remains below the Core Strategy target, we have extant permissions for approximately 230 affordable units which have not been started or are under construction. We can expect further affordable housing to be supplied as future development is permitted.

An additional 11 affordable units were gained, 6 through Moat's 'Do It Yourself Shared Ownership Scheme', 4 mortgage rescue units and a further unit acquired through the existing Right to Buy Back scheme.

Figure 6.1: Affordable Housing Completions since beginning of plan period

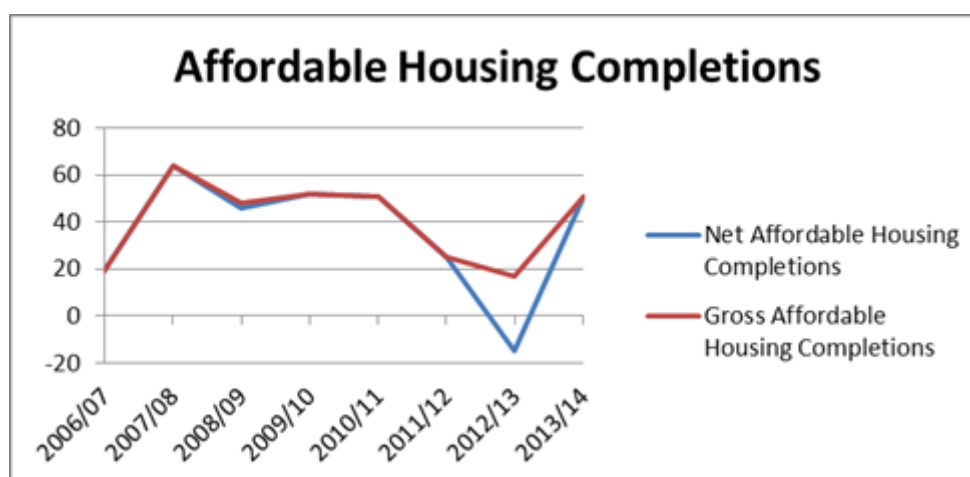


Table 6.1: Number of new affordable housing units completed

Monitoring Year	2011/12	2012/13	2013/14
All new build housing units completed (market & affordable)	225	195	264
Number of housing units lost (market & affordable)	51	54	40
Net number of new build housing units completed (market & affordable)	174	141	224
All new build affordable housing units completed (Gross)	25	17	51
All affordable housing units lost	0	-32	0
Net number of new build affordable housing units completed	25	-15	51

Table 6.1 outlines the affordable housing completions within the District. Whilst net completions identify the increased number of units available to provide housing for those that need it, gross completions also include redevelopments of existing units, which should improve the quality of housing in the affordable sector.

The level of affordable housing completed during the monitoring year continues to be below the Local Plan 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 only adopted in 2011.

264 gross housing units were completed in 2013-14. 136 of these were granted following the adoption of the Core Strategy (1st March 2011). 95 (of the 136) were not required to provide on site affordable housing because they fell below the SP3 threshold (5 units). Of the remaining 41 units, 19 were on sites of 5 or more units, within the SP3 threshold, and subject to the provision of affordable housing. 3 sites (totalling 22 units) were unable to deliver on-site affordable housing. Policy SP3 states that 'In exceptional circumstances where it is demonstrated to the Council's satisfaction through an independent assessment of viability that on-site provision in accordance with the policy would not be viable, a reduced level of provision may be accepted or, failing that, a financial contribution towards provision off-site will be required.' In each of the 3 applications viability statements were submitted which showed that the schemes would not be deliverable with on-site affordable provision, but could support an affordable housing financial contribution.

As the number of housing completions granted post-march 2011 grow, the number of onsite affordable housing units will increase. However, the Council expects to see a significant reduction in financial contributions as a result of recent Government changes to the National Planning Practice Guidance.

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>	
Local Plan Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
Saved Local Plan Policy	H9 Rural Exceptions Housing Provision
Local Plan Objective	To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to buy in the open market. To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Local Plan Target	None
Performance summary	48 of the affordable housing units completed were social rented and 3 were shared ownership.

Performance Analysis

Core Strategy Policy SP3 requires a mix of onsite affordable units with at least 65% to be social rented. A new definition of Affordable Housing – ‘Affordable Rent’ was added by Government in June 2011 after the adoption of the Core Strategy. In applying Core Strategy policy, references to social rented should be taken as including affordable rent. 94% (48 of the 51) of the affordable units completed in 2012-13 were social/affordable rented.

Financial Contributions towards Affordable Housing <i>To show the financial contributions received under policy SP3 for offsite Affordable Housing</i>	
Local Plan Policy	SP3 Provision of Affordable Housing
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to buy in the open market. To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Local Plan Target	Financial contributions for the provision of affordable housing under policy SP3 to be received from all relevant schemes.
Performance summary	SDC received £1,351,111 in affordable housing contributions during the monitoring period 2013-14.

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 £1,351,111 in affordable housing contributions in 2013-14. During this period the Council allocated funds of £476,230 to specific projects within the general guidelines set out in the Affordable Housing SPD. These included –

- Sevenoaks Almshouses Phase 2 (joint venture with the Almshouse)
- SDC/Moat Shared Ownership DIYSO Phase 1, 2 & 3 DIYSO (joint venture with MOAT housing providing 6 affordable housing units through Moat’s ‘Do It Yourself Shared Ownership Scheme)
- Rural Housing Enabler Service 2013-14 (annual subscription)
- Sevenoaks Learning Disabilities Survey (commissioned by SDC)
- Older Persons Needs Survey – EAC (commissioned by SDC)
- Private Sector Payment in Advance Scheme (commissioned by SDC)

Since April 2014 the Council has committed and spent £244,001 on further projects. Further money has been committed but not yet spent.

Proposals for spending the contributions received have been agreed by the relevant Portfolio Holders and will be reported in the 2015 AMR.

The Council expects to see a significant reduction in financial contributions as a result of recent Government changes to the National Planning Practice Guidance.

Gross Affordable Housing Completions in Rural Areas (Granted Under Policy SP4) <i>To show affordable housing delivery in rural areas</i>	
Local Plan Policy	SP4 Affordable Housing in Rural Areas
Saved Local Plan Policy	H9 Rural Exceptions Housing Provision
Local Plan Objective	To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Local Plan Target	Meet the needs of the District and the requirement for affordable housing as set out in the Housing Needs Survey.
Proposed Local Plan Target	None
Performance summary	There were no completed affordable housing units provided through Rural Exceptions Schemes during 2013-2014.

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.

The Council is lobbying Government to allow more areas to benefit from the rural exceptions site policy.

7. Housing Size, Type and Density

Net additional Pitches (Gypsy and Traveller) <i>To show the number of permanent Gypsy and traveller pitches delivered</i>	
Local Plan Policy	SP6 Provision for Gypsies and Travellers and Travelling Showpeople
Saved Local Plan Policies	H16-19 Residential Caravan Sites and Mobile Home Parks
Local Plan Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population and meets the needs of the Gypsy and Traveller community.
Proposed Local Plan Target	To be set by the Allocations and Development Management Plan
Performance summary	There were no permanent pitches granted during 2013-14 for Gypsy and Traveller use. However 9 pitches were granted for the continued use of existing Gypsy and Traveller sites for a limited period

Performance Analysis

There were no additional permanent pitches granted during 2013-14 for Gypsy and Traveller use.

There were 3 applications (9 pitches) granted during 2013-14 for the continued use of existing Gypsy and Traveller sites for a limited period.

The Council is preparing a Gypsy and Traveller Plan which will identify the number and location of pitches for Gypsies and Travellers use across the District up to 2026.

The Council commissioned a Gypsy, Traveller and Travelling Showpeople Local Needs Assessment in 2012 which identified a need for 72 pitches to be provided in the District over the remainder of the plan period. One additional permanent pitch has been granted since.

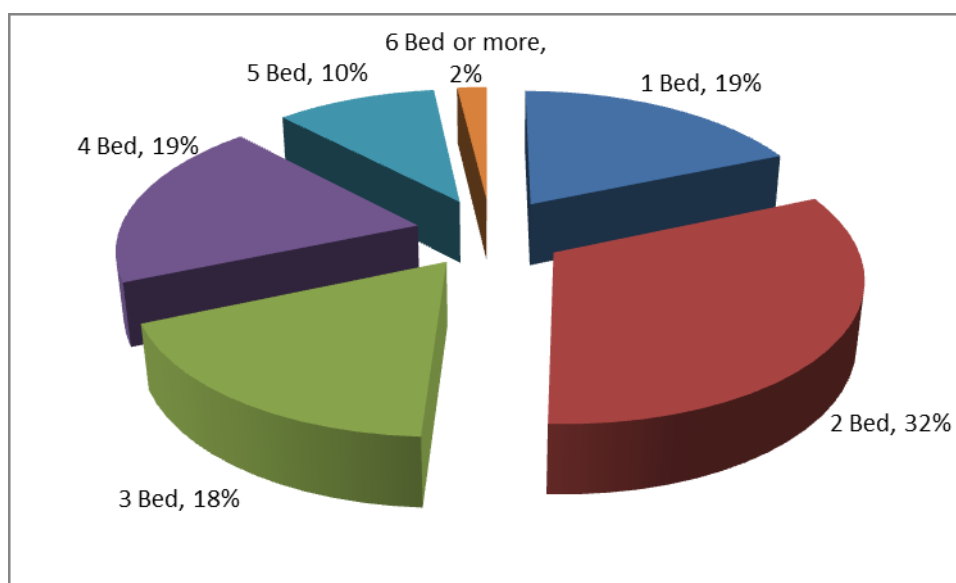
In May 2014 the Council consulted on potential site options for pitches across the District. This included a call for sites and additional pitches and sites were put forward. A Supplementary Site Options consultation was launched in Nov 2014 with additional pitches and sites included. Inclusion in either consultation document does not necessarily mean that the sites will be taken forward to examination and into the final adopted document.

Proportion of New Dwellings of Different Sizes <i>To show the size of dwellings being completed</i>	
Local Plan Policy	SP5 Housing Size and Type
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households.
Local Plan Target	None
Performance summary	51% of housing units completed during 2013-14 have less than three bedrooms

Performance Analysis

Core Strategy policy SP5 seeks to achieve a mix of different housing sizes in new developments. There is a particular emphasis on the inclusion of smaller units of less than three bedrooms in new schemes in order to increase the proportion of smaller units in the District housing stock. The composition of dwellings by bedroom size for housing units completed in 2013-14 can be seen in figure 7.1 below.

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



51% of the completed dwellings have less than three bedrooms, with a significant number built with two bedrooms (32%).

Additional Extra Care and Sheltered Housing <i>To show the number of sheltered housing and extra care units completed across the District</i>	
Local Plan Policy	SP5 Housing Size and Type
Saved Local Plan Policy	H8 Housing for Special Needs
Local Plan Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households.
Local Plan Target	None
Performance summary	An additional 23 bedrooms providing residential care have been completed in 2013-14

Performance Analysis

A new 48 bed residential care home has been completed at Rockdale in Sevenoaks. This replaces an existing 31 bed facility, producing a net addition of 17 care home bedrooms. In addition to this 6 new care home bedrooms have been provided at Yewcare Retirement Home, Westerham.

Lifetime Homes Standard <i>To show the percentage of completed units meeting the lifetimes home standard</i>	
Local Plan Policy	SP5 Housing Size and Type
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households.
Local Plan Target	None
Performance summary	61% of the gross completed housing units (162 of the 264) were encouraged to achieve Lifetime Homes standard 27% of these units achieved lifetime homes standard.

Performance Analysis

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

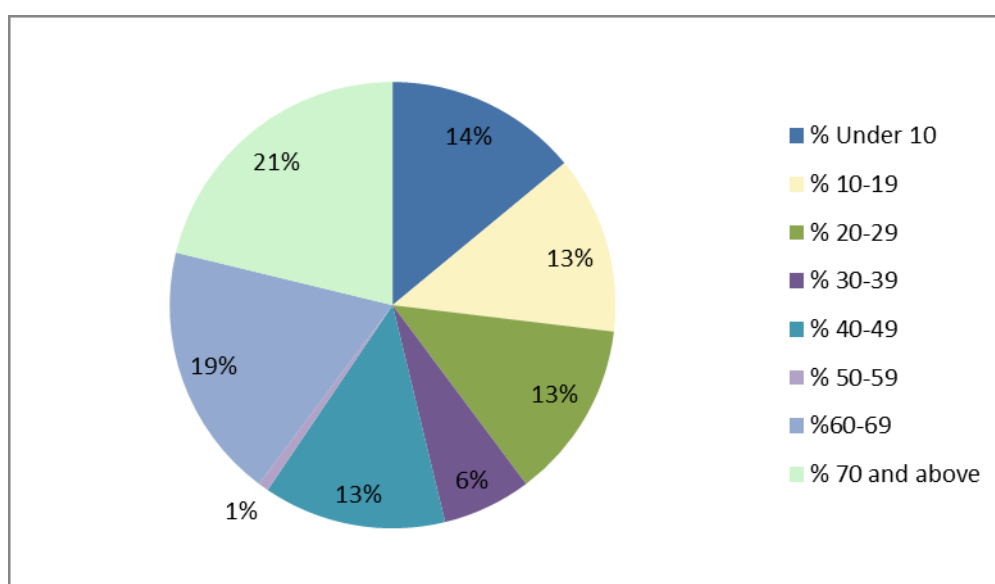
Core Strategy policy SP5 encourages (but does not require) new housing to be built to the Lifetime Homes standard. The policy was adopted on the 22nd February 2011 and for monitoring purposes only completed units which were granted after that date are monitored for the indicator. 61% of the gross completed units were granted after adoption of the Core Strategy and 27% of those achieved Lifetime Homes Standard.

Density of New Development <i>To show the density of housing completions</i>	
Local Plan Policy	SP7 Density of Housing Development
Saved Local Plan Policy	EN1 Development Control – General design/amenity principles
Local Plan Objective	<p>To make efficient use of urban land for housing, with higher density development focussed on the most accessible locations in and adjoining town centres, through well-designed schemes that do not compromise the distinct character of the local environment.</p> <p>To increase the average density of housing development in areas of Sevenoaks with good access to the town centre and main line railway station through well designed schemes which do not compromise the distinct character of the local environment.</p>
Local Plan Target	Average density of 40 dwellings per hectare across the District.
Performance summary	The average density of completed housing units across the district in 2013-14 was 49 dwellings per hectare.

Performance Analysis

Core Strategy Policy SP7 seeks to ensure that all new housing will be developed at a density which makes efficient use of land and is appropriate to the location and which achieves good design. The policy sets a target for the average density across the district to be 40 dwellings per hectare. This year the average housing density across the district was 49 dph, exceeding the LDF target.

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



54% of new dwellings completed in the reporting year were built at 40 dph or above with a significant proportion of them at densities of 70dph and above. This includes 21 units at Eden Valley School, Edenbridge, 39 units at West Kent Cold Store, Dunton Green, 26 units at 1-7 Moreton Close and 1-47 Bonney Way, Swanley and 11 units at Beeches, Mount Harry Road in Sevenoaks.

46% of completions were below 40 dph. 27% of new dwellings completed in 2013-14 were at densities of below 20 dwellings per hectare. This percentage of low density development is to be expected for small scale developments, given the established character of the towns and villages and the rural nature of the district.

Core Strategy Policy SP7 also requires specific densities to be met in certain areas subject to qualifications in the policy. The targets and performance for 2013-14 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	68dph	56dph	84dph	108dph	200dph	27dph	27dph

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 Edenbridge was lower than the target of 40dph. This is mainly due to 7 units built at approximately 19dph at Shefts Croft.

The average density of development in Swanley Town Centre is higher than usual this year due to 12 flats, on 3 sites all built at approximately 200dph. Outside of the Town Centre, the redevelopment at Moreton Close and Bonney Way, to provide 26 units for older persons and general needs housing, was built at approximately 70dph giving an average density for new dwellings in Swanley of 108dph.

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>	
Local Plan Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policy	EP1 Employment Allocations EP8 Business Areas
Local Plan Objective	<p>To provide land for employment development to support the future development of the District's economy.</p> <p>To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises</p> <p>To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.</p> <p>To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.</p>
Local Plan Target	The overall stock of employment land to be maintained
Performance summary	In 2013-14 there was a net loss of 4415sq m of employment floorspace across the District.

Performance Analysis

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

	B1a	B1b	B1c	B2	B8	BX*	Total
Gain	452	106	209	633	438	320	2158
Loss	4134	0	71	2333	35	0	6573
Net	-3682	106	138	-1700	403	320	-4415

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

In 2013-14 there has been a significant loss in the B1a use class. This is mainly due to the loss of vacant office space at 66 London Road where the new Marks and Spencer has now been built and the demolition of the former vacant Sevenoaks Police Station offices, which is currently under construction to provide 52 dwellings. There were also losses in the B2 use class at Metalplex, High Street, Farningham where the existing light industrial buildings have been demolished and 4 new dwellings are under construction. In addition to this at Unit K, Fircroft Way, Edenbridge, the redevelopment of an existing factory site is underway. The loss has taken place in this monitoring period, but the gain will not be counted until next year,

however the overall loss only equates to 14 sqm. There was also a gain in the B8 use class, this was due to the change in use of 2 existing agricultural units to B8.

The Council expects the changes to permitted development rights allowing changes of use from office to residential to represent a significant threat to the supply of office floorspace in the District.

The Council received applications for prior approval of changes of use from office to residential from the owners of the following –

Crest & Cormorant House, High Street, Westerham
 35 High Street, Westerham
 1 Station Road, Edenbridge
 Epicurus House, Akehurst Lane, Sevenoaks
 1st & 2nd Floors, 29a London Road, Sevenoaks
 Spar Till Technology, Main Road, Edenbridge
 9 London Road, Sevenoaks
 Tubs Hill House, London Road, Sevenoaks
 Horizon House, Azalea Drive, Swanley

In all the above cases it was decided that prior approval was not required.

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>	
Local Plan Policy	L02 L04 L06
Saved Local Plan Policy	EP1 Employment Allocations EP8 Business Areas
Local Plan Objective	<p>To provide land for employment development to support the future development of the District's economy.</p> <p>To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises</p> <p>To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.</p> <p>To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.</p>
Local Plan Target	The overall stock of employment land to be maintained
Performance summary	<p>There was a net loss of 4713 sqm employment floorspace in the main settlements.</p> <p>There was a net gain of 298 sqm in employment floorspace across the rest of the District.</p>

Performance Analysis

In 2012-13 there was an overall loss of 4713 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	-3153	0	0	0	0	0	-3153
Swanley	-94	0	0	0	0	0	-94
Edenbridge	-322	0	0	-1109	-35	0	-1466
Main Settlements	-3569	0	0	-1109	-35	0	-4713
Rest of District	-113	106	138	-591	438	320	298
TOTAL	-3682	106	138	-1700	403	320	-4415

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

Within Sevenoaks Urban Area 3153sq m net has been lost in the B1a use class with no change in the other use classes. This is mainly due to the loss of vacant office space at 66 London Road where the new Marks and Spencer development is currently under construction and the demolition of the former vacant Sevenoaks Police Station offices, which is currently under construction to provide 52 dwellings.

There was a small net loss of 94sq m of B1A to residential within Swanley during the monitoring period.

There was a loss of 1466 sq m of employment space in Edenbridge. This is mainly due to the redevelopment of an existing factory site in Fircroft Way where the loss has taken place in this monitoring period, but the gain will not be counted until next year. However the overall loss only equates to 14 sq m.

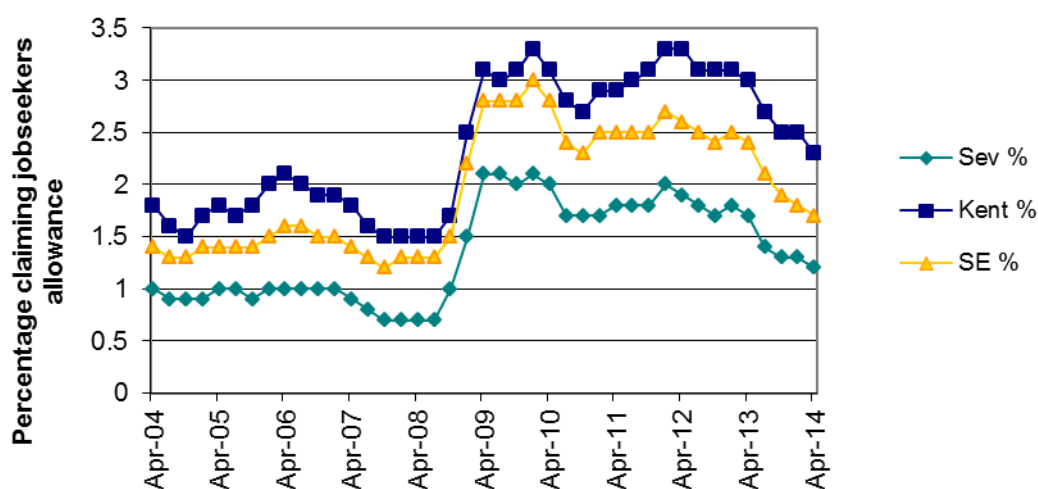
Within the Rest of the District 298 sq m net has been gained across the use classes. The most significant loss being at Metalplex, High Street, Farningham where the existing light industrial B2 buildings have been demolished and 4 new dwellings are under construction. There has been a small gain in B8 and BX through the change of use of 3 existing agricultural units.

District Unemployment <i>To measure the levels of District unemployment</i>	
Local Plan Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policy	EP1 Employment Allocations EP8 Business Areas
Local Plan Objective	<p>To provide land for employment development to support the future development of the District's economy.</p> <p>To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises</p> <p>To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.</p> <p>To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.</p>
Local Plan Target	None
Performance summary	In April 2014 1.2% of the population of Sevenoaks claimed jobseekers allowance.

Performance Analysis

In April 2014 1.2% of the population of Sevenoaks claimed jobseekers allowance which is significantly lower than the Kent and South East percentages. The Jobseeker's Allowance (JSA) is payable to people under pensionable age who are available for, and actively seeking, work of at least 40 hours a week

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>	
Local Plan Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policy	EP1 Employment Allocations EP8 Business Areas
Local Plan Objective	To provide land for employment development to support the future development of the District's economy.
Local Plan Target	None
Performance summary	49.4% of the population of Sevenoaks are qualified at NVQ4 level and above.

Between Jan 13 – Dec 13 49.4% of the population of Sevenoaks, aged 16-64, were qualified at NVQ4 level and above (HND, Degree and Higher Degree level qualifications or equivalent). This is higher than Kent (33.6%) and the South East (38.3%).

Between Jan 13 – Dec 13 89.3% of the population of Sevenoaks, aged 16-64, were qualified at NVQ1 level and above (fewer than 5 GCSEs at Grade A-C, foundation GNVQ, NVQ 1 or equivalent). This is higher than Kent (87.4%) and the South East (88.4%).

Between Jan 13-Dec 13 7.3% of the resident workforce in Kent, aged 16-64, did not have any qualifications. This level is higher than the average for the South East (6.5%) and lower than across Great Britain (9.3%). The sample size for Sevenoaks was too small for a reliable estimate.

Source: Source: NOMIS official labour market statistics, ONS

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>	
Local Plan Policy	L03 Development in Sevenoaks Town Centre L05 Swanley Town Centre L06 Development in Edenbridge
Saved Local Plan Policy	ST1A 2 Sevenoaks Town Centre SW1 Swanley Town Centre EB1 3 Edenbridge Town Centre
Local Plan Objective	To sustain the role of Sevenoaks town centre and its continued vitality and viability whilst maintaining and enhancing the quality of the environment of the town centre area. To regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces. To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
Local Plan Target	Approximately 4,000 sq m net of additional retail floorspace to be provided in Sevenoaks town centre by 2026.
Performance summary	There has been a net gain of 1007sq m of retail floor space within the main settlements

During the monitoring year there has been a net gain of 1223 sq m of retail floor space across the District, 1007 sq m in the main settlements and 216 sq m in the rest of the District. The majority of the gain in floor space is due to the completion of the Lidl store in Sevenoaks and the completion of the Sainsbury's Local at Bat & Ball. The majority of the losses were due to change of use to other use classes including other A uses, Sui Generis and D1. The remaining losses were through change of use to residential, following the Government's amendments to the General Permitted Development Order (GPDO) which included permitted development rights to allow changes of use from B1a (offices) to C3 (dwellings).

Since the beginning of the plan period there has been a net gain of 1479 sq m of retail floorspace in Sevenoaks Town Centre, of which 1132 sq m is additional retail space at Waitrose. Although the Marks and Spencer development in Sevenoaks Town Centre is now complete, it remained under construction at the end of the monitoring period. This A1 gain of just under 4000 sq m will be counted in 2014/15 and will ensure that the Core Strategy target for the period to 2026 has already been met.

Town Centre Health Checks <i>To monitor the vitality of Sevenoaks, Swanley and Edenbridge Town Centres</i>	
Local Plan Policy	L03 Development in Sevenoaks Town Centre L05 Swanley Town Centre L06 Development in Edenbridge
Saved Local Plan Policy	ST1A-2 Sevenoaks Town Centre SW1 Swanley Town Centre EB1-3 Edenbridge Town Centre
Local Plan Objective	To sustain the role of Sevenoaks town centre and its continued vitality and viability whilst maintaining and enhancing the quality of the environment of the town centre area. To regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces. To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
Local Plan Target	None
Performance summary	This year data has been collected for Sevenoaks, Swanley and Edenbridge Town Centres as set out in Table 9.1

Performance Analysis

The vacancy rates in the Sevenoaks, Swanley and Edenbridge Town Centres have largely remained the same as last year.

Over the monitoring year there was a decrease in the amount of retail floor space in Sevenoaks Town Centre. However, this was mainly due to the loss of retail space at 66 London Road where the new Marks and Spencer development was under construction at the end of the monitoring period but is now complete and has led to a significant gain in retail floorspace. This will be reflected in the AMR for 2015. This development has also reduced the number of council owned parking bays in car parks in Sevenoaks, however Marks and Spencer does provide its own customer parking.

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

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 (August / September '14)	16/334 units are vacant = 5% Vacant units in proposed primary frontage = 1/86 = 1%										6/107 units are vacant = 6% Vacant units in proposed primary frontage = 5/38 = 13%										15/142 units are vacant = 11% Vacant units in proposed primary frontage = 10/83 = 12%									
Proportion of use classes* (%)	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG
	49	12	7	1	1	10	15	1	1	4	36	14	9	2	6	3	13	7	0	10	40	12	5	3	4	7	22	4	0	4
Change in Retail Floorspace	Decrease of 416sq m (see previous comments)										Decrease of 96sq m										Increase of 96sq m									
Changes in Public Transport Services	Town served by 27 buses with varying frequencies Source: Traveline South and East										Town served by 11 buses with varying frequencies Source: Traveline South and East										Town served by 12 buses of varying frequencies Source: Traveline South and East									
Car Parking Survey information (2013/14	906 council owned parking bays in car parks. Car Parking Surveys took place 9 out of the 12 months during 13/14 Average daily spaces available - 98 (11%)										229 council owned parking bays in car parks. Car Parking Survey was not undertaken in 2013/14										Information not available. No council owned car parks.									

*see Appendix 5 for description of use classes

Swanley Regeneration Scheme <i>To monitor the progress of the regeneration of Swanley Town Centre</i>	
Local Plan Policy	L05 Swanley Town Centre
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces.
Local Plan Target	A town centre regeneration scheme, consistent with the Core Strategy, to be approved within five years and completed within ten years of the Core Strategy adoption.
Performance summary	Regeneration schemes for Swanley are still under consideration.

Performance Analysis

Policy L05 of the Core Strategy sets out that Swanley Town Centre will be regenerated to better meet the needs of the population it serves. A formal redevelopment scheme is yet to be submitted and approved.

New Ash Green Village Centre <i>To measure the number and proportion of Vacant units in New Ash Green Centre</i>	
Local Plan Policy	L07 Development in Rural Settlements
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities.
Local Plan Target	None
Performance summary	At August/September 2014 there were 7 vacant units in New Ash Green. This accounts for 21% 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.

In August/September 2014 there were 7 (21%) vacant units in New Ash Green; this has increased since last year when only 5 units were vacant. The 2 additional vacant units were due to the closure of The Fun Shop and Ash Tan Salon and Sunbeds.

10. Infrastructure

Infrastructure Delivery Schedule <i>To measure the progress in implementing the Infrastructure Delivery Schedule</i>	
Local Plan Policy	SP9 Infrastructure Provision
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To ensure that any infrastructure and service improvements needed to support delivery of Core Strategy objectives and policies or resolve existing deficiencies are brought forward in a co-ordinated and timely manner and that new development makes an appropriate contribution towards any improvements required as a result of new development.
Local Plan Target	None
Performance summary	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 and Swanley Stations have been completed. 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 Government's support for the dualling of the A21 between Tonbridge and Pembury where work is now underway.

The Council adopted their CIL Charging Schedule for the District on 18 February 2014. This allows the Council to charge qualifying forms of development the CIL in order to pay for infrastructure, such as schools, health facilities and transport improvements. The Council began charging CIL on qualifying developments on 4 August 2014.

The Eden Centre on Four Elms Road, the site of the former Eden Valley School, is now open. This community centre brings together a wide range of organisations including the Citizen's Advice Bureau, Edenbridge Library, meeting and community rooms, Eden Church and a café.

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>	
Local Plan Policy	SP10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
Local Plan Target	None
Performance summary	No additional publically accessible open space was granted during 2013-14

Performance Analysis

No additional publically accessible open space was granted during 2013-14

Open Space Allocations <i>To monitor the number of Open Space allocations</i>	
Local Plan Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policy	EN9 Greenspaces and the Urban Fringe
Local Plan Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
Local Plan Target	To maintain the Open Space allocations
Performance summary	This indicator will be monitored in 2014/15 after the adoption of the Allocations and Development Management Plan.

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. The adopted Allocations and Development Management Plan will allocate land within the built confines of the District's towns and villages for open space. These open spaces will be protected from development throughout the plan period.

Green Infrastructure Network <i>To measure the change in the Green Infrastructure Network</i>	
Local Plan Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary. To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network.
Local Plan Target	None
Performance summary	This indicator will be monitored in 2014/15 after the adoption of the Allocations and Development Management Plan

Performance Analysis

The Green Infrastructure Network will be defined through the Allocations and Development Management Plan therefore until this Plan is adopted and a baseline set 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>	
Local Plan Policy	SP 11 Biodiversity
Saved Local Plan Policy	EN17B Nature Conservation
Local Plan Objective	To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network.
Local Plan Target	None
Performance summary	60 Local Wildlife Sites are located in, or partially in, the Sevenoaks District. No new Local Wildlife Site were designated in 2013-14

Performance Analysis

Sevenoaks District contains 60 separate Local Wildlife Sites managed by Kent Wildlife Trust. One existing Local Wildlife Site had an update approved in October 2013 and a further 4 existing sites had updates approved in October 2014. Local Wildlife Sites (LWSs) are areas which are important for the conservation of wildlife. They may support threatened habitats, such as chalk grassland or ancient woodland, or may be important for the wild plants or animals which are present.

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

APPENDIX 1 - Five-Year Housing Supply

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

Address	Parish	Planning Reference	Site Area	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Public Convenience St Johns Hill	Sevenoaks	SE/11/02692	.00	1	0	0	0	0
The Flat Above Options 35A High Street	Edenbridge	SE/11/02657	.01	0	1	0	0	0
1 Church Road	Hartley	SE/11/01056	.01	0	1	0	0	0
Lake House Four Elms Road Hever TN8 6NL	Hever	SE/12/03407	.01	1	0	0	0	0
105 High Street (SE/12/01522 for cou of 1st and 2nd flrs to 2 flats) TN13 1UP	Sevenoaks	SE/12/03393	.01	0	1	0	0	0
3A Dorset Street	Sevenoaks	SE/11/02848	.01	0	1	0	0	0
86a High Street Sevenoaks TN13 1LP	Sevenoaks	SE/13/01014	.01	1	0	0	0	0
48 Ladds Way Swanley BR8 8HW	Swanley	SE/13/00640	.01	0	1	0	0	0
11-13 Market Square	Westerham	SE/12/02588	.01	0	2	0	0	0
Land adj to 15 Mill Road Dunton Green TN13 2UZ	Dunton Green	SE/13/01093	.02	0	1	0	0	0
3-7 High Street Edenbridge TN8 5AB	Edenbridge	SE/12/01237	.02	0	2	0	0	0
Land adj to 45 Springfield Road Edenbridge TN8 5HH	Edenbridge	SE/13/00061	.02	0	1	0	0	0
1 Herbert Road	Hextable	SE/12/02916	.02	0	1	0	0	0
14a High Street Seal TN15 0AJ	Seal	SE/13/00757	.02	0	1	0	0	0

48a High Street	Sevenoaks	SE/12/00012	.02	0	1	0	0	0
57-59 High Street	Sevenoaks	SE/11/03041	.02	0	1	0	0	0
10 High Street	Swanley	SE/12/01671	.02	0	1	0	0	0
48 High Street	Swanley	SE/10/00939	.02	0	1	0	0	0
Land rear of Woodhurst Swanley Village Road Swanley BR8 7NF	Swanley	SE/12/02265	.02	0	1	0	0	0
Land to the south of 22 Westways Westerham TN16 1TT	Westerham	SE/13/02287	.02	0	1	0	0	0
Brook Farm Station Road COWDEN TN8 5PE	Cowden	SE/12/02689	.03	0	1	0	0	0
9 Lennard Road	Dunton Green	SE/12/02711	.03	0	1	0	0	0
64 High Street	Edenbridge	SE/12/00948	.03	0	4	0	0	0
Culvey Keys Church Road Hartley	Hartley	SE/13/02527	.03	1	0	0	0	0
12 Egerton Avenue Hextable BR8 7LQ	Hextable	SE/13/02962	.03	0	1	0	0	0
2 Northdown Road Kemsing TN15 6SB	Kemsing	SE/13/01224	.03	0	1	0	0	0
24 St Johns Hill Sevenoaks TN13 3NP	Sevenoaks	SE/13/03857	.03	3	0	0	0	0
The New Inn 75 St Johns Hill Sevenoaks	Sevenoaks	SE/13/01770	.03	0	0	8	0	0
203 Main Road Sundridge TN14 6EJ	Sundridge	SE/13/01367	.03	0	1	0	0	0
26 Woodside Road	Sundridge	SE/11/01651	.03	0	1	0	0	0
19-21 High Street BR8 8AE	Swanley	SE/13/00238	.03	0	4	0	0	0
10 Cranmer Road	Riverhead	SE/11/00896	.04	0	2	0	0	0

Land adj to Oakenshaw Copse Bank Seal TN15 ODE	Seal	SE/12/03247	.04	1	0	0	0	0
15 Wickenden Road Sevenoaks TN13 3PL	Sevenoaks	SE/13/02515	.04	1	0	0	0	0
9 London Road (1st Floor)	Sevenoaks	SE/13/03441/PAC	.04	2	0	0	0	0
Dental Surgery 9 London Road Sevenoaks TN13 1AH	Sevenoaks	SE/13/03416	.04	0	2	0	0	0
8 Johnsons Avenue Badgers Mount	Shoreham	SE/12/01435	.04	0	1	0	0	0
Derelict Oast House Oast Farm Lyndens Lane Edenbridge	Edenbridge	SE/13/03361	.05	0	1	0	0	0
Red Brick Barn Gills Road	Horton Kirby & South Darenth	SE/12/01041	.05	0	1	0	0	0
23 Dynes Road Kemsing TN15 6RA	Kemsing	SE/03/00670	.05	2	0	0	0	0
Land Rear of 1 Dynes Road	Kemsing	SE/11/00348	.05	1	0	0	0	0
37 Weald Road	Sevenoaks	SE/12/00826	.05	0	1	0	0	0
18-19 The Row Main Road Edenbridge TN8 6HU	Edenbridge	SE/11/03288	.06	0	3	0	0	0
Beechwood Four Elms Road	Edenbridge	SE/07/03609	.06	3	0	0	0	0
High Wills Hays Main Road	Knockholt	SE/11/02698	.06	0	1	0	0	0
Land at Recreation Ground Main Road	Knockholt	SE/12/02195	.06	2	0	0	0	0
80 St Johns Road Sevenoaks TN13 3PB	Sevenoaks	SE/03/02900	.06	0	2	0	0	0
Holyoake Room Holyoake Terrace Sevenoaks TN13 1PA	Sevenoaks	SE/12/03255	.06	0	3	0	0	0
Land adj 7 Amherst Road Sevenoaks TN13 3LS	Sevenoaks	SE/13/03822	.06	0	1	0	0	0
Land adj to 84 Bradbourne Road Sevenoaks TN14 3QB	Sevenoaks	SE/13/00881	.06	0	1	0	0	0

28 The Paddock Westerham TN16 1ER	Westerham	SE/13/01866	.06	0	1	0	0	0
Tanglewood 4 Akehurst Lane	Sevenoaks	SE/12/03336	.07	0	1	0	0	0
Little Grange Duncans Yard Fullers Hill	Westerham	SE/12/00875	.07	0	1	0	0	0
Chartfield Farm Chart Lane Brasted TN16 1LP	Brasted	SE/13/00497	.08	1	0	0	0	0
Joh San Ash Road	Hartley	SE/13/02054	.08	0	1	0	0	0
Stack Cottage Stack Lane Hartley DA3 8BL	Hartley	SE/13/03310	.08	0	1	0	0	0
River House London Road Riverhead TN13 2BY	Riverhead	SE/13/03658	.08	0	3	0	0	0
Capital House Bradbourne Vale Road Sevenoaks TN13 3QL	Sevenoaks	SE/13/01168	.08	0	1	0	0	0
The Barn Sharps Place Baileys Hill Road	Chiddingstone	SE/09/02295	.09	1	0	0	0	0
Scarletts Coach House Furnace Lane Cowden TN8 7JT	Cowden	SE/12/01943	.09	0	1	0	0	0
77 Lingfield Road Edenbridge TN8 5DX	Edenbridge	SE/13/03048	.09	2	0	0	0	0
96 High Street	Sevenoaks	SE/13/01726	.09	8	0	0	0	0
The Old Wheelwrights The Green	Brasted	SE/12/00803	.10	0	3	0	0	0
Land south of Amberwood And Edelweiss Swan Lane Edenbridge TN8 6AT	Edenbridge	SE/13/01437	.10	0	1	0	0	0
Chelsham Church Road	Hartley	SE/12/03277	.10	2	0	0	0	0
Lydens East Barn Lydens Barn Lydens Lane	Hever	SE/10/00564	.10	1	0	0	0	0

The Dyehurst Stud Greenlands Stud Uckfield Lane, Hever TN8 7LN	Hever	SE/13/00230	.10	1	0	0	0	0
Land Rear of the Hollies Rowhill Road Hextable BR8 7RL	Hextable	SE/12/01568	.10	0	1	0	0	0
Peal Chase Ash Platt Road	Seal	SE/11/03049	.10	0	1	0	0	0
144-148 High Street	Sevenoaks	SE/12/02905	.10	0	1	0	0	0
226 Seal Road Sevenoaks TN15 OAA	Sevenoaks	SE/13/01960	.10	0	1	0	0	0
94 - 96 London Road	Sevenoaks	SE/12/03119	.10	0	0	14	0	0
Sealcot Seal Hollow Road	Sevenoaks	SE/12/02799	.10	1	0	0	0	0
Land west of 5 Mill Lane Shoreham TN14 7TS	Shoreham	SE/12/03106	.10	4	0	0	0	0
39 Southfields Road	West Kingsdown	SE/12/00360	.10	0	1	0	0	0
1 and 2 South Ash Manor Cottages South Ash Road	Ash-cum-Ridley	SE/11/01326	.11	0	-1	0	0	0
M Lambourne Vehicle Builders White Post Hill Farningham DA4 0LB	Farningham	SE/13/03189	.11	0	5	0	0	0
20 White Hart Wood Sevenoaks TN13 1RR	Sevenoaks	SE/13/00861	.11	1	0	0	0	0
29 The Rise Sevenoaks TN13 1RQ	Sevenoaks	SE/13/01869	.11	1	0	0	0	0
Land to the rear of 68/70 St. Johns Road	Sevenoaks	SE/13/00309	.11	0	1	0	0	0
Bull Inn High Street Brasted TN16 1HR	Brasted	SE/13/00621	.12	4	0	0	0	0
Stag Cottage Ryewill Hill Chiddingstone Hoath	Chiddingstone	SE/11/00966	.12	1	0	0	0	0
11 London Road	Riverhead	SE/10/01931	.12	3	0	0	0	0
2 Burntwood Road Sevenoaks TN13 1PT	Sevenoaks	SE/13/01632	.12	1	0	0	0	0

31 Serpentine Road TN13 3XR	Sevenoaks	SE/09/01132	.12	1	0	0	0	0
66 London Road	Sevenoaks	SE/13/01701	.12	17	0	0	0	0
Hendry House 1 Oakhill Road	Sevenoaks	SE/12/02680	.12	0	1	0	0	0
Land Adj to Woodseaves 5 Knole Paddock Seal Hollow Road	Sevenoaks	SE/13/03327	.12	0	1	0	0	0
Time to Talk The Cobden Centre Cobden Road Sevenoaks TN13 3UB	Sevenoaks	SE/13/01633	.12	9	0	0	0	0
Homeland The Grove TN15 6JJ	West Kingsdown	SE/07/00281	.12	1	0	0	0	0
2 Crownfields	Sevenoaks	SE/10/02682	.13	0	3	0	0	0
Land Adj to 12 Vine Court Road TN13 3UU	Sevenoaks	SE/12/02470	.13	0	1	0	0	0
South Park Medical Practice South Park TN13 1ED	Sevenoaks	SE/07/01359	.13	6	0	0	0	0
Convent of Mercy Sycamore Drive Swanley BR8 7AY	Swanley	SE/13/01087	.13	0	0	9	0	0
Karapara London Road Swanley	Swanley	SE/13/02450	.13	2	0	0	0	0
Land West Of 96 - 98 High Street Edenbridge	Edenbridge	SE/10/00847	.14	6	0	0	0	0
Hartley Court Church Road	Hartley	SE/11/02085	.14	0	1	0	0	0
Land Rear of The Hollies Rowhill Road Hextable BR8 7RL	Hextable	SE/12/01501	.14	0	1	0	0	0
Land to the south of 77-79 Pilgrims Way Otford TN14 5JH	Otford	SE/13/03220	.14	0	3	0	0	0
Polefields Cottage Spode Lane	Cowden	SE/08/02771	.15	0	1	0	0	0
Amity Clenches Farm Lane Sevenoaks TN13 2LX	Sevenoaks	SE/12/00945	.15	1	0	0	0	0
Glendale South Park	Sevenoaks	SE/13/00001	.15	0	1	0	0	0

Land North of Rectory Stables St Nicholas Drive Sevenoaks TN13 1JB	Sevenoaks	SE/13/00668	.15	0	1	0	0	0
Metalpax Ltd Old Parsonage Works High Street	Farningham	SE/12/00656	.17	4	0	0	0	0
The Spinney Homedeane Road Chipstead TN13 2QN	Chevening	SE/13/03494	.18	0	1	0	0	0
Former Tekram Site Mont St Aignan Way	Edenbridge	SE/13/01420	.18	0	0	7	7	0
The Red Barn Stack Road	Horton Kirby & South Darenth	SE/11/01874	.19	0	1	0	0	0
TOTAL				98	92	38	7	0
TOTAL minus non- implementation rate				87	82	34	6	0

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

Address	Parish	Planning Reference	Site Area	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Ludwells Barn Ludwells Farm Spode Lane	Cowden	SE/12/00833	.20	0	1	0	0	0
Westview Stonehouse Road Halstead TN14 7HN	Halstead	SE/13/02476	.20	1	0	0	0	0
15 Greenhill Road Otford TN14 5RR	Otford	SE/13/00687	.20	1	0	0	0	0
29 Brittain's Lane Sevenoaks TN13 2JW	Sevenoaks	SE/13/01488	.20	0	1	0	0	0
Sevenoaks Ambulance Station Moor Road Sevenoaks TN14 5EB	Sevenoaks	SE/13/02351	.20	0	11	0	0	0
Land Rear of Stable Court (Summerbank) Rockdale Rockdale Road RETIREMENT FLATS TN13 1JT	Sevenoaks	SE/10/02461	.21	10	0	0	0	0
The Clock House Corckham Park Main Road, Crockham Hill TN8 6SR	Westerham	SE/13/03237	.21	0	1	0	0	0
Dawning House Seal Hollow Road 2 APPS AT THIS ADDRESS SE/10/02625 TN13 3SH	Sevenoaks	SE/12/01980	.22	2	0	0	0	0
Kilndown Gorsewood Road Hartley	Hartley	SE/10/00080	.23	2	0	0	0	0
The Oast House Great Hollenden Farm	Seal	SE/13/01446	.23	0	1	0	0	0
The Farmers London Road	Sevenoaks	SE/04/00526	.23	0	0	0	0	23
Kentish Yeoman The Kentish Yeoman 10-12 High Street	Seal	SE/11/01735	.24	0	5	0	0	0

Timbers 65 Oakhill Road Sevenoaks TN13 1NT	Sevenoaks	SE/13/03484	.24	1	0	0	0	0
Land adj to Holmesdale Hall Park Gate Road Crockenhill BR6 7PX	Crockenhill	SE/13/02200	.26	0	1	0	0	0
Sundridge House 73 Main Road	Sundridge	SE/10/02143	.26	1	0	0	0	0
65 Weald Road Sevenoaks TN13 1QH	Sevenoaks	SE/13/01669	.28	1	0	0	0	0
Rockdale Rockdale Road RETIREMENT FLATS TN13 1JT	Sevenoaks	SE/10/02457	.29	19	0	0	0	0
Gorsewood Farm Gorsewood Road Hartley DA3 7DE	Hartley	SE/13/01063	.30	2	0	0	0	0
30 Greenhill Road Otford TN14 5RS	Otford	SE/13/01358	.30	1	0	0	0	0
Land SW of Forge Garage High Street	Penshurst	SE/13/01590	.30	0	0	6	0	0
Seal Laundry Wildernes Avenue	Seal	SE/13/01648	.30	12	0	0	0	0
Cavendish House Clenches Farm Road Sevenoaks TN13 2LU	Sevenoaks	SE/12/01529	.30	1	0	0	0	0
Woodend London Road West Kingsdown TN15 6AR	West Kingsdown	SE/13/01731	.30	0	2	0	0	0
Keston and The Beeches Swanley	Swanley	SE/04/02248	.31	0	0	0	0	25
Woodland Chase Blackhall Lane	Sevenoaks	SE/13/02315	.32	1	0	0	0	0
Hunters Lodge Cotmans Ash Lane Kemsing TN15 6NG	Kemsing	SE/14/00185	.33	0	1	0	0	0
Sevenoaks Town Council Offices Bradbourne Vale Road	Sevenoaks	SE/11/01676	.35	0	0	14	0	0
The Coppice Pilgrims Way Kemsing TN15 6TE	Kemsing	SE/13/00491	.38	0	1	0	0	0

Mill House Mill Lane Sevenoaks TN14 5BX	Sevenoaks	SE/13/01635	.40	0	0	24	0	0
Rojkik Parkfield Sevenoaks Weald TN15 OHX	Sevenoaks Weald	SE/13/02734	.45	1	0	0	0	0
Longwood Barn Carters Hill Seal TN15 OSN	Seal	SE/14/00189	.46	1	0	0	0	0
Land adj Whyteladies Wildernesse Avenue Sevenoaks	Sevenoaks	SE/13/01178	.49	0	1	0	0	0
Leizewood East Hill Road Knatts Valley TN15 6YB	Shoreham	SE/12/02991	.49	1	0	0	0	0
Land to rear of Lynchets Clarendon Road	Sevenoaks	SE/11/02684	.50	0	2	0	0	0
Shelbor Cattery Hartfield Road Edenbridge TN8 5NH	Edenbridge	SE/13/01655	.53	0	1	0	0	0
Land adj to Rushmore Hill Farm Rushmore Hill	Knockholt	SE/11/01783	.54	1	0	0	0	0
Point Hill Church Road Hartley DA3 8DZ	Hartley	SE/12/00469	.60	1	0	0	0	0
Fairlawn Wildernesse Avenue Sevenoaks TN15 0EA	Sevenoaks	SE/13/00471	.65	1	0	0	0	0
Tall Trees Smarts Hill Penshurst TN11 8EB	Penshurst	SE/12/02792	.74	1	0	0	0	0
Land Rear of High Trees Wildernesse Avenue	Sevenoaks	SE/13/02393	.74	0	2	0	0	0
Falconers Down Pilgrims Way KEMSING TN15 6TE	Kemsing	SE/12/01695	.80	0	3	0	0	0
*Sevenoaks Police Station Morewood Close	Sevenoaks	SE/13/00081	.86	*52	0	0	0	0
Hartley Car Breakers Hartley Bottom Road Hartley DA3 8LJ	Hartley	SE/12/03044	.90	0	1	0	0	0

Site of Bambi Cottage Parkfield TN15 OHX	Sevenoaks	SE/14/00068	.90	1	0	0	0	0
156 Knatts Valley Road TN15 6XY	West Kingsdown	SE/11/00413	1.00	1	0	0	0	0
Pasadena Park East Hill Road Knatts Valley	West Kingsdown	SE/07/03205	1.34	7	0	0	0	0
Farningham Mill & Associated Buildings High Street	Farningham	SE/11/01324	2.50	15	0	0	0	0
Former Stacklands Retreat House School Lane West Kingsdown TN15 6AN	West Kingsdown	SE/13/00723	2.70	0	4	0	0	0
Broom Hill Site London Road Swanley	Swanley	SE/12/03421	4.10	0	0	30	31	0
Bramblefield Close and Park Drive Hartley DA3 7RT	Hartley	SE/13/02032	5.50	0	0	0	71	0
Eden Hall Stick Hill	Edenbridge	SE/02/01391	5.57	0	0	0	0	28
West Kent Cold Store Rye Lane	Dunton Green	SE/09/02635	7.70	35	50	116	117	117
TOTAL				173	89	190	219	193
TOTAL minus non- implementation rate				164	85	181	208	183

*The proposal at the former Sevenoaks Police Station is a Reserved Matter application based on the outline approval for approximately 52 units. This scheme will now be providing a total of 55 units and this will be updated in the Authority Monitoring Report once the development is complete.

Table A3: Identified Sites within the 5 year Land Supply

Site Address	Settlement	5 year land supply contribution
Hitchen Hatch Lane	Sevenoaks UA	17
Cramptons Road Water Works	Sevenoaks UA	50
Sevenoaks Gasholder Station, Cramptons Road	Sevenoaks UA	7
United House, Goldsel Road	Swanley	185
Land west of Cherry Avenue	Swanley	10
Swanley Bus Garage/Kingdom Hall, London Road	Swanley	6
Bevan Place	Swanley	23
Station Approach	Edenbridge	4
Warren Court, Halstead	Rest of District	15
Powder Mills (former GSK site), Leigh	Rest of District	60
Foxes Garge, London Road, Badgers Mount	Rest of District	3
Land adjacent to London Road, Westerham (formerly safeguarded land)	Rest of District	30
TOTAL		410

Sites are as at 31st March 2014. 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 0.2ha or above within existing urban areas. All are proposed allocations in the Allocations and Development Management Plan.

APPENDIX 2 – Green Infrastructure Priorities and Projects

The Council fund the North West Kent Countryside Partnership (NWKCP) to deliver countryside projects and enhancements across the District. Below is a selection of the projects carried out in 2013/14.

Project	Project Summary
Water Framework Directive Delivery and River Enhancement	
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. In addition to the catchment plan, practical projects have been delivered along the Darent in Partnership with the local angling clubs, the work has involved practical river restoration to aid the flow and create a more natural chalk river habitat.
Upper Darent Flood Alleviation Project	NWKCP has received funding from Kent County Council to deliver flood alleviation projects on the ordinary waters courses of the Upper Darent, this linked with the flooding experienced during the winter of 2013/14. NWKCP have carried out engagement with the local community and flood victims to gain insight into the problem and working with the Environment Agency and Kent Highways solutions are being sought to reduce both surface water flooding and run-off from the surrounding land.
Habitat Enhancement, Restoration and Creation	
Hollows Wood, Well Hill; Saxtens Wood, (Woodland Trust Sites)	NWKCP have carried out 8 days practical coppice management of Hollows wood and Saxon and Cages Wood in 2013/14. The programme of work delivers the annual management of the sites and helps to maintain coppice rotation which helps to widen the paths for visitors and create more light and warmth for wildlife.
Greatness pond,	NWKCP continues to work with the Greatness Residents Association in delivering advice and assistance in the management of Greatness Pond. In 2013, the Partnership helped organise and deliver practical events at the pond with the local scout group and volunteers from the local area.
Fawkham pond;	NWKCP continues to work with Fawkham Parish Council in offering advice and providing plans and proposals relating to the restoration and management of Baldwin Pond in Fawkham.
Rectory Meadow	NWKCP has had a long standing relationship with Hartley Parish Council related to the management of the Rectory Meadow Local Nature Reserve in Hartley. The Partnership continues to offer practical assistance in the management of the site by cutting back vegetation that threatens to encroach on to the chalk grassland areas and by undertaking wildflower survey training courses for volunteers.
Edenbridge Water Meadows	NWKCP have delivered 2 days practical habitat management on the Edenbridge Water meadows in partnership with the Great Stone Bridge Trust. The work is helping to put the site back into positive management after many years of little or no management. The site may be considered for additional funding in the future to engage with the local community and further improve the habitat.
Save Our Magnificent Meadows	A successful bid in conjunction with Plantlife to fund our Save Our Magnificent Meadows Project. This will allow us, over a period of 3 years, to create and restore meadow habitats, engage with local communities to raise the profile of this vanishing resource, and offer a comprehensive free training and events programme. 8 training events are now planned in 2014

	to develop the “Meadows Champions” scheme some to be held in Sevenoaks. Four site visits in Sevenoaks providing land management advice already taken place. Much more to follow with habitat restoration planned at Lullingstone Country Park and purchase of shared machinery allowing small scale meadow management to take place.
100 Year Wood	Funded by an “Awards for All” grant the 100 Year Wood Project aims to improve the management of the site and open the site up for visitor access. NWKCP have delivered 10 days of habitat enhancement work, widening the existing woodland paths and created new paths through the site. The work has reduced the scrub on the site and created new glade areas which increase light to woodland floor and provide opportunity for flora species to develop. The project will involve running three community events during the summer and autumn and installing on-site interpretation.
Living Churchyards	Management of closed churchyards for biodiversity e.g. Dunton Green (current project) and future projects – Heritage Lottery Funding bid for Living Churchyards
Big Tree Plan	Community tree planting scheme continued in 2013 and now into 2014.
Connect +	Biodiversity focussed pilot project in Swanley area seeking to link with SOLL project area and Highways Agency ‘soft estate’ in vicinity of M25.
Accessibility and Community Involvement	
Steeptill School	The Partnership has also been active in working with Steeptill School to explore ways in which to create a new wildlife pond to be used as an educational resource in the school grounds.
Good Woods	Free advice and site visits to woodland owners in North and West Kent. 2 site visits made within district to encourage woodland owners into more active site management. Detailed reports and “myForest” accounts established for each woodland owner.
Landscape Enhancement	
Darent Valley Landscape Partnership Scheme	Supporting the Kent Downs with the developing LPS
Kent’s orchards	Developing project focusing on the landscape of Kent’s traditional orchards. Training days and practical workshops now planned for community orchard at New Ash Green
Invasive species training	2 day Invasive species training course delivered at the Quadrangle in Sevenoaks May 2013.

The Council fund the North West Kent Countryside Partnership (NWKCP) to deliver countryside projects and enhancements across the District.

APPENDIX 3 – Non-Implementation Rate

The non-implementation rate provides a reasonable estimate of the sites that will not come forward because they are no longer deliverable, available, suitable and/or viable (in accordance with footnote 11 to para 47 of the NPPF). It is calculated by looking at the proportion of dwellings on planning permission of less than 0.2Ha and 0.2Ha or above that were due to expire in previous years that did expire, see table below. This percentage is then deducted from the outstanding permissions in the trajectory (page 19) and the 5 year land supply (page 22).

Table A4:

Non-implementation rate 2013	<0.2Ha	11.31%
Non-implementation rate 2013	>=0.2Ha	4.51%
13/14		
	<0.2	>=0.2
Expired	7	22
Granted 10/11 (F&O)	123	663
% expired	0.056911	0.033183
12/13		
	<0.2	>=0.2
Expired	24	31
Granted 09/10 (F&O)	138	138
% expired	0.173913	0.224638
11/12		
	<0.2	>=0.2
Expired	27	21
Granted 08/09 (F&O)	99	172
% expired	0.272727	0.122093
10/11		
	<0.2	>=0.2
Expired	32	5
Granted 07/08 (F&O)	134	171
Granted 1/4/05 - 22/08/05	60	67
% expired	0.164948	0.021008
09/10		
	<0.2	>=0.2
Expired	32	12
Granted 06/07 (F&O)	163	470
Granted 04/05 (F&REM)	184	184
% expired	0.092219	0.018349

08/09		
	<0.2	>=0.2
Expired	14	9
Granted 03/04 (F&REM)	201	313
Granted 23/08/05 - 31/03/06	96	40
Granted 05/06 (outline without REM)	5	1

The <0.2Ha non-implementation rate = $[(7+24+27+32+32+14) / (123+138+99+134+60+163+184+201+96+5)] * 100 = 11.31\%$

The >=0.2Ha non-implementation rate = $[(22+31+21+5+12+9) / (663+138+172+171+67+470+184+313+40+1)] * 100 = 4.51\%$

APPENDIX 4 – Completions by Ward

Table A5: Number of Units Completed by Ward

	2012/13	2013/14
Ash And New Ash Green	1	0
Brasted, Chevening And Sundridge	6	12
Cowden & Hever	5	1
Crockenhill & Well Hill	1	3
Dunton Green & Riverhead	33	43
Edenbridge North & East	39	25
Edenbridge South & West	6	7
Eysnford	0	6
Farningham, Horton Kirby & South Darent	1	6
Fawkham & West Kingsdown	5	11
Halstead, Knockholt and Badgers Mount	7	0
Hartley & Hodsoll Street	1	2
Hextable	0	0
Kemsing	0	8
Leigh & Chiddingstone Causeway	1	17
Otford & Shoreham	0	6
Penshurst, Fordcombe & Chiddingstone*	1	-1
Seal & Weald	5	3
Sevenoaks Eastern	4	1
Sevenoaks Kippington	7	1
Sevenoaks Northern	6	1
Sevenoaks Town and St. John's	30	26
Swanley Christchurch & Swanley Village	2	11
Swanley St Mary's	1	2
Swanley White Oak	-28	27
Westerham and Crockham Hill	7	6
Net Completions	141	224

A minus figure/loss occurs when a demolition or demolitions have taken place in the reporting year, but the replacement dwelling or dwellings remain under construction.

APPENDIX 5 – Use Classes

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