



## **Population and Social Profile**

**May 2010**

# Sevenoaks District Population and Social Profile

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## 1 SUMMARY OF STATISTICS

### Population

- The resident population of Sevenoaks District was 109,305 during the 2001 Census, estimated to have risen to 113,700 by 2006.<sup>1</sup>
- Sevenoaks District has the lowest population density (people per ha) amongst it's adjoining authorities due to it's largely rural nature.
- The average age of the Sevenoaks District is 41 slightly higher than at county, regional and national level due to a high number of residents in the 45-64 age band.
- Forecasts suggest that between 2001-2026 the number of people of working age will decline and those 65+ will increase by 50%.
- Almost all of Sevenoaks District residents identify themselves as "white" and were born in the UK.
- The population of Sevenoaks District is well educated with 20% of residents educated to degree level or above.
- Car ownership is significantly higher than in Kent, the South East and England.

### Economy and Employment

- 97% of Sevenoaks District population were in employment in 2001.
- The most common occupations within the district are the Managerial and Professional occupations.
- Since 2001 Sevenoaks District has had a lower percentage of jobseekers allowance claimants than in the South East and Kent.
- In April 2010, Sevenoaks District had the second lowest Unemployment percentage in Kent.
- The average income within the district is much higher than the Kent, South East and England averages.
- A high proportion of Sevenoaks residents use trains as their means of travelling to work, more than three times the South East average.
- 45% of the resident workforce in Sevenoaks live and work in the district, 20% commute to Inner London and 15% commute to other Kent authorities.

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<sup>1</sup> South East Plan Strategy based forecasts (Sept09) KCC

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- 55% of the workplace population in Sevenoaks live and work in the district, 25% commute from Kent authorities and 10% commute from the Outer London Boroughs.
  - Sevenoaks District has the second lowest level of deprivation amongst adjoining authorities and is the 59<sup>th</sup> lowest in the Country

### **Households**

- More than half of Sevenoaks households contain a married couple, a percentage much higher than in Kent, South East and England. The number of households with married couples is set to decline and the number of co-habiting households are expected to increase.
- One person households are forecast to increase by 60%.
- 76% of households are owner occupiers, higher than the county, regional and national averages.

### **Housing**

- Sevenoaks District has a high proportion of detached dwellings, higher than in Kent, the South East and England.
- The district has a higher level of caravans, mobile or temporary structures than in Kent, South East and England.
- Dwellings in Sevenoaks District have a higher average number of rooms than in Kent, South East and England.
- Sevenoaks District average house prices are substantially higher than in Kent, the South East and England.
- Sevenoaks District Council does not own any social housing stock but has a supply of up to 7265 affordable dwellings through local registered social landlords.

### **Historic and Cultural Heritage**

- Sevenoaks District has 17 nationally listed Historic Parks and Gardens
- The district has 40 conservation areas and 2112 nationally listed buildings.

### **Green Space**

- 93% of the district is designated Green Belt with 60% designated as an Area of Outstanding Natural Beauty.
- Sevenoaks District has 17 Sites of Special Scientific interest and 57 Local Wildlife Sites.

## 2 POPULATION

### Current Population

Table 2.1 outlines the population of Sevenoaks District and it's adjoining authorities.

**Table 2.1: Population of Sevenoaks District and Neighbouring Authorities**

|                              | Total     | Male  | Female | Density<br>(person/ha) |
|------------------------------|-----------|-------|--------|------------------------|
| <b>Sevenoaks</b>             | 109,305   | 48.4% | 51.6%  | 2.96                   |
| <b>Kent</b>                  | 1,579,206 | 48.6% | 51.4%  | 4.23                   |
| <b>South East</b>            | 8,000,645 | 48.8% | 51.2%  | 4.20                   |
| <b>Tonbridge and Malling</b> | 107,561   | 48.9% | 51.1%  | 4.48                   |
| <b>Tunbridge Wells</b>       | 104,030   | 48.1% | 51.9%  | 3.14                   |
| <b>Gravesham</b>             | 95,717    | 49.0% | 51.0%  | 9.67                   |
| <b>Dartford</b>              | 85,911    | 49.0% | 51.0%  | 11.81                  |
| <b>Tandridge</b>             | 79,267    | 48.1% | 51.9%  | 3.19                   |
| <b>Wealden</b>               | 140,023   | 47.6% | 52.4%  | 1.68                   |
| <b>Bexley</b>                | 218,307   | 48.2% | 51.8%  | 36.05                  |
| <b>Bromley</b>               | 295,532   | 48.0% | 52.0%  | 19.68                  |

Source: Census 2001

- In 2001 the resident population of Sevenoaks District was 109,305.
- Kent County Council population forecast<sup>2</sup> estimated that the population rose to 113,700 in 2006.
- In the 2001 census, Sevenoaks has the 6<sup>th</sup> largest population of the 12 Kent authorities and is similar in population size to Tonbridge and Malling and Tunbridge Wells.
- Sevenoaks District has the lowest population density amongst it's adjoining authorities and the third lowest in Kent. This low density is a result of the largely rural nature of the district and the large amount of Green Belt land of which 93% of the district is covered which restricts urban sprawl.

### Forecast Population Changes

Sevenoaks District is required to provide on average 165 new dwellings per annum as set out in the South East Plan. Kent County Council has used these housing provisions to produce population forecast projections.

<sup>2</sup> South East Plan Strategy based forecasts (Sept 09) KCC

**Table 2.2: Population Forecasts for Sevenoaks District and Kent**

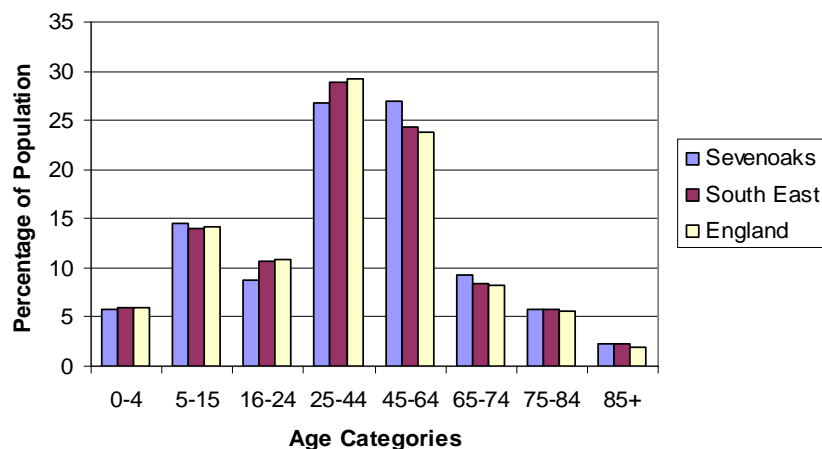
|                           | 2006    | 2011    | 2016    | 2021    | 2026    |
|---------------------------|---------|---------|---------|---------|---------|
| <b>Sevenoaks</b>          | 113700  | 113400  | 114000  | 114600  | 115900  |
| <b>% increase on 2001</b> | +4%     | +3.8%   | +4.3%   | +4.8%   | +6.0%   |
| <b>Kent</b>               | 1634600 | 1691100 | 1737900 | 1787600 | 1843300 |
| <b>% increase on 2001</b> | +3.5%   | +7.1%   | +10.0%  | +13.2%  | +16.7%  |

Source: South East Plan Strategy based forecasts (Sept09) KCC

- The population of Sevenoaks District is forecast to increase by 6.0% during the period from 2001 to 2026.
- This increase in population is less than the projected population change in Kent which is projected to increase by 16.7% over the same period.

### Population Age Structure

The age structure of the population of Sevenoaks District is weighted slightly towards the older ages resulting in slightly higher numbers of people 45+ compared with the population averages of the South East and England as shown in figure 2.1.

**Figure 2.1: Sevenoaks District Population Age Structure**

Source: Census 2001

- The average age of the population of Sevenoaks District in 2001 was 41, this is marginally higher than the average for Kent (40), the South East (39) and England (38).
- Sevenoaks has a lower number of residents within the 16-44 age range, particularly in the 16-24 age band than at county, regional and national levels this is also shown in figure 2.1.
- Consequently Sevenoaks District has a higher number of residents in the 45-64 age band.

## Population Age Structure Forecasts

Kent County Council population forecasts project how the age structure of Sevenoaks District will change over the period up to 2026 using the South East Plan annual housing provision.

**Table 2.3: Sevenoaks District Population Forecast Age Structure**

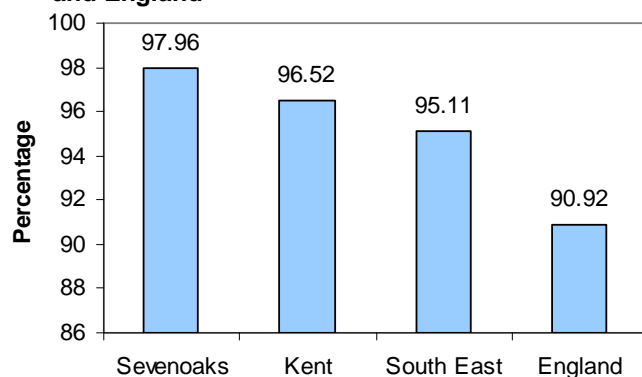
|              | 2001    | 2006    | 2011    | 2016    | 2021    | 2026    | 2001-2026<br>% change |
|--------------|---------|---------|---------|---------|---------|---------|-----------------------|
| <b>0-15</b>  | 20.3%   | 19.7%   | 19.8%   | 19.7%   | 19.7%   | 19.2%   | +0.08%                |
| <b>16-24</b> | 8.7%    | 9.2%    | 8.6%    | 8.9%    | 8.2%    | 9.0%    | 9.15%                 |
| <b>25-44</b> | 26.8%   | 26.3%   | 23.6%   | 21.2%   | 20.8%   | 19.8%   | -21.69%               |
| <b>45-64</b> | 27.0%   | 27.2%   | 28.6%   | 28.2%   | 28.0%   | 26.9%   | 5.58%                 |
| <b>65-84</b> | 15.0%   | 15.1%   | 16.4%   | 18.2%   | 18.8%   | 19.9%   | 40.51%                |
| <b>85+</b>   | 2.2%    | 2.5%    | 3.0%    | 3.8%    | 4.5%    | 5.2%    | 154%                  |
| <b>65+</b>   | 17.2%   | 17.6%   | 19.4%   | 22.0%   | 23.3%   | 25.1%   | 54.78%                |
| <b>Total</b> | 109,305 | 113,700 | 113,400 | 114,000 | 114,600 | 115,900 | 6.00%                 |

Source: South East Plan Strategy based forecasts (Sept09) KCC and Census 2001

- The forecast changes in age structure suggests that over the period 2001 to 2026 the number of residents aged 25-44 will decline significantly by more than 20% causing the overall number of people of working age to decrease.
- The number of people of retirement age will increase dramatically by over 50% with the greatest increase in the 85+ age band (154% by 2026).

## Population by Country of Birth and Ethnicity

**Figure 2.2: The Percentage of “White” Population in Sevenoaks District, Kent, the South East and England**



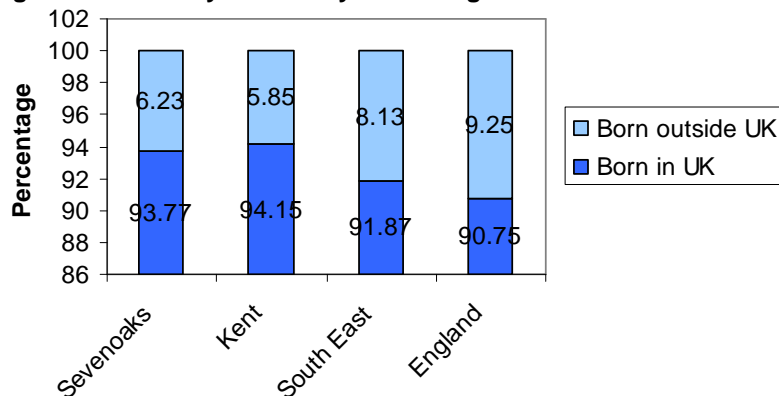
Source: Census 2001

- 97.96% of the resident population of Sevenoaks District identify themselves as white. This is higher than the county, regional and national averages.
- The next largest ethnic group (which is below 1% of the population) identify themselves as having mixed ethnicity.



- Comparatively the second largest ethnic group in Kent, the South East and England is Asian or Asian British.
- Therefore Sevenoaks District does not reflect the ethnic mix at county, regional or at national level.

**Figure 2.3: Country of Birth by Percentage**



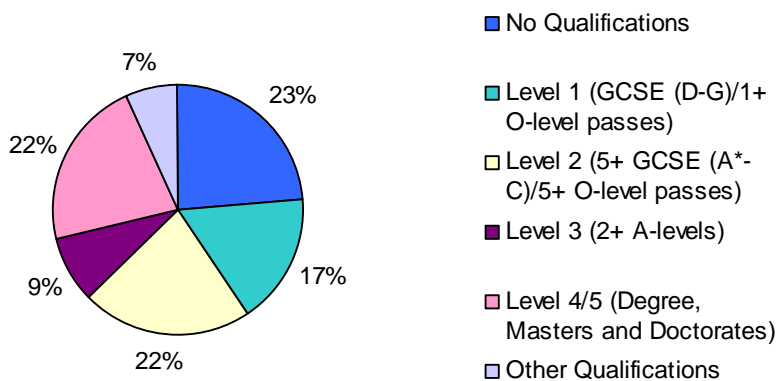
Source: Census 2001

- 93.8% of the population of Sevenoaks District were born within the UK. This is slightly lower than the Kent average (94.2%) and higher than the regional and national averages.
- The majority of those born outside the UK were born in Europe.

### Population by Qualification

There are five levels of qualification which were measured by the census.

**Figure 2.4: Percentage Qualifications of Sevenoaks District Population aged 16-74**



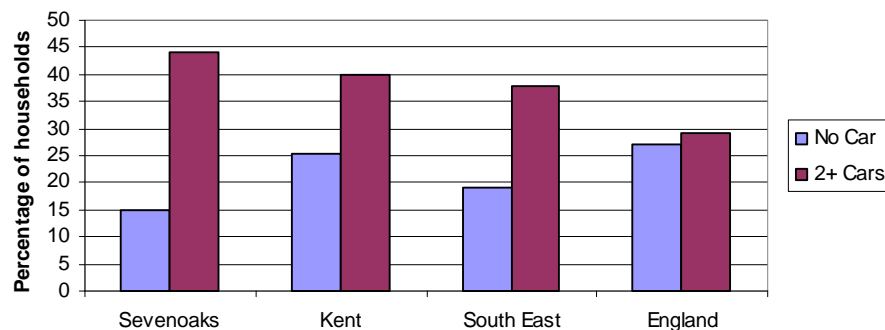
Source: Census 2001

- The population of Sevenoaks District aged 16-74, on average are better qualified than in Kent and England, more similar to the regional average qualification level.

- 22.16% of the population of Sevenoaks District aged 16-74 have qualifications to degree or above. This level of qualification is achieved by 16.02% of the Kent population, 21.75% in the South East and 19.90% in England.
- About a quarter of the district's residents have no qualifications this is again similar to that in the South East but is lower than the average for Kent and England (approx. 30%).

### Car Ownership

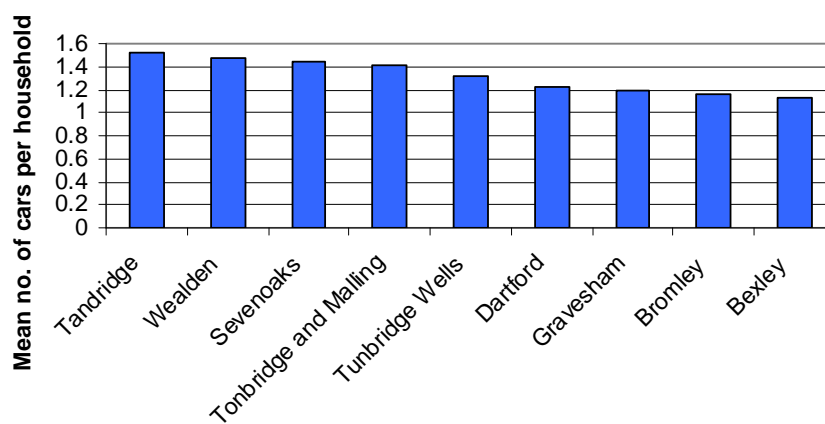
**Figure 2.5: Car Ownership by Household**



Source: Census 2001

- Sevenoaks District has a high level of car ownership compared to the county, regional and national averages.
- 44% of the district population has 2 or more cars this is higher than in Kent (40%), the South East (38%) and England (29%).

**Figure 2.6: Mean Number of Cars per Household**



Source: Census 2001

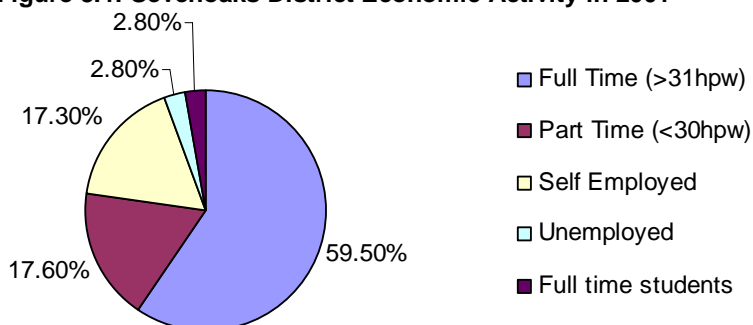
- Sevenoaks District has one of the highest mean number of cars per household amongst its adjoining authorities with only Tandridge and Wealden with higher averages.
- This high level of car ownership may be due to the rural nature of the district and the relative affluence of its residents.

### 3 ECONOMY AND EMPLOYMENT

#### Economic Activity

According to the ONS Annual Population Survey the Economic activity rate for July 08-Jun09 was 80.4%. Both Kent and the South East had a higher economic activity rate (81.5% and 82.4% respectively) with the rate in England slightly lower (78.9%).

**Figure 3.1: Sevenoaks District Economic Activity in 2001**

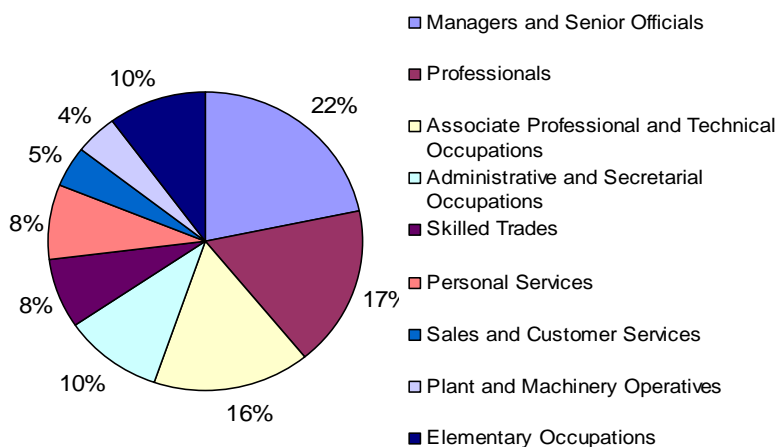


Source: Census 2001

- At the time of the 2001 census 97.2% of the economically active population of Sevenoaks District were in work or full time education.
- 2.8% of the economically active population were unemployed.

#### Occupation

**Figure 3.2: Sevenoaks District Occupation Groups July 08- Jun 09**



Source: NOMIS Annual Population Survey Jul 08-Jun09

- The majority of the economically active population within Sevenoaks District work in the Professional and Managerial occupations (21.7% and 17.4% respectively). This may be due to the district's proximity to London as well as the high average level of qualifications within the district.
- The percentage of workers in the Professional occupations is much higher than the Kent (12.1%), South East (14.6%) and England (13.4%) averages.

- Sevenoaks District is lower than average for Kent, South East and England for the majority of the sectors including Sales and Customer Services, Plant and Machinery Operative occupations and Administration and Secretarial occupations.

**Table 3.1: Employment by Sector as a Percentage of Total Employees**

|  | Sevenoaks | Kent  | South East | England |
|--|-----------|-------|------------|---------|
| <b>Agriculture, hunting and forestry</b>                       | 2%        | 2%    | 1%         | 1%      |
| <b>Fishing</b>   | 0.00%     | 0.02% | 0.02%      | 0.02%   |
| <b>Mining and Quarrying</b>                                    | 0.3%      | 0.2%  | 0.2%       | 0.3%    |
| <b>Manufacturing</b>   | 11%       | 12%   | 12%        | 15%     |
| <b>Electricity, gas and water supply</b>                       | 0.4%      | 0.8%  | 0.7%       | 0.7%    |
| <b>Construction</b>  | 8%        | 9%    | 7%         | 7%      |
| <b>Wholesale and retail trade, repairs</b>                     | 16%       | 17%   | 16%        | 17%     |
| <b>Hotels and restaurants</b>                                  | 3%        | 4%    | 4%         | 5%      |
| <b>Transport, storage and communications</b>                   | 7%        | 8%    | 8%         | 7%      |
| <b>Financial intermediation</b>                                | 9%        | 6%    | 5%         | 5%      |
| <b>Real estate, renting and business activities</b>            | 16%       | 12%   | 16%        | 13%     |
| <b>Public administration and defence, social security</b>      | 5%        | 6%    | 6%         | 6%      |
| <b>Education</b>   | 8%        | 8%    | 8%         | 8%      |
| <b>Health and social work</b>                                  | 8%        | 10%   | 10%        | 11%     |
| <b>Other community, social and personal service activities</b> | 6%        | 5%    | 5%         | 5%      |
| <b>Private households with employed persons</b>                | 0.3%      | 0.1%  | 0.2%       | 0.1%    |
| <b>Extra-territorial organisations and bodies</b>              | 0.03%     | 0.02% | 0.03%      | 0.06%   |

Source: Census 2001

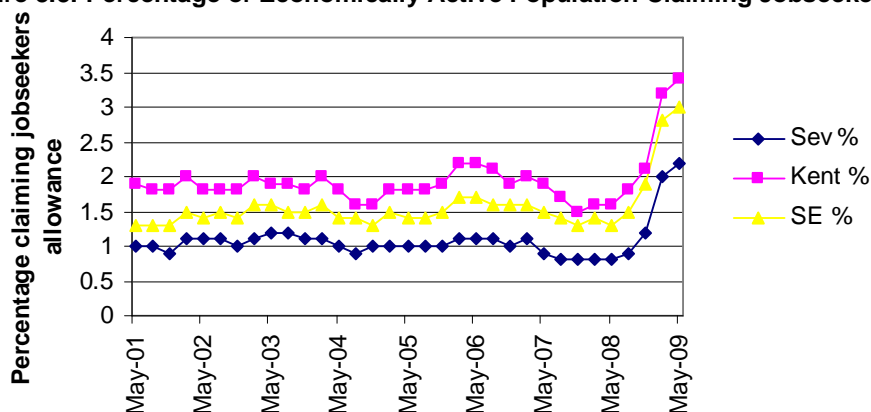
- The real estate, renting and business activities features top of the Sevenoaks employment industry due to the high number of the resident workforce employed within the business sector. The retail trades sector is also highly represented within Sevenoaks District, this is also the case in Kent, the South East and England.

## Unemployment

Unemployment rates can be studied by looking at the percentage of an economically active population that are claiming jobseekers allowance. However the data is likely to

understate the true level of unemployment as it excludes those in long term unemployment or people whose partners are working and are not eligible for benefit.<sup>3</sup>

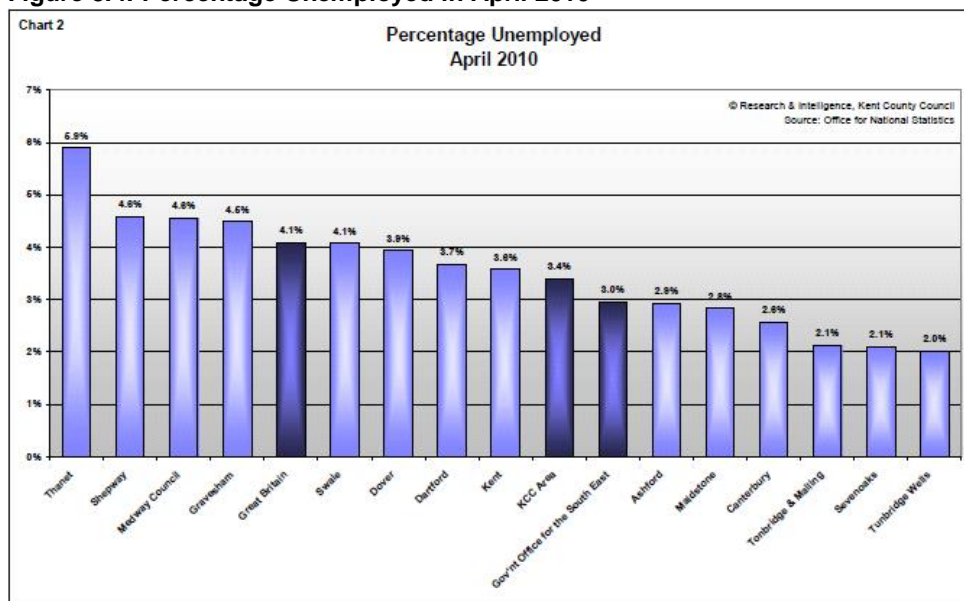
**Figure 3.3: Percentage of Economically Active Population Claiming Jobseekers Allowance**



Source: NOMIS official labour market statistics, ONS

- Since the 2001 Census (and beforehand) Sevenoaks District has had a lower percentage of jobseekers allowance claimants than in Kent and the South East.
- Since May 2008 the unemployment percentage in Sevenoaks, Kent and the South East has risen significantly due to the worldwide economic climate.

**Figure 3.4: Percentage Unemployed in April 2010**



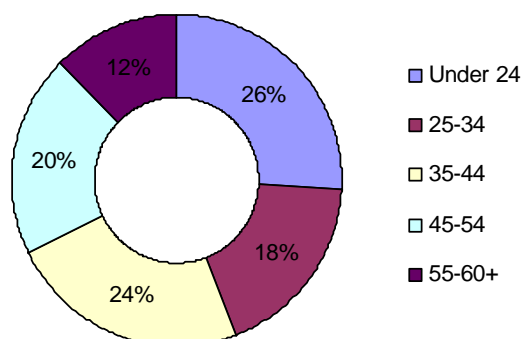
Source: Percentage of people claiming unemployment benefits in Kent districts compared to regional and national percentages. April 2010, KCC

- Sevenoaks District had the second lowest unemployment percentage amongst all the local authorities in Kent and lower than the county, regional and national averages.

<sup>3</sup> Strategic Housing Market Assessment for West Kent, December 2008

- In April 2010, 2.1% of the Sevenoaks District working population were unemployed. 1.5% below Kent and 0.9% below the South East.

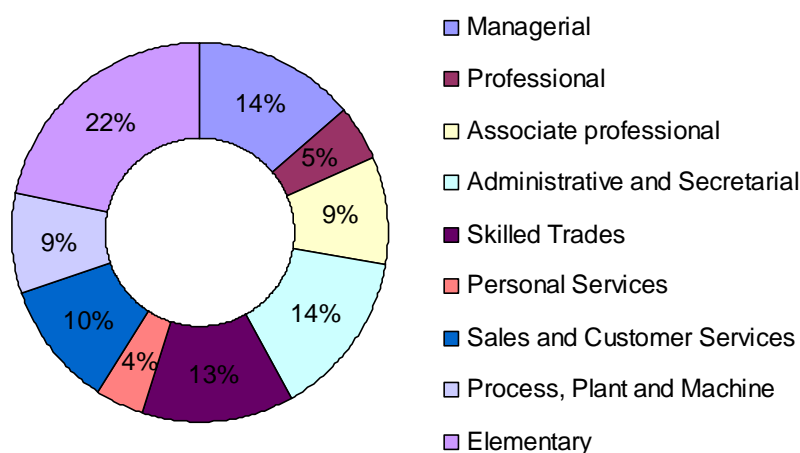
**Figure 3.5: Unemployment by Age Group May 2009**



Source: KCC Change in unemployment characteristics in Kent July 2009

- Unemployment is highest in the under 24 age range although the total percentage spread of unemployment is fairly even across the age ranges.

**Figure 3.6: Unemployment by Occupation May 2009**

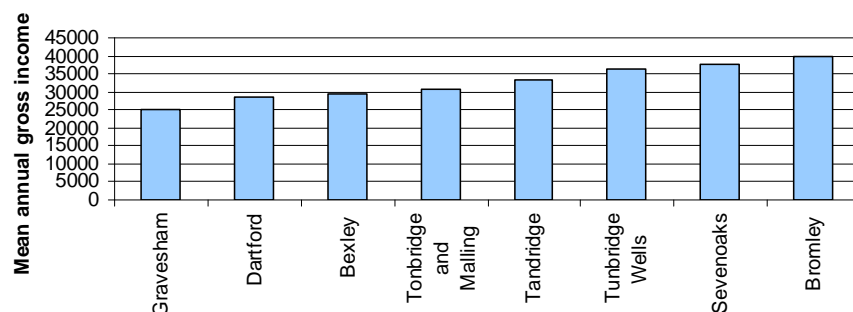


Source: KCC Change in unemployment characteristics in Kent July 2009

- 22% of those unemployed within the economically active population of Sevenoaks district are from the Elementary occupations.
- From May 2008-2009 the greatest increase in unemployment levels was also in the Elementary occupations (+0.27%) followed by the Managerial and Administration occupations (+0.21%).
- Of all the Kent Local Authorities Sevenoaks, along with Tonbridge and Malling, had the largest growth in the percentage of unemployment from the Managerial occupations.
- Sevenoaks had the lowest percentage change in unemployment in the Sales and Customer Services and the Process, Plant and Machine occupations.

## Average Income

Figure 3.7: Average Annual Income 2009



Source: Annual Survey of Hours and Earnings 2009

- Sevenoaks District has a relatively high average annual income (£37,800). Compared with its adjoining authorities, only Bromley has higher (£39,600).
- Sevenoaks has a much higher average annual income than in the South East (£30,100) and England (£27,100).
- The high income within the district may be due to the bias towards higher paid occupations and higher than average house prices which restrict lower earners.

## Travel to Work

Table 3.2: Methods of Travel to Work

|   | Sevenoaks | Kent  | South East | England |
|---|-----------|-------|------------|---------|
| <b>Underground, Metro, Light rail or Tram</b> | 0.2%      | 0.1%  | 0.2%       | 3.2%    |
| <b>Train</b>                                  | 16.3%     | 7.5%  | 5.6%       | 4.2%    |
| <b>Bus, Mini-Bus or Coach</b>                 | 2.0%      | 4.1%  | 4.4%       | 7.5%    |
| <b>Motorcycle, Scooter or Moped</b>           | 1.3%      | 1.2%  | 1.1%       | 1.1%    |
| <b>Car/Van Driver</b>                         | 55.4%     | 58.0% | 59.2%      | 54.9%   |
| <b>Car/Van passenger</b>                      | 4.4%      | 6.5%  | 5.7%       | 6.1%    |
| <b>Taxi or Minicab</b>                        | 0.4%      | 0.5%  | 0.4%       | 0.5%    |
| <b>Bicycle</b>                                | 0.9%      | 1.9%  | 3.1%       | 2.8%    |
| <b>Walk</b>                                   | 7.3%      | 10.4% | 9.9%       | 10.0%   |
| <b>Other</b>                                  | 0.4%      | 0.5%  | 0.5%       | 0.5%    |
| <b>Work from Home</b>                         | 11.4%     | 9.4%  | 9.9%       | 9.2%    |

Source: Census 2001

- The majority of people in Sevenoaks travel to work by car. This trend is also seen across Kent, the South East and England.

- A high proportion of Sevenoaks District workers used the train to travel to work. This is due to the close proximity of the district to London as well as good to excellent rail connections in parts of the district. For example, Sevenoaks and Swanley have frequent services to London as well as a relatively frequent service linking the two stations.
- Only a small proportion of workers use the Bus or a Bicycle to travel to work. Both percentages are lower in Sevenoaks District than in Kent, the South East and England.
- A high percentage of workers in Sevenoaks also choose to work at home. This is higher than the county, regional and national average.

### Journey to Work

Sevenoaks District has a resident workforce of 52,070 and a workplace population (people who work in the district) of 43,020. Therefore the district is an exporter of workers to surrounding areas with the resident workforce exceeding the workplace population by 9050.

**Table 3.3: Journey to Work**

|                                 | Commuting From Sevenoaks | Commuting to Sevenoaks |
|---------------------------------|--------------------------|------------------------|
| <b>Kent (1)</b>                 | <b>7904</b>              | <b>10,620</b>          |
| Dartford                        | 3130                     | 1643                   |
| Gravesham                       | 648                      | 1023                   |
| Maidstone                       | 516                      | 945                    |
| Medway                          | 368                      | 1056                   |
| Tonbridge and Malling           | 1821                     | 3343                   |
| Tunbridge Wells                 | 1131                     | 1917                   |
| <b>Outer London</b>             | <b>6917</b>              | <b>4303</b>            |
| Bexley                          | 2099                     | 1126                   |
| Bromley                         | 3136                     | 2368                   |
| Croydon                         | 691                      | 364                    |
| <b>Inner London<sup>4</sup></b> | <b>10,494</b>            | <b>887</b>             |
| Camden                          | 737                      | 18                     |
| City of London                  | 2652                     |                        |
| Greenwich                       | 699                      | 389                    |
| Lewisham                        | 577                      | 242                    |
| Southwark                       | 928                      | 57                     |
| Tower Hamlets                   | 947                      | 31                     |
| Westminster                     | 2460                     | 12                     |
| <b>Rest of South East</b>       | <b>2312</b>              | <b>2901</b>            |
| Tandridge                       | 694                      | 740                    |
| Wealden                         | 138                      | 678                    |
| <b>Other (2)</b>                | <b>993</b>               | <b>859</b>             |
| East of England                 | 581                      | 513                    |

Source: Nomis, Census 2001 – UK travel flows

<sup>4</sup> London Boroughs of Camden, Greenwich, Hackney, Hammersmith and Fulham, Islington, Kensington and Chelsea, Lambeth, Lewisham, Southwark, Tower Hamlets, Wandsworth and Westminster



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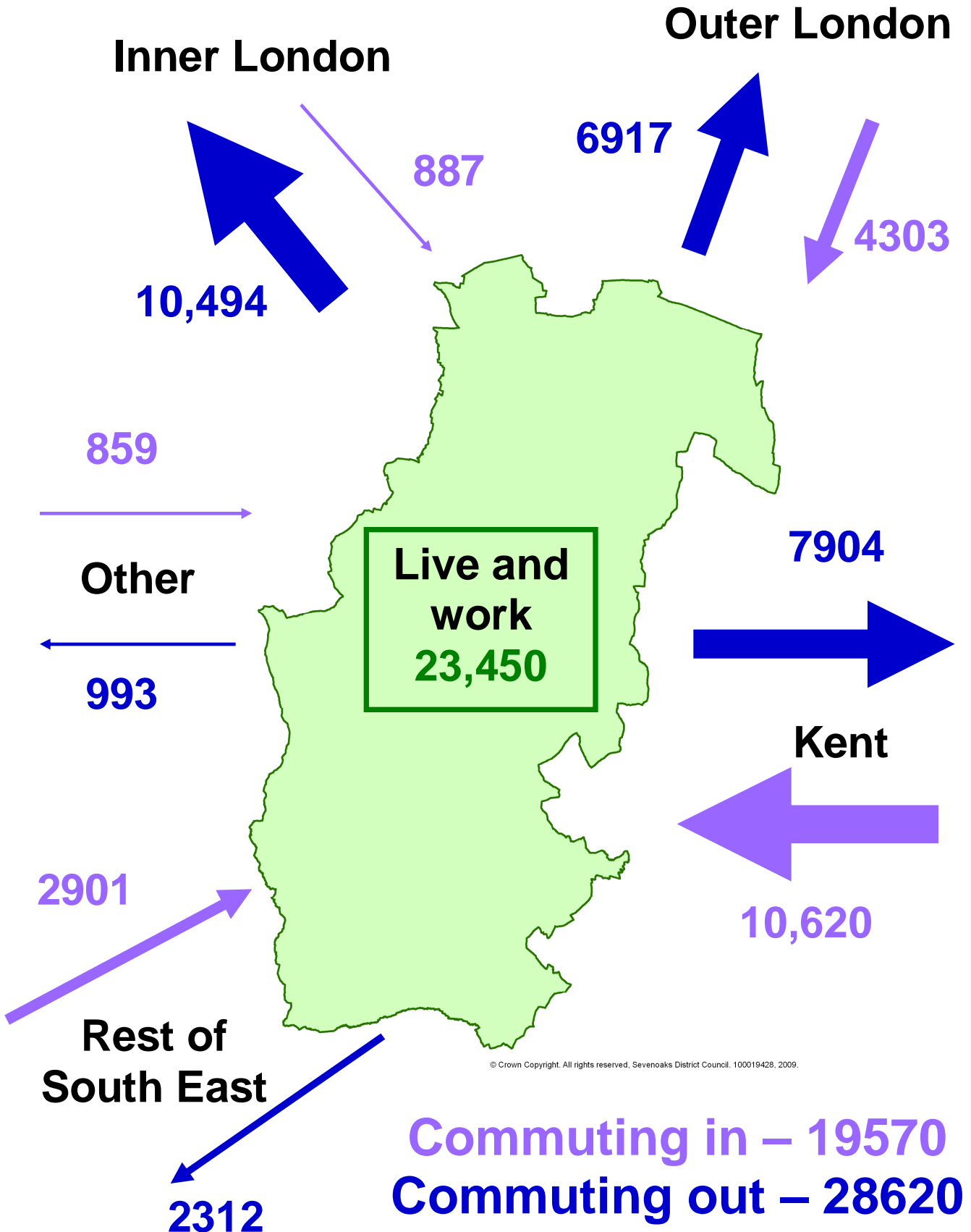
Table 3.3 Notes: Figures for individual Districts only listed if individual flow to or from Spelthorne exceeds 500.

(1) All Kent Districts excluding Sevenoaks

(2) Includes rest of UK, offshore and outside UK.

- 55.0% of the resident workforce commutes out of the district including 20.2% commuting to the Inner London Boroughs, 15.2% to other Kent authorities and 13.3% to the Outer London Boroughs.
- The most popular local authority is Bromley into which 3136 workers commute from Sevenoaks District every day. This is closely followed by Dartford (3130), City of London (2652), Westminster (2460) and Bexley (2099).
- Almost 25% of the resident workforce commute into the eight adjoining authorities. 2% of the resident workforce in Sevenoaks work outside of the South East and London local authorities with 1% working in the East of England region.
- 45.5% of the workplace population of Sevenoaks District originate from outside the district including 24.7% from other Kent authorities and 10.0% from the Outer London Boroughs.
- The most popular local authority from which commuters originate is Tonbridge and Malling (3343). The next is Bromley (2368), then Tunbridge Wells (1917) and Dartford (1643).
- 30% of the workplace population in Sevenoaks come into the district from the eight adjacent authorities.

Figure 3.8: Journey to Work into and out of Sevenoaks District



## Indices of Multiple Deprivation

- Sevenoaks District is within the top 20% least deprived local authorities in the country and ranks 295 out of the 354 local authorities. (1<sup>st</sup> being most deprived and 354<sup>th</sup> being least deprived).
- The district has the second lowest level of deprivation (10.34) within it's adjoining authorities and the lowest in Kent.

**Table 3.4: Indices of Multiple Deprivation**

|                              | <b>Average Score</b><br>(higher score denotes<br>greater deprivation) | <b>Rank of Average Score</b> |
|------------------------------|---|------------------------------|
| <b>Sevenoaks</b>             | 10.34   | 295                          |
| <b>Tonbridge and Malling</b> | 10.95   | 281                          |
| <b>Tunbridge Wells</b>       | 11.45   | 273                          |
| <b>Dartford</b>              | 16.65   | 186                          |
| <b>Gravesham</b>             | 20.37   | 142                          |
| <b>Tandridge</b>             | 8.49  | 324                          |
| <b>Wealden</b>               | 10.86   | 284                          |
| <b>Bexley</b>                | 16.21   | 194                          |
| <b>Bromley</b>               | 14.36   | 228                          |

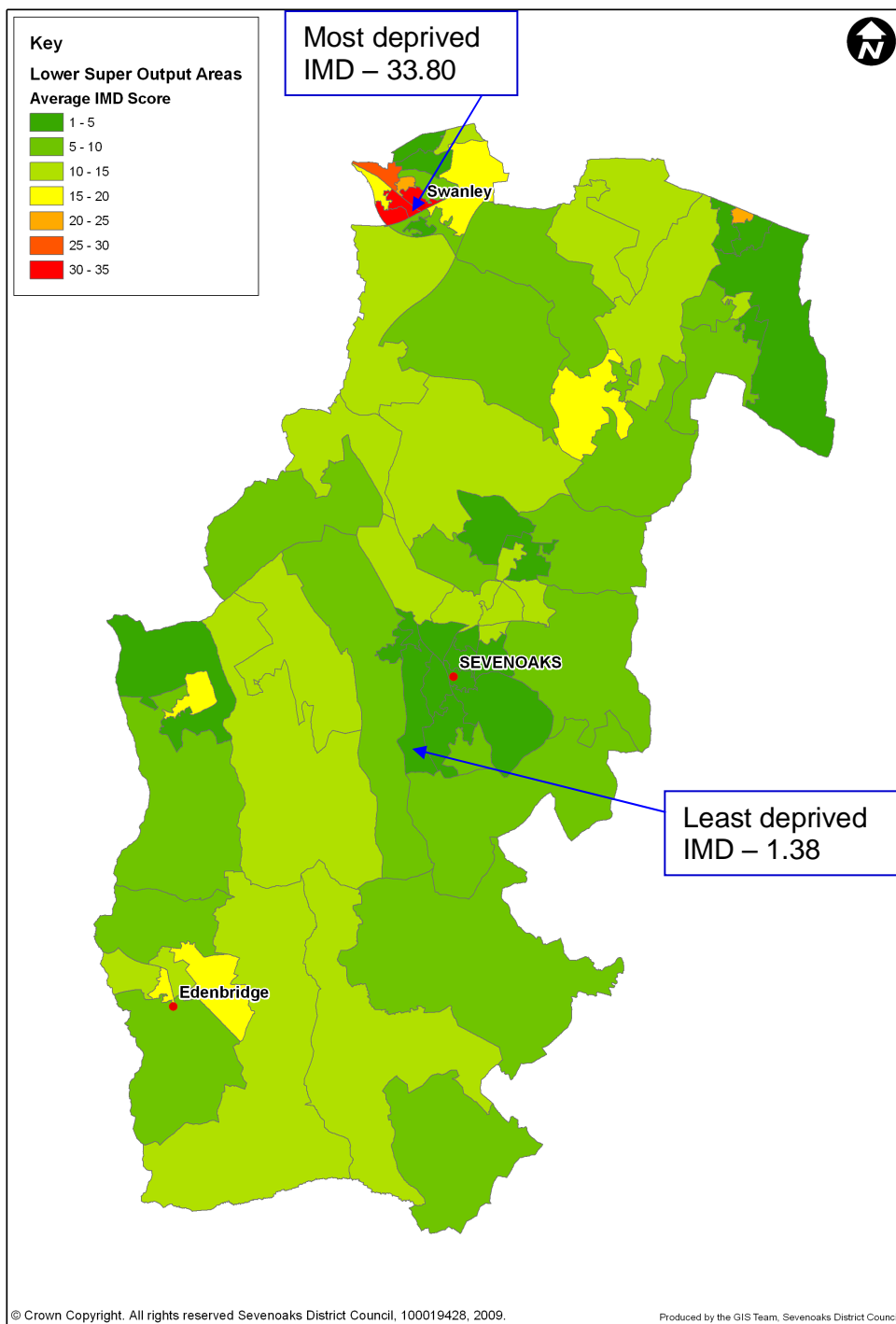
*Source: Indices of Deprivation 2007, Communities and Local Government*

- Kent has an average score of 16.99 and is ranked 104 out of 149 County, London Borough and City (top 30% least deprived). Almost all of the Sevenoaks District adjoining local authorities which lie in Kent score better than this average.
- The UK average score is 18.99, Sevenoaks and most of it's adjoining authorities are well below this level.

Out of the 32482 Lower Layer Super Output areas across the country the least deprived area in Sevenoaks has the 51<sup>st</sup> lowest score and the most deprived area has the 25794<sup>th</sup> lowest score.

Figure 3.9 shows the levels of deprivation across the district.

Figure 3.9: Indices of Multiple Deprivation by Lower Layer Super Output Area across Sevenoaks District



Source: Indices of Deprivation 2007, Communities and Local Government

- 32 out of the 74 lower layer super output areas (LSOAs), for which deprivation is measured across the district, have higher levels of deprivation than the district average.
- 6 out of the 74 areas have higher levels of deprivation than the UK average. 5 of these LSOAs lie within the parish of Swanley and are in the top 1/3 most deprived across the country (2 fall within the top 25% most deprived). The 6<sup>th</sup> area is within the ward of Hartley and Hodsoll street.
- The most deprived area in the district is within the ward of Swanley St. Marys and the least deprived is within the ward of Dunton Green and Riverhead as shown on Figure 3.9.
- It is clear from Figure 3.9 that there are pockets of high and low levels of deprivation within the district.
- For example, the LSOAs surrounding Sevenoaks Town Centre are the least deprived in the district with all areas within the top 10% least deprived in the country.

## 4 HOUSEHOLDS

### Current Household Size and Composition

- In 2001 there were 44,364 households in Sevenoaks District.<sup>5</sup>
- The average household size was 2.43 and varied across the district. The ward of Ash has the largest household size with an average of 2.67, Sevenoaks Town has the smallest household size with 2.16.
- All of the adjoining authorities around Sevenoaks District have a similar average household size, with Tonbridge and Malling having the largest at 2.49 and the smallest at 2.33 in Bromley.

**Table 4.1: Household Composition**

|                   | <b>Married</b> | <b>Co-habiting</b> | <b>Lone Parent</b> | <b>One Person</b> | <b>Multi-person</b> |
|-------------------|----------------|--------------------|--------------------|-------------------|---------------------|
| <b>Sevenoaks</b>  | 56.2%          | 8.2%               | 8.1%               | 26.1%             | 1.5%                |
| <b>Kent</b>       | 50.6%          | 9.7%               | 9.6%               | 28.0%             | 2.1%                |
| <b>South East</b> | 50.4%          | 9.5%               | 8.7%               | 28.5%             | 2.9%                |
| <b>England</b>    | 47.3%          | 9.1%               | 10.5%              | 30.1%             | 3.0%                |

Source: Census 2001

- Sevenoaks District has a higher percentage of households containing married couples than in Kent, the South East and England.
- Consequently the percentage of all other types of household are lower than in Kent, the South East and England.

### Forecast Household Size and Composition

**Table 4.2: Forecast Number of Households**

|                           | <b>2006</b> | <b>2011</b> | <b>2016</b> | <b>2021</b> | <b>2026</b> |
|---------------------------|-------------|-------------|-------------|-------------|-------------|
| <b>Sevenoaks</b>          | 46900       | 47800       | 48600       | 49400       | 50200       |
| <b>% increase on 2001</b> | +5.72%      | +7.75%      | +9.56%      | +11.35%     | +13.15%     |
| <b>Kent</b>               | 683500      | 717700      | 752000      | 786300      | 820600      |
| <b>% increase on 2001</b> | +25.01%     | +31.27%     | +37.18%     | +43.82%     | +50.09%     |

Source: South East Plan Strategy based forecasts (Sept09) KCC

- There is a greater percentage increase in the total number of households than the increase in the district population. This is due to the increase in smaller households.
- The average household size within Sevenoaks District is forecast to decrease to 2.27 by 2026.

<sup>5</sup> Census 2001

**Table 4.3: Forecast Household Composition and Percentage Change from 2001**

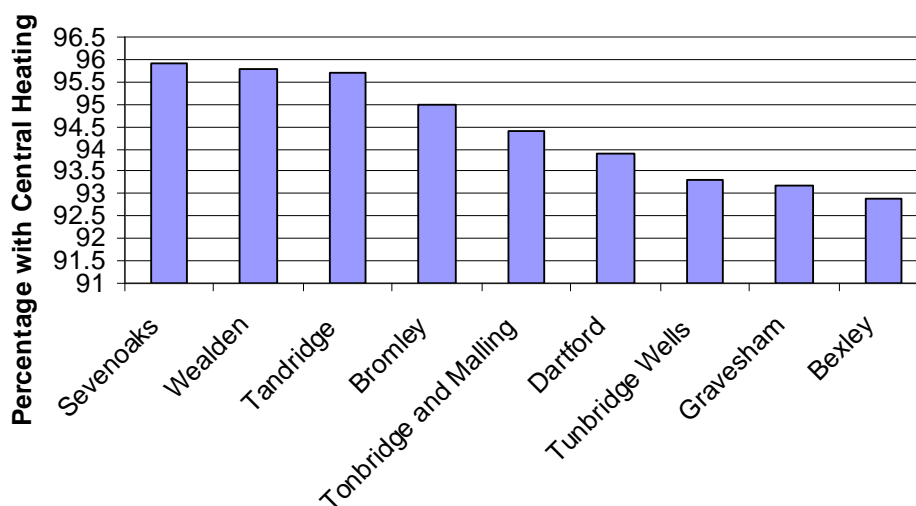
|                           | 2001  | 2006  | 2011  | 2016  | 2021  | 2026  | 2001-2026 % change |
|---------------------------|-------|-------|-------|-------|-------|-------|--------------------|
| <b>Married Couple</b>     | 56.2% | 52.4% | 48.7% | 45.7% | 43.1% | 40.8% | -18.0%             |
| <b>Co-habiting Couple</b> | 8.5%  | 9.3%  | 10.3% | 10.7% | 11.3% | 11.7% | +68.6%             |
| <b>Lone Parent</b>        | 8.1%  | 5.3%  | 5.4%  | 5.4%  | 5.1%  | 5.0%  | +19.0%             |
| <b>One Person</b>         | 26.1% | 28.1% | 30.8% | 33.4% | 35.8% | 38.0% | +64.7%             |
| <b>Other Multi-Person</b> | 1.5%  | 4.9%  | 4.8%  | 4.8%  | 4.7%  | 4.5%  | +6.3%              |

Source: South East Plan Strategy based forecasts (Sept09) KCC and Census 2001

- The number of households with a married couple is set to decline by up to 18% in 2026 with the number of co-habiting couple household increasing by 69%.
- The number of one person households is also expected to increase substantially by 65%. This accounts for the greater increase in the number of households than the increase in population.

### Household Amenities

The majority of households in Sevenoaks District have central heating.

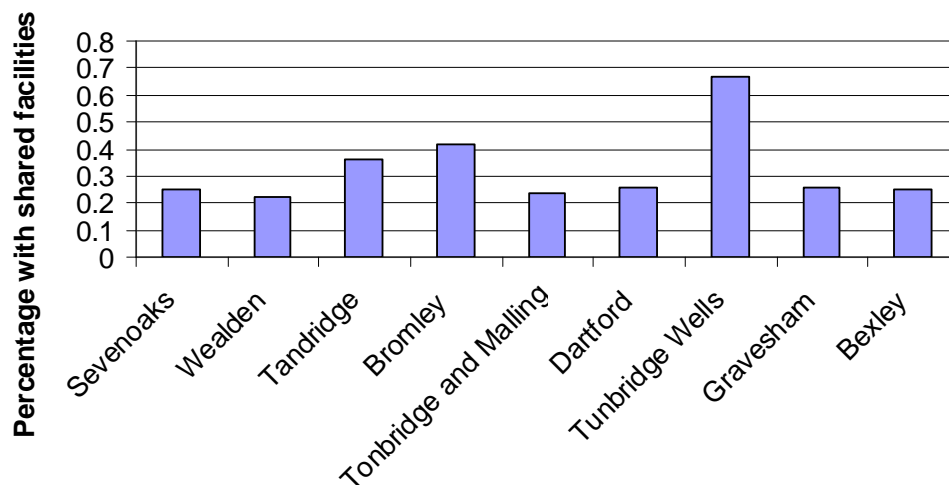
**Figure 4.1: Percentage of Households with Central Heating**

Source: Census 2001

- Sevenoaks has the highest percentage of households with central heating amongst its adjoining authorities (96%).

- Sevenoaks has a higher percentage of properties with central heating than the county (93%), regional (94%) and national (91.5%) averages.

**Figure 4.2: Percentage of Households with Shared Bathroom Facilities**

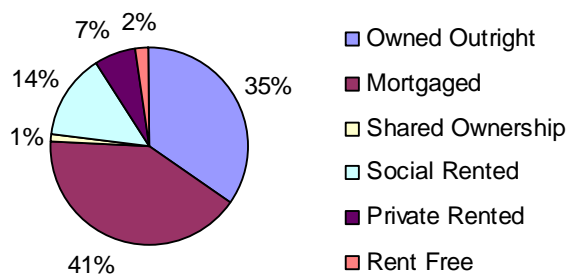


Source: Census 2001

- Sevenoaks has a low percentage of households with shared bathroom facilities (0.25%), the third lowest amongst its adjoining authorities.
- The percentage of households with shared facilities in Sevenoaks is also much lower than the county, regional and national averages (0.49%).

## Housing Tenure

**Figure 4.3: Housing Tenure for Sevenoaks District**



Source: Census 2001

- 76% of Sevenoaks households are occupied by owners, with 35% owning the property outright and 41% owned with mortgages. This is higher than the Kent and South East average (73%) and much higher than the England average (68%).
- The amount of socially rented households in Sevenoaks District is at the same level as the South East average (14%) and slightly below the Kent average (14.5%). The national average is higher at 19%.

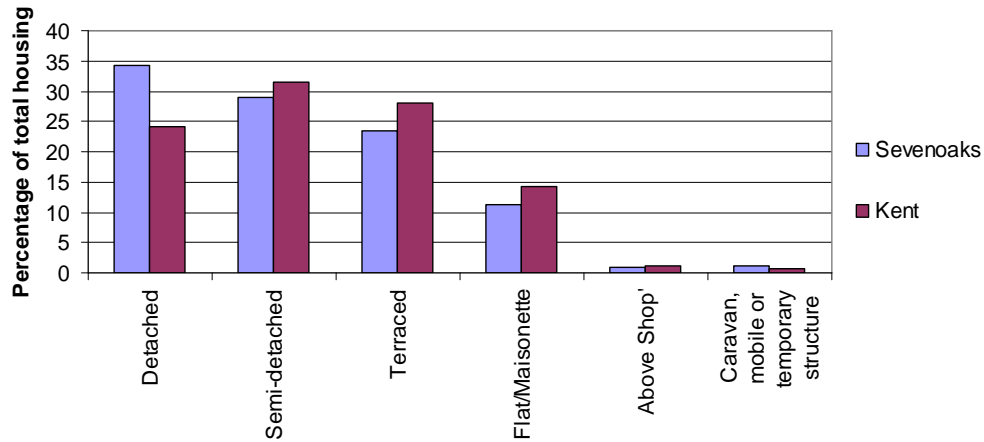


- The levels of private renting within Sevenoaks District (7%) is lower than the county, regional and national averages (10%).

## 5 HOUSING

### Dwelling Stock and Type

Figure 5.1: Housing Type within Sevenoaks District and Kent County

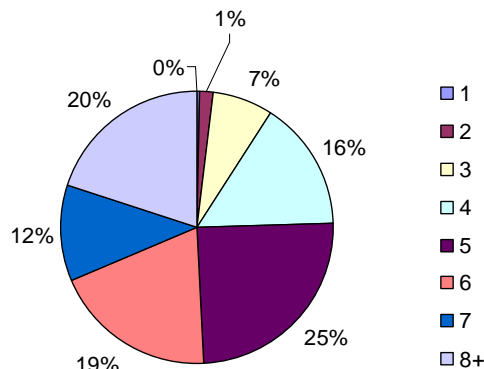


Source: Census 2001

- Sevenoaks District has a high proportion of detached housing (34%), higher in Kent (24%), the South East (29%) and England (22.5%).
- The district has a lower percentage of flats (11%), semi-detached (29%) and terraced (23.5%) dwellings than Kent (14%, 31.5%, 28% respectively) with levels for semi-detached and terraced dwellings similar to the South East averages (28.5% and 23% respectively).
- Sevenoaks District has higher levels of caravans, mobile or temporary structures (1.2%) than the county (0.6%), regional (0.7%) and national (0.4%) averages.

The 2001 Census measured the number of rooms within a dwelling. This excluded bathrooms, toilets, halls and landings.

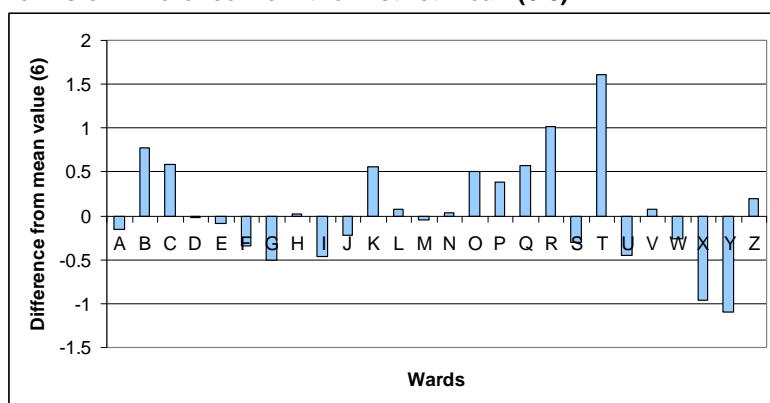
Figure 5.2: Number of rooms per dwelling within Sevenoaks District



Source: Census 2001

- Sevenoaks District housing has a high average number of rooms. 51% of housing in the district has 6 or more rooms, this equates to a house with at least 3 bedrooms (assuming 2 reception rooms and kitchen).
- The average number of rooms in Sevenoaks District housing is 6.0 which is higher than in Kent (5.5), the South East (5.6) and England (5.3).
- Sevenoaks has the joint highest average number of rooms amongst it's adjoining authorities with Tandridge also with an average of 6.0.
- The average number of rooms varies across the district ranging from 4.9 in the ward of Swanley White Oak to 7.6 in Sevenoaks Kippington.

**Figure 5.3: Average Number of Rooms per Dwelling in Sevenoaks District Wards Expressed in Terms of Difference from the District Mean (6.0)**



Source: Census 2001

Figure 5.3 shows how the average number of rooms varies across the wards of the district.

Council tax bands can be examined to determine whether there are concentrations of high or low valued properties within the district.

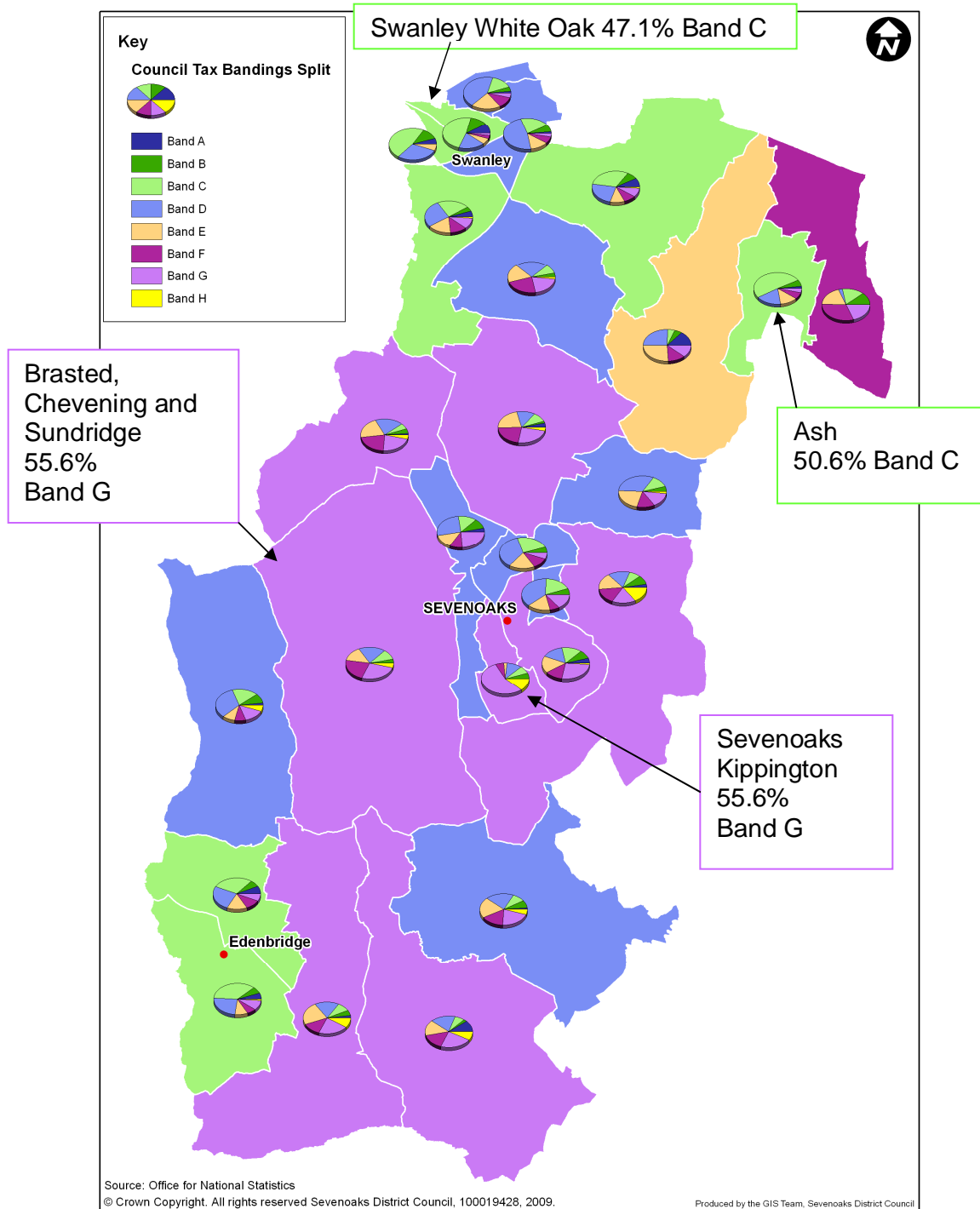
**Table 5.1: Sevenoaks District Housing by Council Tax Bands**

To show the variation in tax bands they have been grouped A-D and E-H

| <b>Graph Reference</b> | <b>Wards</b>                               | <b>A-D</b> | <b>E-H</b> |
|------------------------|--|------------|------------|
| 1                      | Ash  | 77.39      | 22.61      |
| 2                      | Brasted, Chevening and Sundridge           | 34.61      | 65.39      |
| 3                      | Cowden and Hever                           | 35.26      | 64.74      |
| 4                      | Crockenhill and Well Hill                  | 58.23      | 41.77      |
| 5                      | Dunton Green and Riverhead                 | 52.69      | 47.31      |
| 6                      | Edenbridge North and East                  | 66.29      | 33.71      |
| 7                      | Edenbridge South and West                  | 72.6       | 27.4       |
| 8                      | Eynsford                                   | 38.62      | 61.38      |
| 9                      | Farningham, Horton Kirby and South Darenth | 69.82      | 30.18      |
| 10                     | Fawkham and West Kingsdown                 | 49.57      | 50.43      |
| 11                     | Halstead, Knockholt and Badgers Mount      | 32.93      | 67.07      |
| 12                     | Hartley and Hodsoll Street                 | 31.78      | 68.22      |
| 13                     | Hextable                                   | 61.82      | 38.18      |
| 14                     | Kemsing                                    | 49.68      | 50.32      |
| 15                     | Leigh and Chiddingstone Causeway           | 39.63      | 60.37      |
| 16                     | Otford and Shoreham                        | 29.36      | 70.64      |
| 17                     | Penshurst                                  | 39.94      | 60.06      |
| 18                     | Seal and Weald                             | 37.36      | 62.64      |
| 19                     | Sevenoaks Eastern                          | 60.13      | 39.87      |
| 20                     | Sevenoaks Kippington                       | 23.72      | 76.28      |
| 21                     | Sevenoaks Northern                         | 63.32      | 36.68      |
| 22                     | Sevenoaks Town and St. John's              | 44.22      | 55.78      |
| 23                     | Swanley Christchurch and Swanley Village   | 78.02      | 21.98      |
| 24                     | Swanley St. Mary's                         | 94.45      | 5.55       |
| 25                     | Swanley White Oak                          | 89.91      | 10.09      |
| 26                     | Westerham and Crockham hill                | 60.85      | 39.15      |

Source: *Communities and Local Government, May 2007 (via ONS)*

Figure 5.4: Distribution of Tax Bands within Sevenoaks District Wards by Most Common Band



Source: Communities and Local Government May 2007 (via ONS)

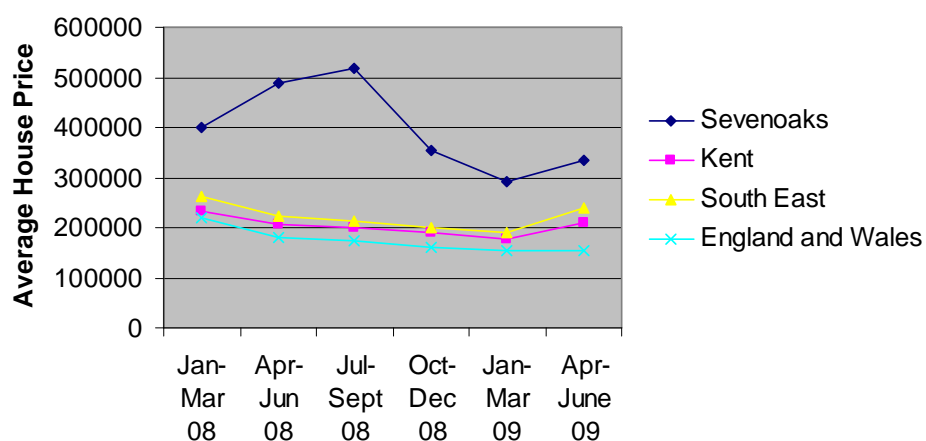
- The most common tax bands for dwellings in the district are C, D or G, and are the most common band in almost all the district wards.
- Wards around Sevenoaks tend to be in the higher tax bands, whereas sites to the north of the district and around Edenbridge are mostly lower.

- Sevenoaks Kippington has by far the highest percentage of dwellings within Band G with 76% of the overall ward housing in bands E-H.
- Swanley White Oak and St Mary's have two of the highest percentages of housing in Band C with 90% and 94% (respectively) of housing in bands A-D.

## Housing Prices

Sevenoaks District has high average house prices. This is probably due to the high number of detached dwellings within the district coupled with the close proximity of London.

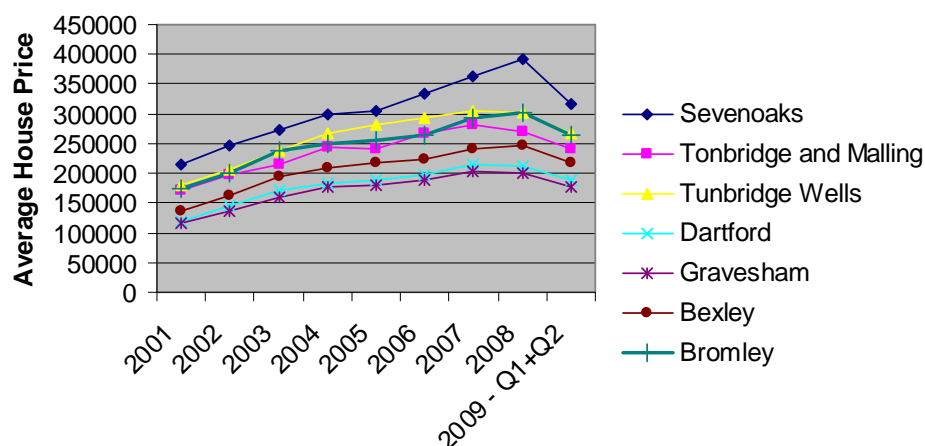
**Figure 5.5: Average House Prices Per Quarter 08/09**



Source: Land Registry and KCC House price and transactions 2009 quarter 2

- The average house price in Sevenoaks District (£333,700 Apr-June 09) is substantially higher than the Kent (£209,800), South East (£240,600) and England and Wales (£152,900) average.
- As shown in figure 6.5, although there has been a steep decline in district house prices since the 3<sup>rd</sup> quarter of 2008, prices in Sevenoaks District are still significantly higher than elsewhere.

**Figure 5.6: Average Annual House Prices 2001- 2008 and 2009 Q1+Q2**



Source: KCC House price and transaction summary - 2008 annual report, KCC House price and transactions 2009 quarter 2 and Land registry data

- Sevenoaks District has the highest house prices amongst it's adjoining neighbours (data for Wealden and Tandridge not available).
- Due to the recent drop in house prices, the cost of housing in the district, although still the higher, is more comparable to Bromley and Tunbridge Wells.

### Affordable Housing

Sevenoaks District Council do not own any social housing stock. The District Council work with local registered social landlords who provide 7265 affordable homes across the district.<sup>6</sup>

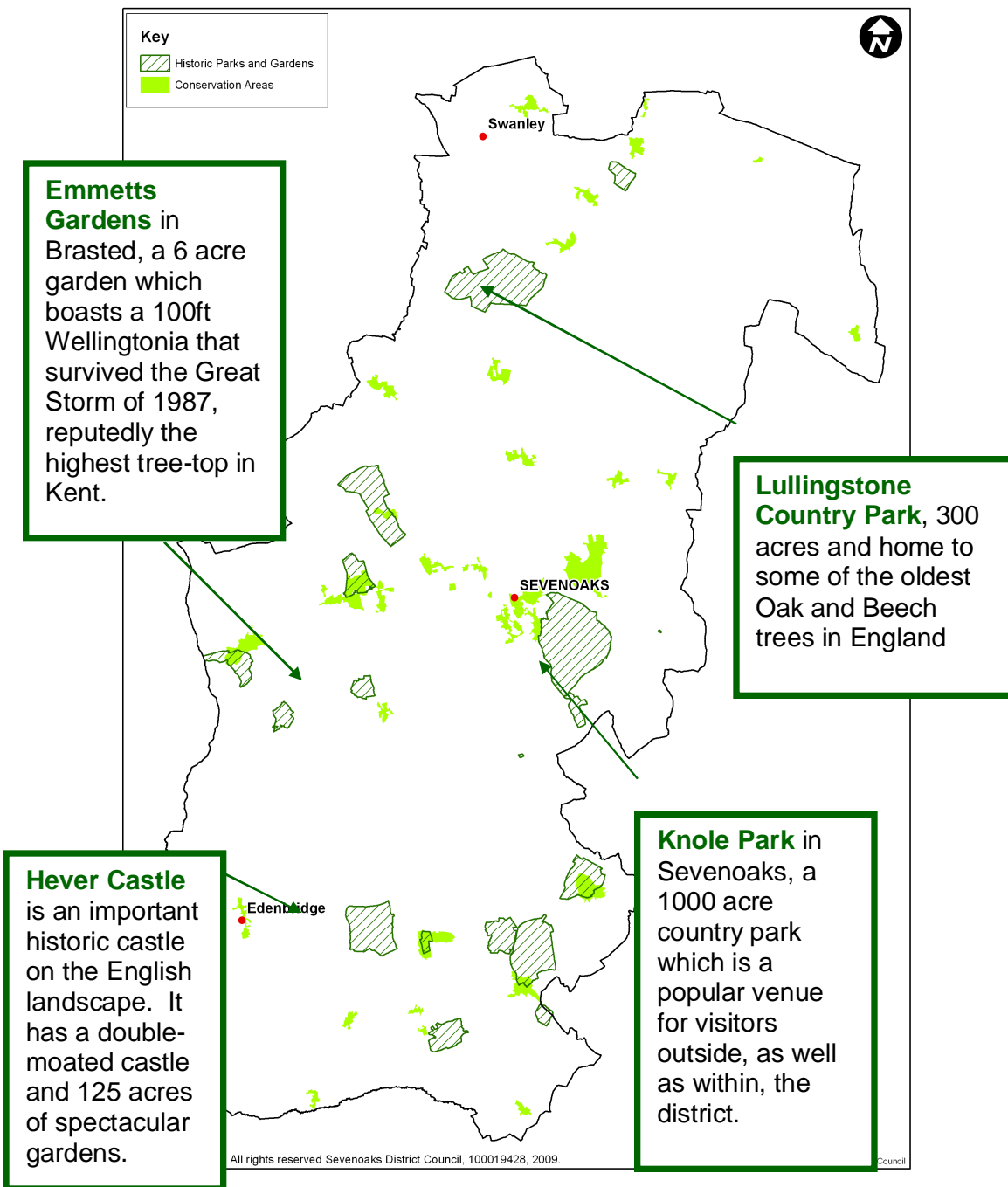
<sup>6</sup> April 2009

## 6 HISTORIC AND CULTURAL HERITAGE

Sevenoaks District has a high number of historic and cultural sites.

- The district has 17 nationally listed historic parks and gardens with a further 15 on a county list. These parks and gardens vary greatly in size and function some of the which are highlighted on figure 6.1.

Figure 6.1: Historic Parks and Gardens and Conservation Areas within Sevenoaks District





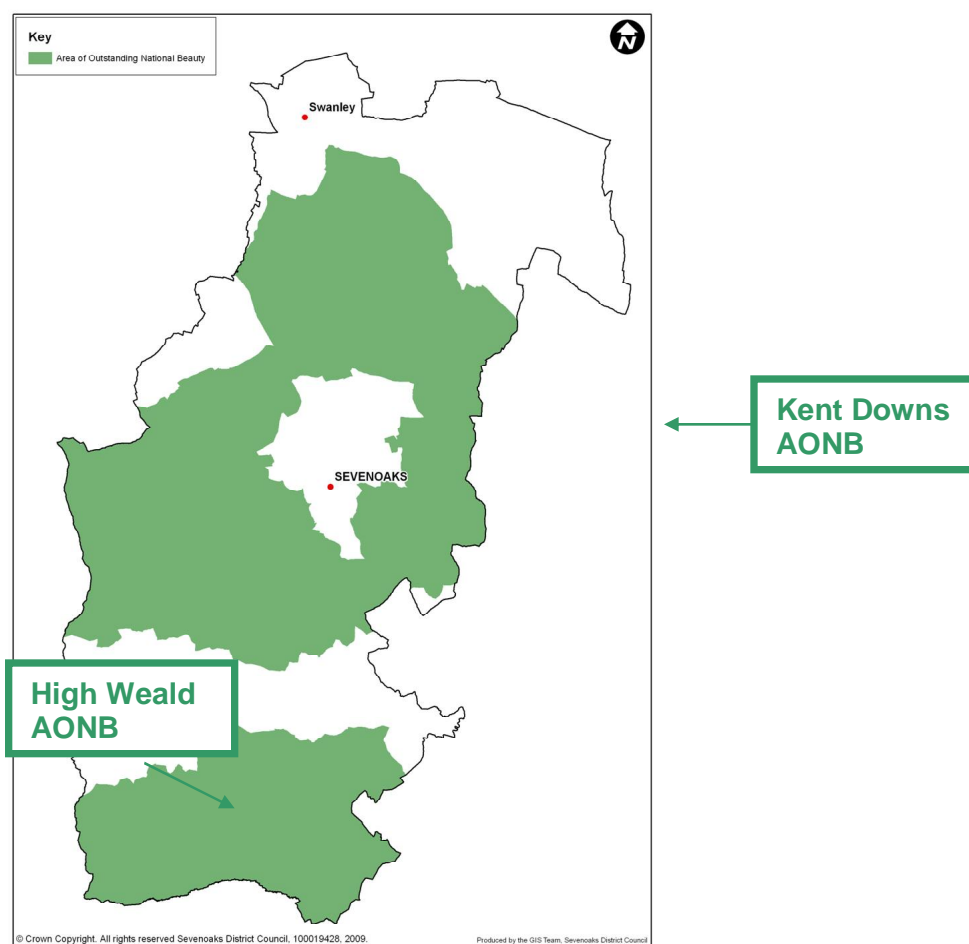
- Sevenoaks District includes 40 conservation areas covering 793ha. These are areas of special architectural or historic interest which it is desirable to preserve and enhance. Conservation Areas are assigned due to the character of the area not the individual dwellings.  
Sevenoaks has a relatively high number of conservation areas compared with adjoining authorities. Only Bromley (44) and Tonbridge and Malling (59) have more.
- The district's housing stock also consists of 2112 nationally listed buildings this is the third highest amongst the adjoining authorities.
- Sevenoaks district has 23 ancient monuments and has 656 site and monument records.

## 7 GREEN SPACE

Sevenoaks District is predominantly rural despite its close proximity to London and the high quality landscape is an important aspect of the character of the district.

- 93% Green Belt land. This designation protects the rural nature of the district preventing urban sprawl and allowing the various villages and towns to retain their own individuality.
- 60% (22,600ha) designated Areas of Outstanding Natural Beauty (AONB). Parts of the district fall into the High Weald and Kent Downs AONB. This designation helps to maintain the quality of the landscape.

**Figure 7.1 Area of Outstanding Natural Beauty within Sevenoaks District**



- 21% of the AONB is made up of woodland, the second largest land use.
- Almost a fifth (18%) of the district is woodland generally spread out across the district in small pockets.
- 17 Sites of Special Scientific Interest, including Sevenoaks Gravel Pits, Westerham Wood and Knole Park. The district does not have any sites of international importance.

- 57 Local Wildlife sites including Bough Beech Reservoir, Lullingstone Park and Horton Wood.

**Figure 7.2: Sites of Special Scientific Interest and Local Wildlife Sites within Sevenoaks District**

