

Local Development Framework



Annual Monitoring Report

December 2010



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Introduction

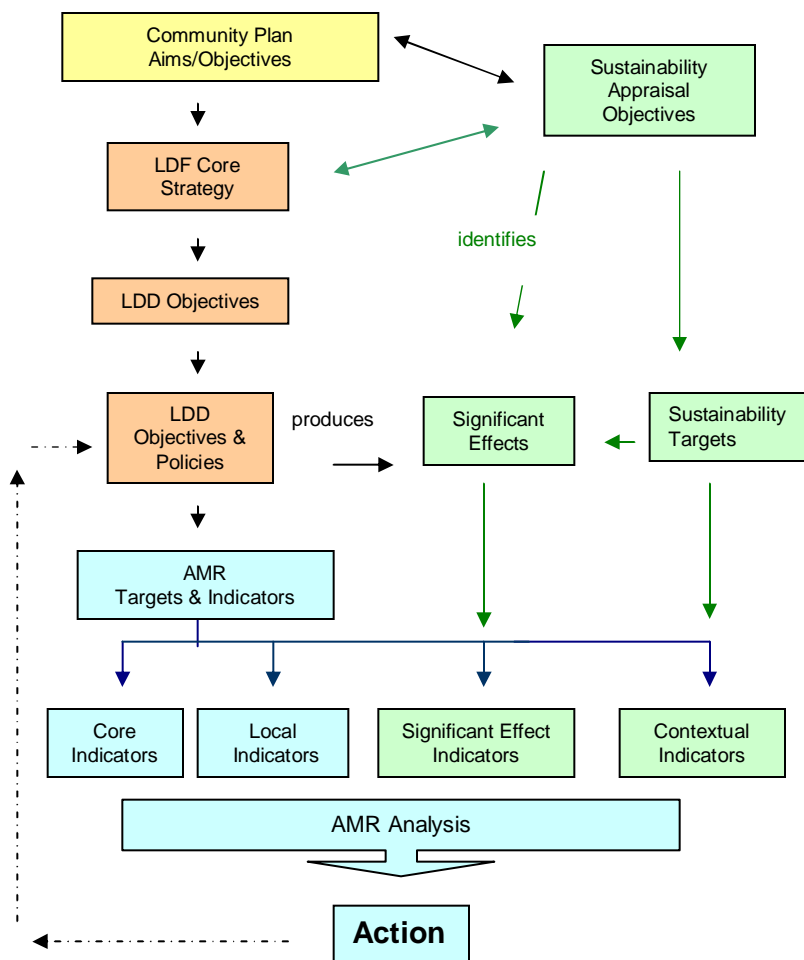
This is the sixth Local Development Framework Annual Monitoring Report. It covers the period 1st April 2009 to 31st March 2010.

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

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

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

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



The District – Key Characteristics

Sevenoaks District is located in West Kent, with the edge of Greater London to the north, Surrey to the west and East Sussex to the south. The District covers almost 142 square miles; 93% is designated Green Belt. The main towns are Sevenoaks, Swanley and Edenbridge, where a significant proportion of the 109,305 residents (Census 2001) in the District live. There are over 30 villages and smaller settlements of which the largest is New Ash Green.

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

The District is a popular place to live, partly because of its proximity to London and the continent. Major transport links are provided by the M25, M26 and the M20 motorway, 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 and has one of the highest rates of day visitors in the country.

The District has a high proportion of detached dwellings and 76% of the district housing is owner occupied. An overall impression of affluence masks some pockets of urban and rural deprivation with some areas within the top third most deprived in the country. Inequalities within the District are highlighted by a lack of affordable housing and by the fact that the average house price is 45% greater than the South East average. The District has one of the most sparse populations in the County and this is a challenge for local agencies and other service providers.

Key Issues and Challenges within the district:

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

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

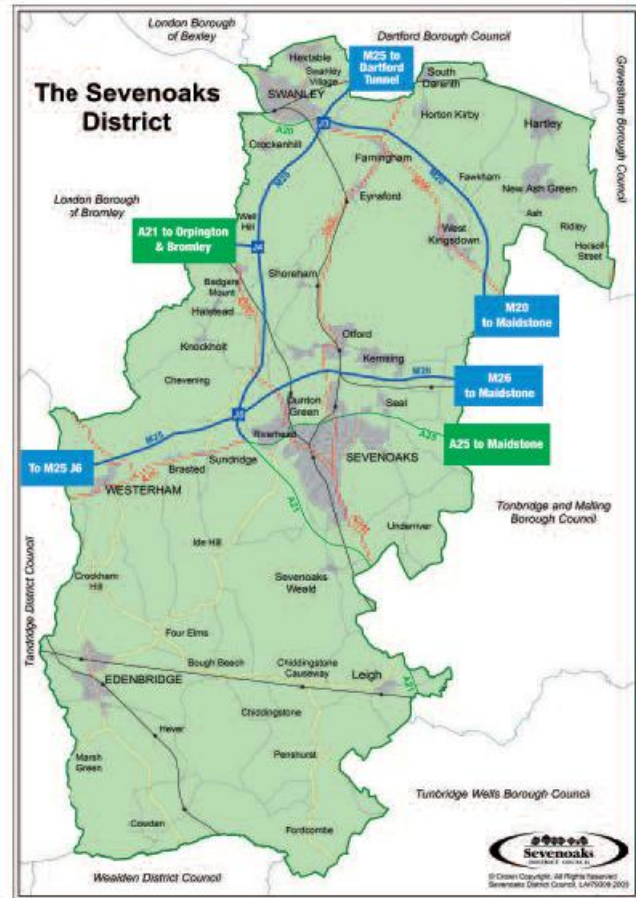


Figure 2: Sevenoaks District

Methodology and Preparation

This sixth report, for the period 1st April 2009 to 31st March 2010, looks at any discernable trends in development within Sevenoaks District since 1st April 2006 and continues to establish robust baseline information.

Sevenoaks District submitted the Core Strategy to the Secretary of State on the 2nd June 2010. The independent hearings took place from the 5th-22nd October and the Inspector's report is due to be received by the Council during December 2010.

The AMR reports on the Core Output Indicators as well as a number of local indicators which are related to the proposed Core Strategy policies as they stand.

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

The Targets and Indicators have been set using national and regional guidelines, the Draft 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. Proposed LDF targets have been included where sufficient information is available at time of publication.

As far as possible the updated Core Indicators have been reported. Where this has not been feasible within the deadline for submission, amendments will be made to our databases/monitoring systems to retrieve this information and to enable it to be collected consistently in the future.

THE LOCAL DEVELOPMENT SCHEME

Review and Amendment

The Council's current LDS is out of date. It was produced in 2008 and envisaged that the Core Strategy would be submitted in December 2009. Unfortunately it was not been possible to maintain this timetable due to the need for additional studies following the Preferred Options consultation and the timetable was put back so that publication was in January 2010 rather than September 2009 and the Core Strategy was submitted in June 2010.

The Allocations DPD was published for informal consultation in January 2010.

The Residential Extensions SPD was adopted in May 2009 in accordance with the LDS.

The Council have produced a draft updated LDS which sets out a timetable for the adoption of the Core Strategy, preparation of the Allocations and Development Management Policies DPD as well as a number of Supplementary Planning Documents.

A decision was made by the Council to combine the Allocations and Development Management Policies DPDs partly due to financial restrictions. This will have an effect on the original timetable of the Allocations DPD which will be delayed whilst the Development Management Policies section of the DPD is produced.

The draft updated LDS will be submitted to the Secretary of State following the adoption of the Core Strategy.

Monitoring and Performance

The monitoring report is divided into the 8 subject areas that are contained in the Core Strategy Draft for Submission:

- Delivery of Housing,
- Distribution of Development,
- Design of new developments,
- Sustainable Development,
- Affordable housing,
- Housing size type and density,
- Employment land,
- Infrastructure, Open Space and Biodiversity

The Core Indicators are monitored under the relevant section. Each indicator is linked to the relevant Local Plan Saved Policies and the appropriate proposed LDF policies and objectives, taken from the Core Strategy Draft for Submission. The proposed LDF targets have been included where possible for information only and the indicators are not measured against these as the LDF policies have not yet been adopted.

The AMR is intended to evolve over time. Once the Core Strategy is adopted the report will be used to monitor its policies. Also, targets and/or indicators may need to be changed to reflect government guidance and changes in local circumstances.

On 6th July the Secretary of State announced the revocation of Regional Strategies with immediate effect. The strategies have since been reinstated following a High Court decision on 10th November to quash the Government's decision to revoke the Regional Strategies. However, following the announcement on the 6th July the phraseology of the Core Strategy Draft for Submission was amended (through the second Schedule of Minor Amendments) to show the 165 dwellings per annum figure as a level of development set by the Plan rather than an external requirement it has to meet. The work carried out on housing land availability for the Core Strategy shows this level of development can be achieved in an acceptable way consistent with a strategy of focussing development on existing urban areas.

Delivery of Housing

Housing Supply and Targets (Core Indicators H1- H2) *To show plan period and housing requirement, recent housing delivery levels and future levels of housing delivery.*

Saved Local Plan Policy	H1 Housing Allocations
Relevant LDF Policy	LO1- Distribution of Development
LDF Objective	To safeguard the countryside around the District's main towns and villages and promotes change within them by making the best use of previously developed land. To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.
Current Target	To meet the housing requirement of the Core Strategy Housing Provision of 3300 dwellings over the plan period 2006-2026.
Proposed LDF Target	To maintain an average of 165 per year over the plan period, 2006-2026, in order to meet the Core Strategy Housing Provision of 3300.
Performance summary	213 net additional dwellings were completed in 2009-2010, 48 units above the Core Strategy Housing Provision annual average requirement of 165 dwellings. There have been 905 units completed since 2006, 245 over the requirement.

Performance Analysis

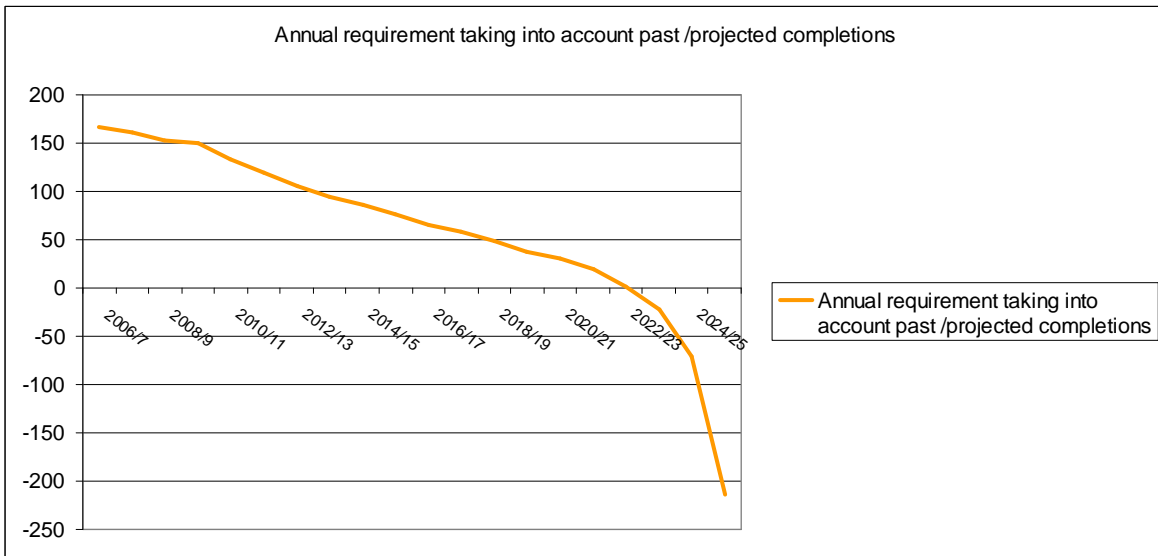
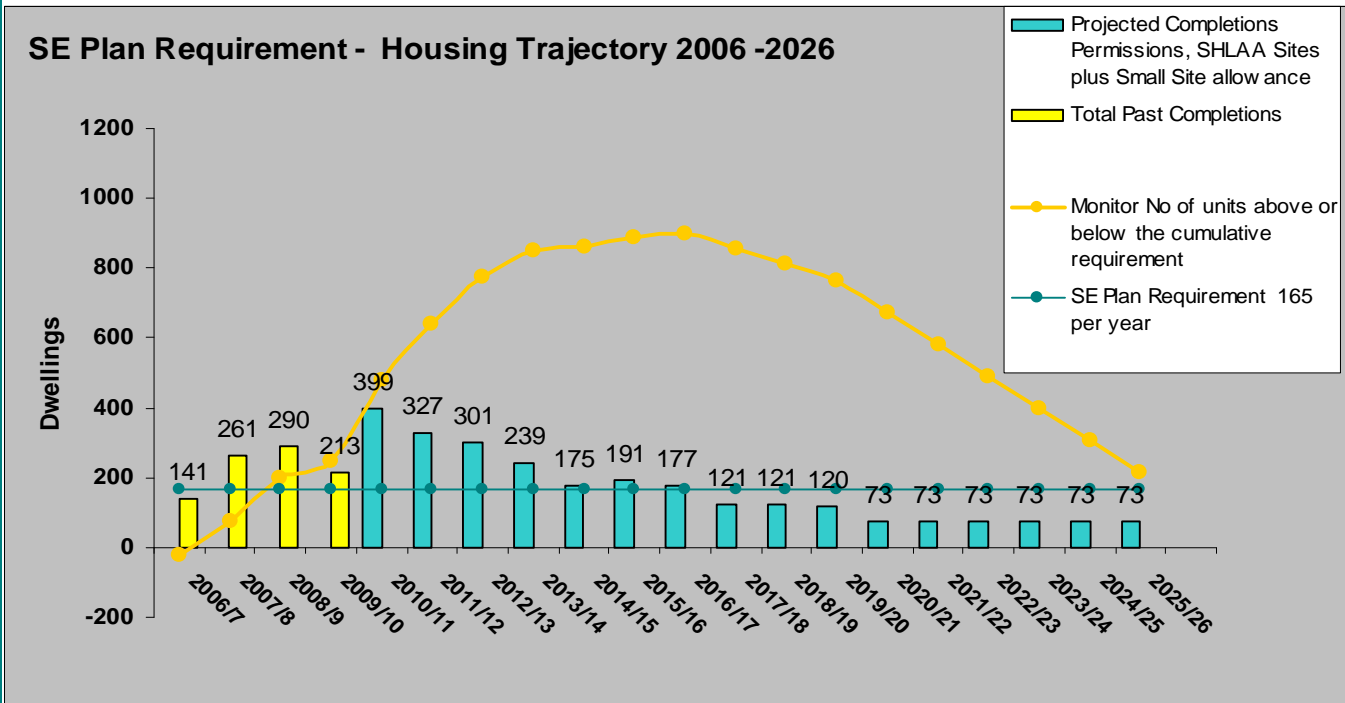
As stated in the opening text the District's housing requirement of 165 dwellings per annum has been retained within the Core Strategy Draft for Submission. In 2009-10, 213 net units were completed across the district which is 48 units over the requirement. There have been 905 units completed since 2006, which gives a surplus of 245 over the requirement of 660 units.

The Housing Trajectory shows progress towards meeting the Core Strategy Housing Provision. It includes completions to 2010, and the full and outline permissions and identified sites for the first 15 years. The full and outline permissions have been phased using the most up to date information as to when they will be completed, and after the first 10 years, a small site allowance of 73 units has been included.

The identified sites have been phased equally across their expected year bands (eg. 0-5 or 6-10) using the most up to date information.

The housing trajectory shows the projected level of completions against the yearly requirement. These cumulative figures give the District's progress towards meeting the housing requirement and its ability in the future to meet it by the end of the plan period. The figures show that we will be able to meet the Core Strategy Housing Provision for the plan period and if our assumptions are correct we will reach the requirement in 2023. A breakdown of the housing trajectory can be found in Appendix 1.

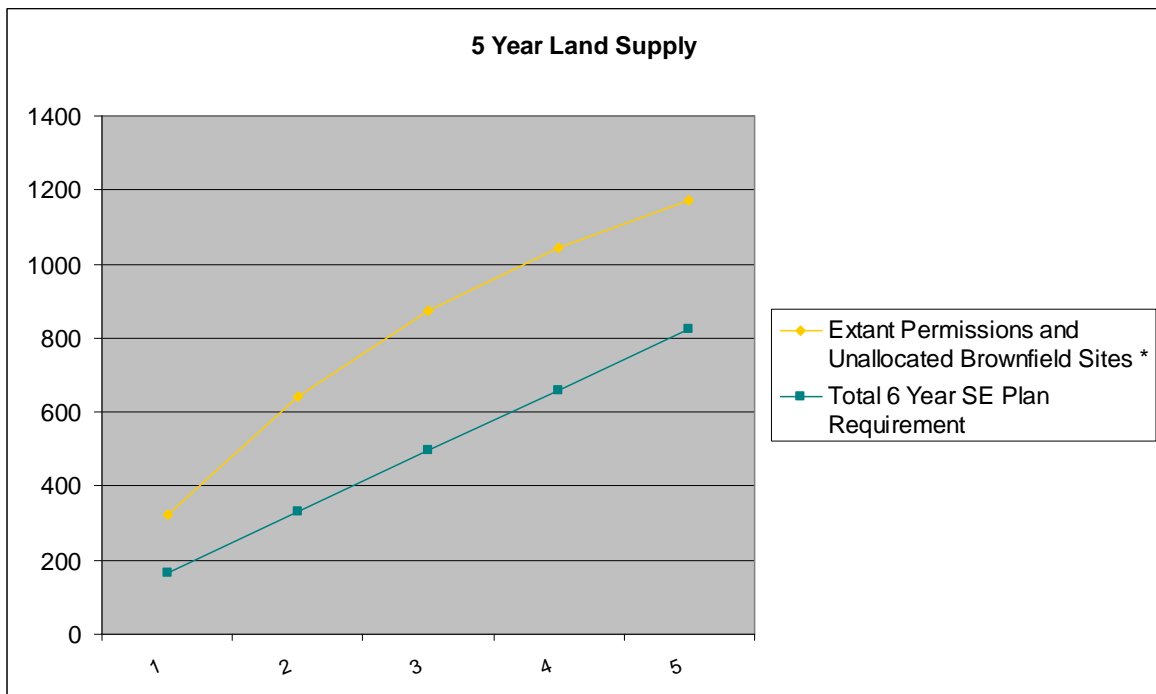
Figure 3: Housing Trajectory



5 Year Land Supply

PPS3 states that authorities should be able to demonstrate a 5 year rolling supply of deliverable land for housing, the 5 year supply begins from the year following the current (in this case 2011). For Sevenoaks this means demonstrating that 825 units net can be achieved. The supply is made up from full and outline planning permissions and identified sites which are deliverable in the next 5 years. The 5 year supply is 1173 net, this is 348 units above the requirement, therefore the District has a 5 year supply of housing land in accordance with PPS3.

Figure 4: Five Year Land Supply



A "5 year land supply statement" giving details of the sites that make up the supply is set out in Appendix 2.

Distribution of Development

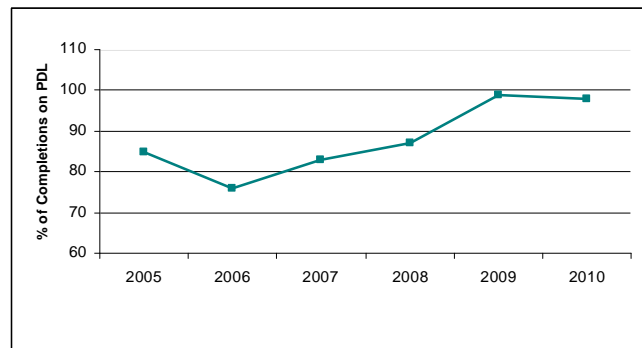
New and Converted Dwellings on Previously Developed Land (Core Indicator H3) *To show the number of gross new dwellings built on previously developed land (PDL)*

Saved Local Plan Policies	GB1 – 3 Green Belt Restraint
Relevant LDF Policy	LO1- LO8 Location of Development Policies
LDF Objective	To safeguard the countryside around the District's main towns and villages and promotes change within them by making the best use of previously developed land. To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.
Current Target	At least 85% of residential development to take place on PDL.
Proposed LDF Target	None
Performance summary	98% of housing completions were on previously developed land (PDL) in 2009-2010.

Performance Analysis

The established trend for over 85% of housing completions on PDL has continued. The vast majority of development which is completed on greenfield land comes from the conversion of rural buildings.

Figure 5:
Housing Completions on
Previously Developed Land (H3)



The percentage of development on PDL has increased since 2006 when the dip was the result of the completion of a Local Plan allocation which was a Greenfield site. In 2009-2010 the fall of approximately 0.5% is not significant.

The draft Core Strategy proposes new development to take place within existing urban areas and encourages the reuse of previously developed land, therefore the high percentage of development completed on previously developed land is expected to continue.

On the 9th of June 2010 the Secretary of State for Communities and Local Government announced an alteration to Planning Policy Statement 3: Housing to exclude “private residential gardens” from the definition of previously developed land. This change of definition will change the Sevenoaks District PDL

target for new housing development from the monitoring period 2010-2011. Therefore the AMR dated December 2011 will reflect these changes.

Proportion of New Housing in Main Settlements of Sevenoaks, Swanley and Edenbridge <i>To show the gross number of new dwellings built in the main settlements as opposed to the villages and Green Belt areas.</i>	
Saved Local Plan Policies	Not Applicable
Relevant LDF Policy	LO1- LO6 Location of Development Policies
LDF Objective	To safeguard the countryside around the District's main towns and villages and promotes change within them by making the best use of previously developed land. To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.
Current Target	None
Proposed LDF Targets	$\frac{1}{2}$ of total housing to be within Sevenoaks Urban Area and Swanley $\frac{2}{3}$ of total housing to be within Sevenoaks Urban Area, Swanley and Edenbridge
Performance summary	29% of new housing was built within Sevenoaks and Swanley 32% of new housing was built within the main settlements of Sevenoaks, Swanley and Edenbridge

Performance Analysis

The Core Strategy Draft for Submission 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 proposed target is for $\frac{2}{3}$ (66%) 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 proposed for $\frac{1}{2}$ (50%) of the total housing built in the period up to 2026 to be located in Sevenoaks Urban Area and Swanley.

Housing Completions in 2009-10 have not been measured against the proposed LDF targets as the Core Strategy has not yet been adopted and the changes in the distribution of development proposed in the Core Strategy have yet to be reflected in development on the ground..

The most significant single completion of 72 units (34% of the total housing completion 09-10) was at the Horton Kirby Paper Mills site which lies outside of the main urban areas. If this site is excluded from the total, 45% of development was completed within Sevenoaks and Swanley and 49% is within the main settlements.

Figure 6: 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
09-10%	17	12	3	68	
Totals	156	64	213	472	905

In the past five years 48% of total completions have been within Sevenoaks Urban Area, Swanley and Edenbridge, with 24% 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 Allocation and Development Management Policies DPDs are in place will assess the success of meeting the targets and hence the LDF objectives.

Total Amount of Floor space for "Town Centre Uses" (Core Indicator BD4) *To show the amount of completed floor space (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area*

Saved Local Plan Policies	S1 Town centre retailing S3 Local shops and centres ST1A Sevenoaks Town Centre ST2 Sevenoaks Town Centre Use Classes SW1 Swanley Town Centre EB1 Edenbridge Town Centre EB2 Edenbridge Town Centre Use Classes
Relevant LDF Policy	LO3- 5 - 6 Location of Development Policies Sevenoaks, Swanley and Edenbridge
LDF Objective	To provide land for employment development to support the future development of the District's economy. 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.
Current Target	Maintain the level of local retail and service facilities.
Proposed LDF Target	Approximately 4,000sq m net of additional retail floor space to be provided by Sevenoaks town centre by 2026
Performance summary	There was a net loss of 1767sq m in the total amount of floor space for "town centre uses" across the district.

Performance Analysis

The Core Strategy Draft for Submission identifies Sevenoaks as a Principal Town, Swanley as a Secondary Town and Edenbridge as a Rural Service Centre. Each of these settlements has a defined town centre boundary.

Town centre uses are identified as Retail, Office and Leisure. There has been an overall net decrease in floor space of 1767sq m during 09-10 compared to a gain of 436sq m in 08-09, a loss of 208sq m in 07/08, and a loss of 1708sq m in 06/07.

Figure 7: Total Amount of Floor space for “Town Centre Uses”

	A1	A2	B1a	D2	Total
Gross	131	0	110	0	241sq m
Net	-516	-98	-946	-207	-1767sq m

5sq m of net “town centre use” floorspace was lost within the town centres themselves and 1762sq m was lost across the rest of the local authority area.

Although there has been a loss in “town centre uses” across the district only 5% of the floor space lost was to residential use, 68% of the floor space was changed to use in the D1 class.

In the future to assess the success of the Core Strategy policies, vacancy rates and the changes between use classes in all the town and local centres will need to be monitored in more detail.

Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding and Water Quality Grounds (Core Indicator E1) <i>To show numbers of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere and, (iii) adversely affect water quality</i>	
Saved Local Plan Policies	EN1 Development Control: General design/amenity principles
Relevant LDF Policy	LO1 Distribution of Development SP2 Sustainable Development
LDF Objective	To ensure that new development takes into account of the need to mitigate and adapt to climate change.
Current Target	Maintain flood defence and water quality. No housing development to be permitted in areas liable to flood where contrary to Environment Agency recommendations.
Proposed LDF Target	No housing development to be permitted in areas liable to flood where contrary to Environment Agency recommendations.
Performance summary	No major applications were granted contrary to the advice of the Environment Agency on either flooding or water quality grounds.

Performance Analysis

Changes in the consultation arrangements with the Environment Agency (EA) has meant that only major applications are referred to the EA for comment. The EA has produced a schedule of responses for all other applications.

For the monitoring period 1st Apr 09 – 31st Mar 2010 no applications were granted contrary to the advice of the Environment Agency.

Design of new developments

Housing Quality – Building for Life Assessments (Core Indicator H6) <i>To show the level of quality in new housing development</i>	
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles
Relevant LDF Policy	SP1 Design of Development
LDF Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated. To ensure that the District’s historic heritage is protected.
Current Target	None
Proposed LDF Target	Two thirds of new housing development to be rated good or better against the Building for Life criteria and no development to be rated poor.
Performance summary	No development sites surveyed scored as good or above. 80% of development sites surveyed scored as average.

Performance Analysis

Each new build housing scheme of 10 or more units was assessed and awarded a score out of 20, based on the proportion of CABE Building for Life questions that were answered positively. Further details on the Building for Life Assessments can be found at www.buildingsforlife.org

Figure 9: Building for Life Assessments for Completed Developments 10 Units and Over

Address	Units (gross)	Score	Rating
64-66 Well Road, Otford	21	11	Average
Eynsford Filling Station, Eynsford	12	11.5	Average
Old Highway Depot, Swanley	24	10.5	Average
Eastern Apartment Block, Swaylands, Penshurst	10	11	Average
Western Apartment Block, Swaylands, Penshurst	10	9.5	Poor

Due to the predominance of small development sites in the District it should be noted that only 5 out of 64 sites completed met the Building for Life assessment criteria which also excludes conversions. Therefore, each site rating significantly affects the percentage of sites achieving a certain level. It is expected that, through the period to 2026, there will continue to be a small number of eligible sites, this will be taken into consideration when setting the LDF target.

None of the schemes scored “good” or above. This is due to a poor score in one or more of the four sections. For example, one site assessed scored very well in terms of design and character, but scored poorly in terms of access to local facilities, public transport and a mix of housing type and tenure. Another development scored well for access to facilities, public transport, housing types and tenure mix but poorly in terms of character and design.

Although none of the sites assessed reached the LDF target it must be remembered that the Core Strategy policies are not yet adopted. It is expected that the Building for Life criteria will be used in the future as part of the planning application process and the application of Core Strategy policies on issues such as the location of development, incorporation of sustainable development principles and integration of affordable housing should ensure a high percentage of sites rated “good” or above in the future.

The Council has also adopted the Kent Design Guide as an SPD in July 2007 which promotes good quality and sustainable design.

Conservation Areas <i>To show any changes in the area of built heritage under protection.</i>	
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles EN23 Conservation Areas
Relevant LDF Policy	SP1 Design on Development
LDF Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated. To ensure that the District’s historic heritage is protected.
Current Target	Retain the quantity and quality of designated Built Environment Assets 100% adoption of 40 Conservation Area Management Plans by 2010.
Proposed LDF Target	No reduction in the extent of Conservation Areas due to insensitive development.
Performance summary	There has been no change to the Conservation Area extents. All 40 Conservation Area boundary reviews have been adopted. As at 31 st March 2010, 5 Conservation Area Appraisal Management Plans have been adopted.

Performance Analysis

There have been no changes to the Conservation Area extents across the District. Five Conservation Area Appraisal Management Plans have been completed up to the end of the monitoring period as shown in the table below.

Figure 10: Conservation Area Appraisal Management Plans

Area	Date of Adoption
Sevenoaks High Street	Aug 08
The Vine, Sevenoaks	May 09
Vine Court , Sevenoaks	May 09
Granville Road, Sevenoaks	Oct 09
Kippington, Sevenoaks	Oct 09

A further Conservation Management Plan for South Darenth was adopted in June 2010. Eight other Management Plans have been published for consultation and are at various stages of preparation.

Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Site of Archaeological Interest

To show any losses or additions to the number of buildings/areas under protection.

Saved Local Plan Policies	EN1 Development Control – General design/amenity principles EN25 Ancient Monuments and Site of Archaeological Interest EN26 Historic Parks and Gardens
Relevant LDF Policy	SP1 Design of Development
LDF Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated. To ensure that the District’s historic heritage is protected.
Current Target	Retain the quantity and quality of designated Built Environmental Assets
Proposed LDF Target	No loss of listed buildings, historic parks and gardens, scheduled ancient monuments or sites of archaeological interest.
Performance summary	There has been no change in the number of listed buildings and historic parks and gardens.

Performance Analysis

There has been no change in the number of listed buildings, historic parks and gardens, scheduled ancient monuments and sites of archaeological interest during the reporting year.

Sustainable Development

Renewable Energy Generation Assessments (Core Indicator E3) *To show the amount of renewable energy generation by installed capacity and type*

Saved Local Plan Policies	None
Relevant LDF Policy	SP2 Sustainable Development
LDF Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy. To ensure new development takes place in a way that contributes to an improvement in the District's air quality.
Current Target	None
Proposed LDF Target	The carbon emissions from all new and converted residential, commercial and institutional development should be reduced by 10% through the use of renewable, decentralised or low carbon technologies.
Performance summary	No major renewable schemes were completed in the year 2009-2010.

Performance Analysis

There were no major renewable schemes completed during the reporting year. The Council are aware of some small scale renewable installations, all of which were solar thermal plates.

Figure 11: Renewable Installations Across the District

Technology	Total number of installations
Solar thermal	8
Solar Photovoltaic	0
Ground Source Heat Pump	0
Biomass Boiler	0
Total	8

Source: SDC Database

It should be noted that certain proposals for renewable installations do not require planning permission. Therefore installations may have been made without the Council's knowledge. For example, under the new permitted development regulations which came into effect from 1st October 2008, it is now likely that fixing solar panels to a roof of a single dwelling house does not require planning permission.

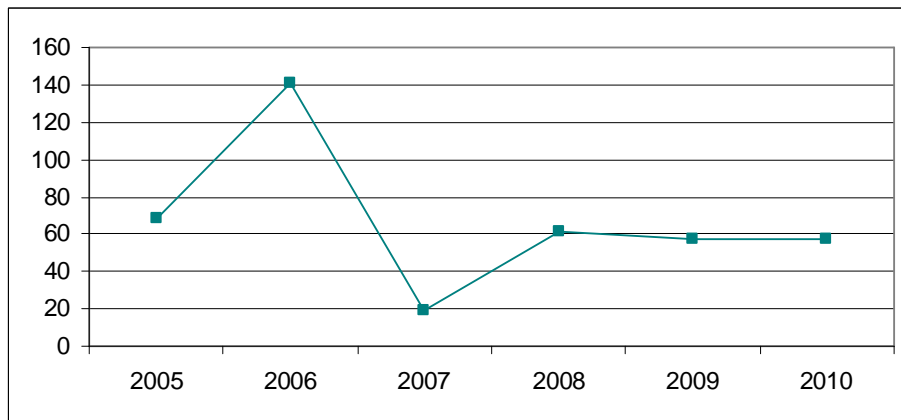
Those planning applications which have been granted by the Council do not usually include information on the installation capacity.

Affordable Housing

Gross Affordable Housing Completions (Core Indicator H5) <i>To show affordable housing delivery</i>	
Saved Local Plan Policies	H9 Rural Exceptions Housing Provision
Relevant LDF Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
LDF Objective	To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to buy in the open market. To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Current Target	Meet the needs of the District and the requirement for affordable housing as set out in the Housing Needs Survey.
Proposed LDF Target	An average of 66 affordable housing completions per annum (equivalent to 40% of the District's housing allocation of 165 dwellings per annum).
Performance summary	57 units of affordable housing were provided during 2009-2010 52 units of affordable housing were completed during 2009-2010

Performance Analysis

Figure 12: Gross Affordable Housing Completions



The West Kent Strategic Housing Market Assessment Dec 2008 identified a need of 948 affordable units per year to meet both the backlog and the newly arising “need and demand” from the districts residents. This is almost six times the District annual housing allocation.

In 2009-10, 57 affordable units were provided including acquisitions (52 through planning permissions and 5 through change of tenure). 26 units were provided for social rent and 31 were provided for shared ownership or shared equity. The affordable housing provided through planning permissions was equivalent to 24% of the total completions in the reporting year.

The Core Strategy proposes a new policy to increase affordable housing provision by seeking a 40% contribution on qualifying sites and lowering the threshold for provision to 5 units. Associated with this policy a target of 66 completions per annum which is equivalent to 40% of the year housing allocation is proposed. The Core Strategy policy is not yet adopted and it will take time for its impact to be felt in the amount of affordable housing being constructed. The impact of the recession and viability of sites has also been a consideration over the recent two years.

Gross Affordable Housing Completions in Rural Areas (Granted Under Policy SP4) *To show affordable housing delivery in rural areas*

Saved Local Plan Policies	H9 Rural Exceptions Housing Provision
Relevant LDF Policy	SP4 Affordable Housing in Rural Areas
LDF Objective	To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Current Target	Meet the needs of the District and the requirement for affordable housing as set out in the Housing Needs Survey.
Proposed LDF Target	None
Performance summary	No units of affordable housing were provided through a Rural Exceptions Scheme during 2009-2010.

Government guidance in PPS3 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 as defined in paragraph 5.3.20 of the Core Strategy Draft for Submission.

Rural Housing Needs surveys completed in 2009/10 provide a basis for bringing forward development under the policy in future years.

Housing Size, Type and Density

Net additional Pitches (Gypsy and Traveller) (Core Indicator H4) *To show the number of Gypsy and traveller pitches delivered*

Saved Local Plan Policies	H16-19 Residential Caravan Sites and Mobile Home Parks
Relevant LDF Policy	SP6 Provision for Gypsies and Travellers and Travelling Showpeople
LDF Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population and meets the needs of the Gypsy and traveller community.
Current Target	Keep a year on year monitor of Gypsies and Travellers' housing and land use requirements.
Proposed LDF Target	To be set by the Allocations and Development Management Policies DPD
Performance summary	No permanent pitches were completed during 2009-2010 for Gypsy and Traveller use.

Performance Analysis

There were no additional permanent pitches provided for Gypsy and Traveller use during 2009-2010. There were no transit pitches provided.

Prior to Government's announcement regarding the revocation of Regional Strategies, a Partial Review of the South East Plan had been underway to make provision for gypsies and travellers down to District level. The Review was halted before the examination report could be published. Core Strategy Policy SP6 includes a commitment to meet the District requirement in the Partial Review. This target was necessary at the time to ensure conformity with the South East Plan but it cannot now be retained as there will be no requirement to meet.

The Council will need to decide what level of provision it should make during the preparation of the LDF. It is suggested that the level of future provision in the District be set through the Allocations and Development Management Policies DPD, which can respond to the Gypsy and Traveller Accommodation Assessment, take into account future national guidance and also identify any specific sites to be allocated for gypsies and travellers. Therefore, until a local requirement is finalised the number of additional pitches will be reported, but not against any target.

The number of unauthorised gypsy and traveller encampments across the district decreased in 09-10 from 14 to 4.

Figure 13: Number of Unauthorised Encampments

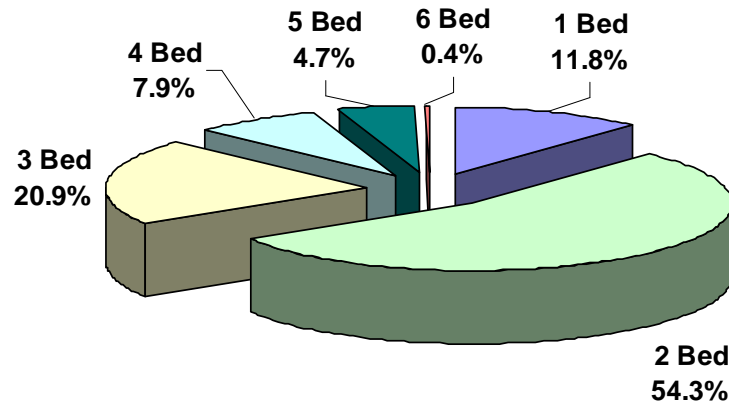


Proportion of New Dwellings of Different Sizes <i>To show the size of dwellings being completed</i>	
Saved Local Plan Policies	None
Relevant LDF Policy	SP5 Housing Size and Type
LDF Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households.
Current Target	None
Proposed LDF Target	None
Performance summary	66% of additional housing during 2009-2010 had less than three bedrooms

Performance Analysis

This is a new indicator which will be used in the future to monitor Core Strategy policy SP5 Housing Size and Type which seeks to achieve an average of 50% two bedroom or less across all developments. The composition of dwellings by bedroom size can be seen in figure 14 below.

Figure 14: New Dwellings of Different Sizes by Number of Bedrooms



Overall it seems that more small dwellings are being built in the District. 66% of the completed dwellings had less than three bedrooms, with a significant number built with two bedrooms (54%). The West Kent Strategic Housing Market Assessment 2008 states that 68.6% of the existing housing stock within Sevenoaks District has 3 or more bedrooms¹ and recommends that there should be a greater focus on small dwellings in new development to address the stock imbalance².

¹Table 6-7, Page 88, West Kent Strategic Housing Market Assessment 2008

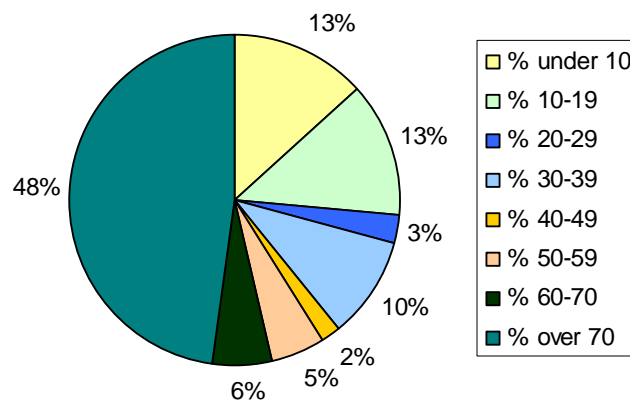
² Page 171, West Kent Strategic Housing Market Assessment 2008

Density of New Development <i>To show the density of housing completions</i>	
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles
Relevant LDF Policy	SP7 Density of Housing Development
LDF Objective	To make efficient use of urban land for housing, with higher density development focussed on the most accessible locations in and adjoining town centres, through well-designed schemes that do not compromise the distinct character of the local environment.
Current Target	None
Proposed LDF Target	Average density of 40 dwellings per hectare across the District.
Performance summary	The average density of completed units across the district in 2009-2010 was 56.0 dwellings per hectare.

Performance Analysis

This is the second year that the average density across the district has been measured. It has been included this year as the draft Core Strategy includes a policy on housing density. The Core Strategy Draft for Submission sets a target of an average of 40 dwellings per hectare (dph) for completed units each year. This target will be monitored through the AMR. This year the average housing density across the district was 56.0 dph, exceeding the proposed LDF target.

Figure 15: Proportion of New Dwellings at different Densities (dwellings per hectare)



61% of new dwellings completed in the reporting year were built above 40 dph with most of them at densities of more than 70dph. This is significantly higher than previous years and is primarily due to the completion of 72 dwellings at Horton Kirby Paper Mills, 24 dwellings at the Old Highway Depot, Swanley and 20 dwellings at Oak House in Sevenoaks which account for 45% of the total gross completed units all of which were above 70dph.

39% of completions were below 40 dph. 26% of new dwellings completed in 2009-2010 were at densities of below 20 dwellings per hectare. This percentage of low density development is to be expected, given the established character of the towns and villages and the rural nature of the district.

Employment Land

Total Amount of Additional Employment Floor space – by Type (Core Indicator BD1) To show the amount and type of completed employment floor space (gross and net)	
Saved Local Plan Policies Business premises	EP1 Employment Allocations EP8 Business Areas EP10 Retention of Existing Business Sites and Premises
Relevant LDF Policy	SP8 Economic Development and Land for Business
LDF Objective	To provide land for employment development to support the future development of the District's economy.
Current Target	Maintain and adequate supply of employment land to meet demand in accordance with policies in the South East Plan.
Proposed LDF Target	None
Performance summary	1452sq m net additional employment floor space during period 2009-2010.

Performance Analysis

In the year April 2009 – March 2010 3280 sq m of employment floor space was completed giving an overall net gain of 1452 sq m. The losses were in B1(a) and B2 uses and there was no change in B1(b) use. A significant loss was in the B1(a) Use Class with 845sq m changed to D1 use in Chaucer Park, Kemsing and Wealden Place, Sevenoaks.

Figure 16: Employment Land Supply – Amount and Type

	B1a	B1b	B1c	B2	B8	Total
Gross	110	0	2056	54	1060	3280sq m
Net	-946	0	1828	-436	1006	1452sq m

The largest single site gain was within the B1(c) class, with a gain of 1986sq m in Swanley, which is effectively a replacement of a B2 use with a limited increase in floorspace at Grove Cottage, Grove Road, Swanley. However, as this was due to the development of one site it cannot really be regarded as significant trend. There was also a significant growth in B8 floor space across the District for the second year, distributed over three separate sites.

Total Amount of Employment Floor space on Previously Developed Land– by Type (Core Indicator BD2) *To show the amount and type of completed employment floor space (gross) coming forward on previously developed land (PDL)*

Saved Local Plan Policies Business premises	EP1 Employment Allocations EP8 Business Areas EP10 Retention of Existing Business Sites and Premises
Relevant LDF Policy	SP8 Economic Development and Land for Business
LDF Objective	To provide land for employment development to support the future development of the District's economy.
Current Target	At least 85% of business development to take place on PDL.
Proposed LDF Target	None
Performance summary	83% of employment completions were on previously developed land during 09-10.

Performance Analysis

Figure 17: Percentage Employment Completions on Previously Developed Land

Employment completions on PDL have risen to 83%.

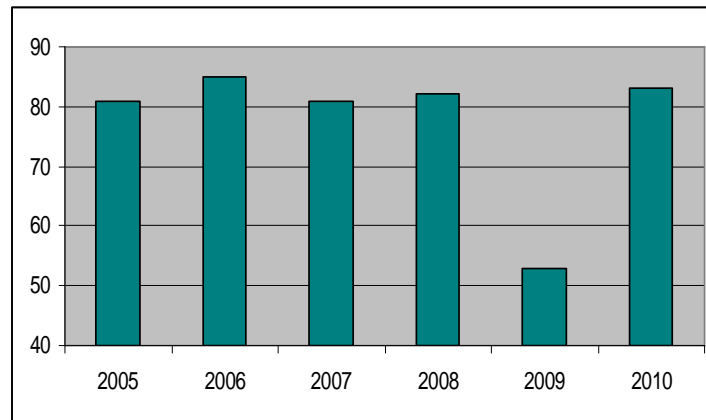


Figure 18: Percentage of Employment on Previously Developed land by Use Class

	B1a	B1b	B1c	B2	B8	Total
Gross on PDL	70	0	1986	54	624	2734
% gross on PDL	64	100	97	100	59	

The target of 85% employment land on PDL has not been met, although by only 2%. The total employment floor space gained included a nursery and a farm both of which are greenfield and account for 13% of the total. The nursery had a change of use from A1 to B8 and the farm converted farm buildings to provide for an existing micro-brewery business.

Employment Land Available – by Type (Core Indicator BD3) *To show the amount and type of employment land available*

Saved Local Plan Policies Business premises	EP1 Employment Allocations EP8 Business Areas EP10 Retention of Existing Business Sites and Premises
Relevant LDF Policy	SP8 Economic Development and Land for Business
LDF Objective	To provide land for employment development to support the future development of the District's economy.
Current Target	Maintain an adequate supply of employment land to meet demand in accordance with policies in the South East Plan.
Proposed LDF Target	None
Performance summary	22.44 hectares of employment land was available in 2009-2010.

Performance Analysis

There are 22.44 hectares of land available for employment use, which includes 7.7 hectares of Saved Local Plan allocations and 14.74 hectares in granted planning permissions or under construction. (Source: KCC Commercial Information Audit 2010)

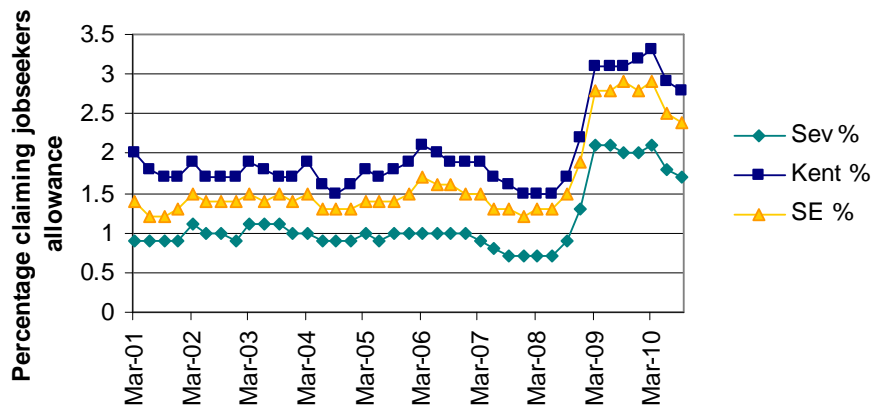
The amount of allocated land for employment use will be reviewed as part of the Allocations and Development Management Policies Development Plan Document, and any changes to the site areas of the allocations will be reported in subsequent AMRs.

District Unemployment *To measure the levels of District unemployment*

Saved Local Plan Policies Business premises	EP1 Employment Allocations EP8 Business Areas EP10 Retention of Existing Business Sites and Premises
Relevant LDF Policy	SP8 Economic Development and Land for Business
LDF Objective	To provide land for employment development to support the future development of the District's economy.
Current Target	None
Proposed LDF Target	None
Performance summary	2.1% of the district were claiming Jobseekers allowance as at March 2010. 2.2% of the district were unemployed as at March 2010 The district unemployment level was 1.5% lower than the Kent Average at March 2010

Performance Analysis

Figure 19: Percentage of Population Claiming Jobseekers Allowance

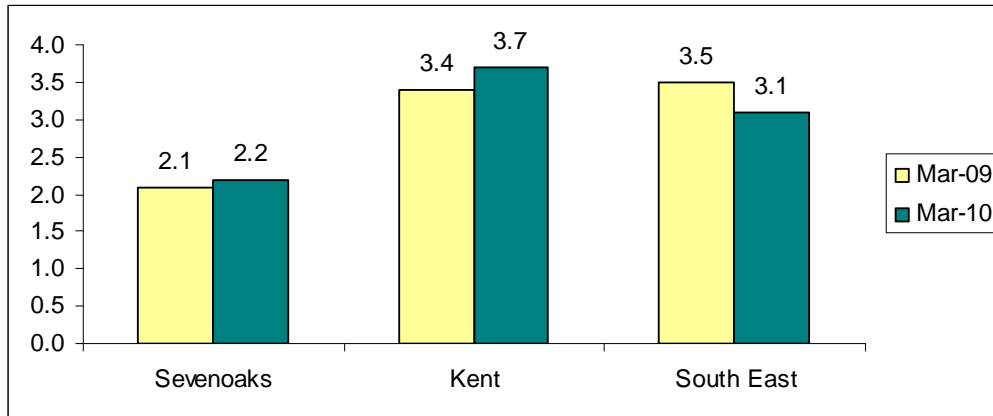


Source: NOMIS official labour market statistics, ONS

Since 2008 the percentage of the population claiming jobseekers allowance in Sevenoaks, Kent and the South East has risen significantly due to the global economic climate. In March 2010 2.2% of the population of Sevenoaks claimed jobseekers allowance.

Sevenoaks District had a percentage rise of 2.1% in unemployment from March 2009 to March 2010. At October 2010 the percentage unemployed within Sevenoaks district was 1.7% (1.2% below the Kent average) accounting for 1187 people.

Figure 20: Percentage of Working Age Population Claiming Unemployment Benefit



Source: Unemployment change in Kent, KCC Monthly Bulletin

Infrastructure and Open Space (including biodiversity)

Change in Areas of Biodiversity Importance (Core Indicator E2) <i>To show losses or additions to biodiversity habitats</i>	
Saved Local Plan Policies	EN9 Protection of Important Green Spaces EN7 Special Landscape Areas EN17B Nature Conservation
Relevant LDF Policy	SP11 Biodiversity
LDF Objective	To maintain and enhance the biodiversity of the District
Current Target	Retain the quantity and quality of designated Natural Environmental Assets
Proposed LDF Target	None
Performance summary	No land has been lost from designated areas.

Performance Analysis

The response for this indicator is the same as for last year's AMR as there has been no change in circumstances.

The baseline data for Sevenoaks District is the Kent 2003 Habitat Survey and this has not been updated. The funding for the update to this survey has been awarded and KCC are in the process of taking on the staff to initiate this but as it is a three year project no change analysis will be available until 2013. Once this project is underway a rolling update programme will be instigated by KCC to allow this information to be updated in the future. Once the initial survey is completed and is being updated this indicator will be included. Until then the amount of relevant data available is limited and not up to date.

Conclusions

The saved Local Plan policies have proven a successful policy framework for the Development Control process which has enabled the majority of the current targets to be met.

The principles of the saved Local Plan policies and Government guidance have been carried forward into the Core Strategy. The Core Strategy draft for submission sets out new objectives and targets which will be implemented by policies in the Core Strategy, the Allocations and Development Management DPD and other subsequent DPDs and SPDs. A full set of indicators and targets for the Core Strategy will be finalised upon adoption and the collection of the additional data required will allow fuller monitoring of the indicators in subsequent years.

Monitoring of the housing land supply estimates indicate that the District has a surplus of available land for housing development during the plan period and a surplus over the 5yr land supply requirement.

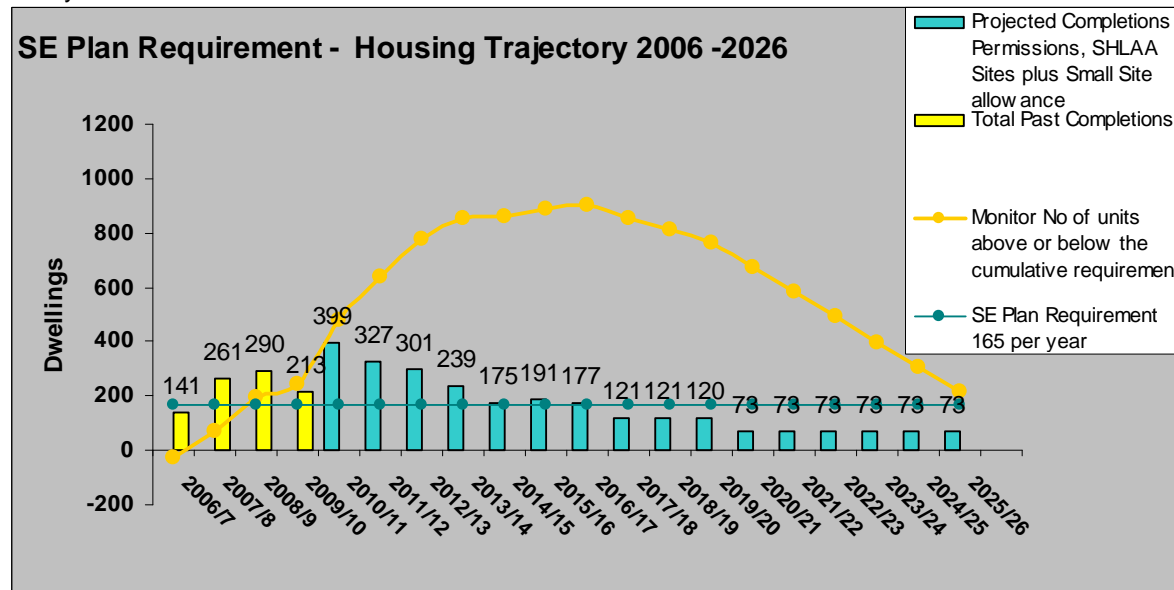
The draft Allocations and Development Management Policies Development Plan Document will be developed in the coming year and will be commented upon in next year's AMR.

APPENDIX 1 – Housing Trajectory Breakdown

PLAN YEAR					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
	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					51	51	51	51	52	112	112	113	113	113							819
OUTLINE PERMISSIONS					6	77	101	108	101	74	60	3	3	2							535
FULL PERMISSIONS*					342	199	149	80	22	5	5	5	5	5							817
SMALL SITES WINDFALL ALLOWANCE**															73	73	73	73	73	73	438
COMPLETIONS	141	261	290	213																	905
TOTAL	141	261	290	213	399	327	301	239	175	191	177	121	121	120	73	73	73	73	73	73	3514

*subject to a non-implementation reduction of 5% for sites < 0.2ha and 5% for sites 0.2ha and over

** allowance only applied after 10 years



APPENDIX 2 - Statement of Five-Year Housing Supply

Introduction

This statement shows that the Council has a rolling five year supply of deliverable housing sites to meet the requirements of PPS 3 'Housing' and Local Development Framework Core Output Indicators – Update 2/2008 - H2(c): Net additional dwellings – in future years.

The assessment should :

- a. Identify the level of housing to be delivered from the 1 April 2010 i.e. the current year to the end of March 2015.
- b. Identify the sites that have the potential to deliver housing during the five year period
- c. Assess deliverability - the guidance (PPS 3 para 54) explains that for sites to be considered deliverable they must be:
 - i. Available – available now
 - ii. Suitable – it is a suitable location for development now and would contribute to the creation of sustainable, mixed communities
 - iii. Achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

Identifying the Level of Housing to be Delivered and Potential Housing Sites

The Housing provision is given in the Draft South East Plan. The requirement for the District is 3300 which averages out as 165 dwellings per annum for the period from 1 April 2006 to end of March 2026. The Council has assessed the availability of housing in its SHLAA update 09 with a base date of April 09.

Housing monitoring data and the SHLAA show that new housing over the next five years will come from

- Identified Sites (with 10 or more units)
- Outline Permissions (with 10 or more units)
- Full Planning Permissions

Full Planning Permissions

The permissions have been phased or deemed completed as at 31/03/2011 using agreed criteria.

Year 1	Small sites under construction
Year 2	Sites under construction for 5-10 units (except flats) and not started full permissions
Year 4	All permissions 5 or more units

This criteria was used unless additional information was available which gave a more accurate picture.

The permissions granted from 01/04/2010 to 30/09/2010 have been added and phased as above. No allowance has been made for any permissions that may be granted after this date. An allowance has been made for non implementation based on analysis of trends over the past 3 years (5% has been deducted from the large site total and 5% from the small site total). The total = 501 units

Large sites identified within the SHLAA for the 5 year period (including outline planning permissions)

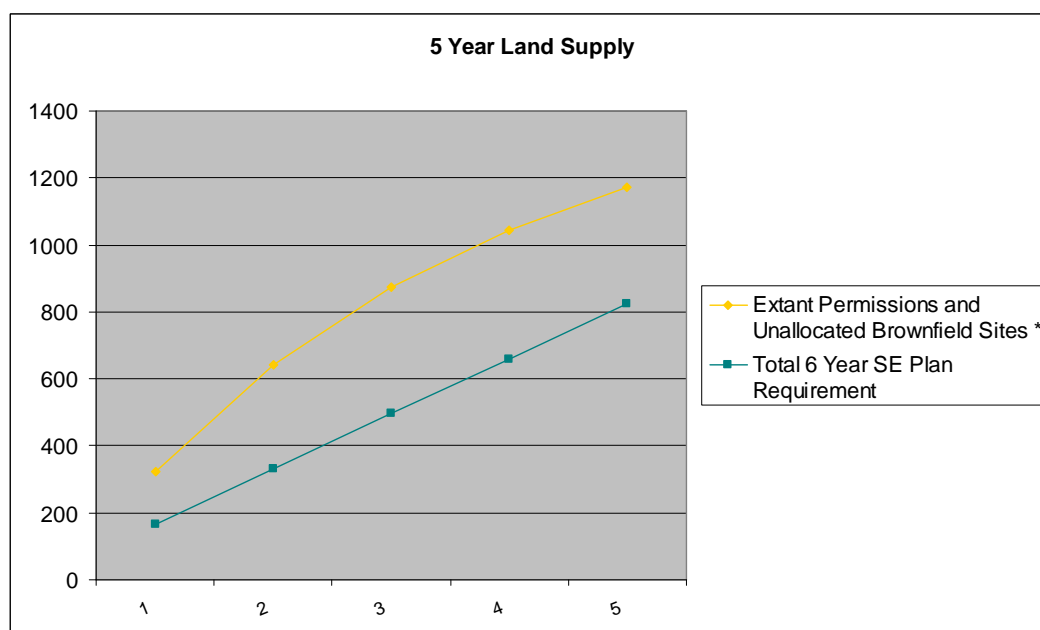
The unallocated brownfield sites of 10 or more units which have been phased for completion within 0-5yrs have been taken from the SHLAA update 2009. This figure has been divided over the 5 years period i.e. per year. Those sites with outline planning permission have been phased using the most up to date information. The total identified sites = 672.

Table 1: Identified Sites (including outline planning permissions)

Parish	Address	Units
Leigh	Land rear of Garden Cottages	13
Sevenoaks	Hitchen Hatch Lane	10
Swanley	Bus Garage, Swanley	20
Swanley	Land West of Cherry Avenue	75
Sevenoaks	Land West of Bligh's Meadow	59
Sevenoaks	Greatness Mills, Mill Lane	20
Badgers Mount	Foxs Garage, London Road	18
Westerham	Land West of London Road	30
Dunton Green	West Kent Cold Store	375
Sevenoaks	Sevenoaks Police Station	52
Total		672

Table 2: Land Supply

Net	Current year	1	2	3	4	5	Total
Total Extant Permissions		201	192	81	22	5	501
Identified Sites (including outlines)		124	124	150	150	124	672
Cumulative Extant Permissions/ Unallocated Brownfield Sites		325	641	872	1044	1173	1173
Cumulative 5 Year SE Plan Requirement		165	330	495	660	825	825
Difference between Requirement and supply		160	331	377	384	348	348



Conclusion

Table 2 shows that the identified supply exceeds the requirement by 348 units (42%). This confirms that the Council has a deliverable five year housing land supply.

Table 3: Full Permissions (Sites of less than 0.2Ha)
(this does not include replacement dwellings)

Planning Ref	Address	Parish	Outstanding Commitment	Under Construction	Site Area
SE/04/03102	Land North of Presbytery Catholic Church of St Laurence High Street	Edenbridge	5		0.11
SE/05/00249	Terrys Farm Rectory Lane	Hever	1		0.04
SE/05/00503	Lockhurst Farm Pretymans Lane	Hever	1		0.14
SE/05/00505	Lockhurst Farm Pretymans Lane	Hever	1		0.01
SE/05/00507	Lockhurst Farm Pretymans Lane	Hever	1		0.04
SE/05/00521	96 High Street	Sevenoaks	10		0.09
SE/05/00948	Timbers Station Road	Edenbridge	1		0.06
SE/05/01287	Sealclean Wilderness Avenue Seal	Seal	19		0.08
SE/05/01601	47 London Road	Sevenoaks	3		0.03
SE/06/00346	The Stable Barn - Lot 2 Hilders Farm Hilders Lane	Edenbridge	1		0.1
SE/06/01850	1 The Green & 4 London Road	Westerham	2		0.02
SE/07/00281	Homeland The Grove	West Kingsdown	1		0.12
SE/07/00355	Land West Of 96 - 98 High Street Edenbridge	Edenbridge	6		0.14
SE/07/00537	Anvil House Station Road	Eynsford	1		0.09
SE/07/00880	5 Wellfield	Hartley	1		0.05
SE/07/01012	8A Bradbourne Park Road	Sevenoaks	1		0.02
SE/07/01262	14 Silk Mills Close	Sevenoaks	1		0.03
SE/07/01415	Crockenhill Cp School Stones Cross Road	Crockenhill	1		0.09
SE/07/02301	Lake House Four Elms Road	Hever	1		0.08
SE/07/02374	3-7 Station Road	Edenbridge	3		0.02
SE/07/03269	17 Springfield Road	Edenbridge	1		0.03
SE/07/03351	Land West of 124-128 High Street *(1 affordable)	Edenbridge	5		0.18
SE/07/03507	Land adjacent to 61 Shurlock Avenue	Swanley	10		0.19
SE/07/03576	Land at Station Road	Edenbridge	2		0.05
SE/07/03588	Woods Tackle Shed Redleaf Estate Yard Camp Hill	Chiddingstone	1		0.04
SE/07/03609	Beechwood Four Elms Road	Edenbridge	2		0.06
SE/07/03631	67 High Street	Edenbridge	11		0.08
SE/07/03655	6 Station Road	Dunton Green	1		0.02
SE/07/03946	Falconers Down (plot 4) Pilgrims Way	Kemsing	1		0.1
SE/07/03966	19 Pembroke Road	Sevenoaks		6	0.06
SE/08/00128	Kingdom Hall Cedar Terrace Road	Sevenoaks	4		0.04
SE/08/00399	65 - 67 Bradbourne Vale Road	Sevenoaks	2		0.19
SE/08/00768	Merrivale Rushetts Road	West Kingsdown	1		0.1
SE/08/00923	1 and 2 South Ash	Ash-cum-Ridley	-1		0.11

	Manor Cottages South Ash Road				
SE/08/00968	1 Cramptons Road	Sevenoaks	1		0.03
SE/08/01358	42 Garth Road	Sevenoaks	1		0.12
SE/08/01727	92B High Street	Edenbridge	1		0.01
SE/08/01775	The Cottage Kingsfield Road	West Kingsdown	1		0.15
SE/08/01821	27 Lennard Road	Dunton Green	2		0.04
SE/08/02030	50 Newports	Crockenhill	1		0.05
SE/08/02088	Braeside Oak Avenue	Sevenoaks	1		0.19
SE/08/02280	Oakenshaw Copse Bank	Seal	2		0.13
SE/08/02587	Land adjacent to 26 Grange Road	Sevenoaks	1		0.02
SE/08/02771	Polefields Cottage Spode Lane	Cowden	1		0.15
SE/08/02790	Mill Farm Church Road	Brasted		1	0.09
SE/08/02880	48 The Rise	Sevenoaks	1		0.13
SE/08/02946	Bat & Ball High Street	Leigh	1		0.07
SE/08/03034	Sunnyside High Street	Seal	7		0.12
SE/08/03077	Land adj to 26 Oaklands Close	West Kingsdown	1		0.03
SE/08/03097	Hartley Court Church Road	Hartley	1		0.14
SE/08/03160	South Hall High Street	Farningham	1		0.13
SE/08/03275	Land adj to 11 Parkside	Halstead	2		0.02
SE/08/03325	1 The Square	Riverhead	2		0.01
SE/08/03347	Peal Chase Ash Platt Road	Sevenoaks	1		0.1
SE/08/03388	Tippacot Main Road	Edenbridge	1		0.06
SE/08/03410	Land at Forge Cottages Hill Hoath Road	Chiddingstone	1		0.02
SE/09/00099	Appledore High Street	Farningham	1		0.01
SE/09/00469	7 Westerham Road	Chevening	2		0.07
SE/09/00643	The Old Oast House Shoreham Road	Otford	1		0.14
SE/09/00724	79 London Road	Dunton Green	1		0.04
SE/09/00753	Land Adjoining Oak End 1 High Street Sevenoaks	Sevenoaks		1	0.15
SE/09/00789	37 Weald Road	Sevenoaks	1		0.05
SE/09/00794	The Smokery Ide Hill	Sundridge	1		0.1
SE/09/00842	Building South of the Granary Brasted Road	Westerham	1		0.13
SE/09/00866	2 Cherry Avenue	Swanley	3		0.03
SE/09/01001	The Crows Nest Chartside House High Street	Brasted	1		0.01
SE/09/01087	Land rear of Kings Arms House High Street	Brasted	1		0.17
SE/09/01135	29-31 High Street	Edenbridge	1		0.04
SE/09/01289	26 High Street	Sevenoaks	2		0.02
SE/09/01315	Land adjacent 17 Rye Lane	Dunton Green	1		0.03
SE/09/01672	Newman House Fullers Hill	Westerham	2		0.01
SE/09/01804	6 High Street (over Willow Tea Rooms)	Otford	1		0.07
SE/09/01818	5 Church Cottages Church Street	Shoreham	1		0.01
SE/09/01850	Lower Basings Farm Furnace Lane	Cowden		2	0.19
SE/09/02041	8 Chipstead Lane Sevenoaks	Riverhead	1		0.11
SE/09/02144	The Chequers High Street	Farningham	2		0.02
SE/09/02187	Land North West of 1 Bevan	Swanley	6		0.03

	Place				
SE/09/02295	The Barn Sharps Place Baileys Hill Road	Chiddingstone	1		0.09
SE/09/02300	149 High Street	Sevenoaks	1		0.03
SE/09/02355	51 High Street	Sevenoaks	1		0.001
SE/09/02375	Land Rear of 29-31 High Street	Edenbridge	3		0.04
SE/09/02415	Beeches Mount Harry Road	Sevenoaks	11		0.11
SE/09/02568	Emiton Knockholt Road	Halstead	1		0.05
SE/09/02591	The Old Bakery Land Behind 61 High Street (located behind no. 61. Access via ramp between 57 & 59)	Seal	1		0.03
SE/09/02630	64 Lennard Road	Dunton Green	1		0.01
SE/09/02792	Lane South of Lavender Cottage Church Road	Brasted	1		0.04
SE/09/02864	Former BMW Garage 5 Dartford Road (2 schemes on this site - see comments page)	Sevenoaks		11	0.19
SE/09/02986	Land East of Florence Cottages High Street	Edenbridge	6		0.07
SE/09/03022	10 High Street	Swanley	4		0.02
SE/10/00071	Land adj to 56 Robyns Way	Sevenoaks	1		0.05
SE/10/00170	61 Oakhill Road	Sevenoaks	1		0.15
SE/10/00366	The Lodge 1 Top Dartford Road	Hextable	1		0.09
SE/10/00412	152 London Road	Sevenoaks	2		0.02
SE/10/00431	154 London Road	Sevenoaks	2		0.02
SE/10/00444	4 The Green Lane	Leigh	1		0.05
SE/10/00452	10 Sandy Lane	Westerham	1		0.02
SE/10/00564	Lydens East Barn Lydens Barn Lydens Lane	Hever	1		0.1
SE/10/00616	1 Dynes Road	Kemsing	1		0.05
SE/10/00764	West Kingsdown Village Hall Fawkham Road	West Kingsdown	6		0.1
SE/10/00820	Land adjacent to 83-99a Bradbourne Road	Sevenoaks	2		0.06
SE/10/00939	48 High Street	Swanley	2		0.02
SE/10/00941	39 Serpentine Road	Sevenoaks	1		0.19
SE/10/00988	82 West End	Kemsing	1		0.15
SE/10/01349	Land adj to 200 Otford Road	Sevenoaks	1		0.02
SE/10/01467	34 Buckhurst Avenue	Sevenoaks	1		0.01
SE/10/01559	135 Archer Way	Sevenoaks	1		0.02
SE/10/01640	147 London Road	Dunton Green	1		0.02
SE/10/01737	35-37 Quaker Hall Lane	Sevenoaks	6		0.05
SE/10/01902	The Nursery School The Street	Ash-cum-Ridley	1		0.1
SE/10/01931	11 London Road	Riverhead	3		0.12
SE/10/01932	3a London Road	Riverhead	1		0.12
SE/10/02243	The Stone Barn Park Gate Road	Crockenhill	1		0.04
SE10/00224	Downsview Shoreham Road	Otford	1		0.15
Total Number of units on sites of less than 0.2Ha			233	21	
Total less reduction of 5% for non-implementation			241.3		

Table 3 continued: Full Permissions (Sites of 0.2Ha or more)

Planning Ref	Address	Parish	Outstanding Commitment	Under Construction	Site Area
SE/10/00247	Falcon House 4A Knole Paddock Seal Hollow Road	Sevenoaks	2		0.2
SE/09/01008	Land West of North Down Farm Idleigh Court Road	Ash-cum-Ridley	1		0.2
SE/08/00360	Southernwood 85 Kippington Road	Sevenoaks	1		0.2
SE/10/00601	44-46 Chipstead Lane	Riverhead	1		0.2
SE/08/01523	Land South East of 6-16 Ryewood Cottages Rye Lane	Dunton Green	4		0.21
SE/07/02324	22 St. Georges Road	Sevenoaks	5		0.23
SE/10/00080	Kilndown Gorsewood Road Hartley	Hartley	1		0.23
SE/04/00526	The Farmers London Road	Sevenoaks		23	0.23
SE/10/01014	The Oast House Great Hollenden Farm	Seal	1		0.23
SE/05/01326	Land North of 48 Green Court Road Crockenhill	Crockenhill	1		0.24
SE/09/01907	Rear of 51 High Street	Sevenoaks	7		0.25
SE/09/02482	Burgate Solefields Road and Penryn Grassy Lane	Sevenoaks	2		0.26
SE/10/02143	Sundridge House 73 Main Road	Sundridge	1		0.26
SE/09/02072	Land West of Greenacres Old Dartford Road	Farningham	1		0.3
SE/04/02248	Keston and The Beeches Swanley	Swanley	5		0.31
SE/08/02146	Falconers Down (Plot 1) Pilgrims Way	Kemsing	1		0.32
SE/07/03881	Penlee, Hawthorns & Eden Lodge Station Road	Edenbridge		34	0.33
SE/07/01558	Little Julians Little Julians Hill	Sevenoaks	1		0.34
SE/08/02255	Oakwood Shoreham Road	Otford	1		0.34
SE/08/02014	Marlpit House and The Chase Main Road	Edenbridge	10		0.37
SE/08/02558	Two Rivers Stairfoot Lane	Chevening	1		0.38
SE/07/02280	58-60 Oakhill Road	Sevenoaks	8		0.39
SE/09/02368	Cross Keys House Ashgrove Road	Sevenoaks	2		0.42
SE/09/00221	Coakham Farm Pootings Road Crockham Hill	Westerham	1		0.45
SE/06/03211	Tubs Hill House North London Road	Sevenoaks	18		0.46
SE/07/00296	Hollym Clenches Farm Lane	Sevenoaks	2		0.5
SE/09/01936	35 and 37 Hitchen Hatch Lane	Sevenoaks	4		0.56
SE/05/01710	Basing Farm Furnace Lane	Cowden	1		0.69
SE/08/00802	Bambi Cottage Parkfield	Sevenoaks	1		0.73
SE/08/01218	Land Rear of High Trees Wildernesse Avenue	Sevenoaks	1		0.74
SE/07/01932	Eden Valley School	Edenbridge	40		1

	Four Elms Road				
SE/09/00274	St. Bartholomews Hospital Laundry Bonney Way	Swanley	26	20	1.04
SE/08/01242	Romani Way Hever Road Gypsy Site Hever road	Edenbridge	6		1.1
SE/09/00633	The Kent Hounds Well Hill Chelsfield	Shoreham	1		1.34
SE/06/01442	Woodland Chase, Godwins & Brackens Blackhall Lane	Sevenoaks	5		1.36
SE/08/01915	Halstead Place School Church Road	Halstead	19		1.94
SE/09/01319	Stacklands Retreat House School Lane	West Kingsdown	14		2.7
Total Number of units on sites of 0.2Ha or more			196	77	
Total less reduction of 5% for non-implementation			259.4		