

# Local Development Framework



## Annual Monitoring Report December 2009



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## Introduction

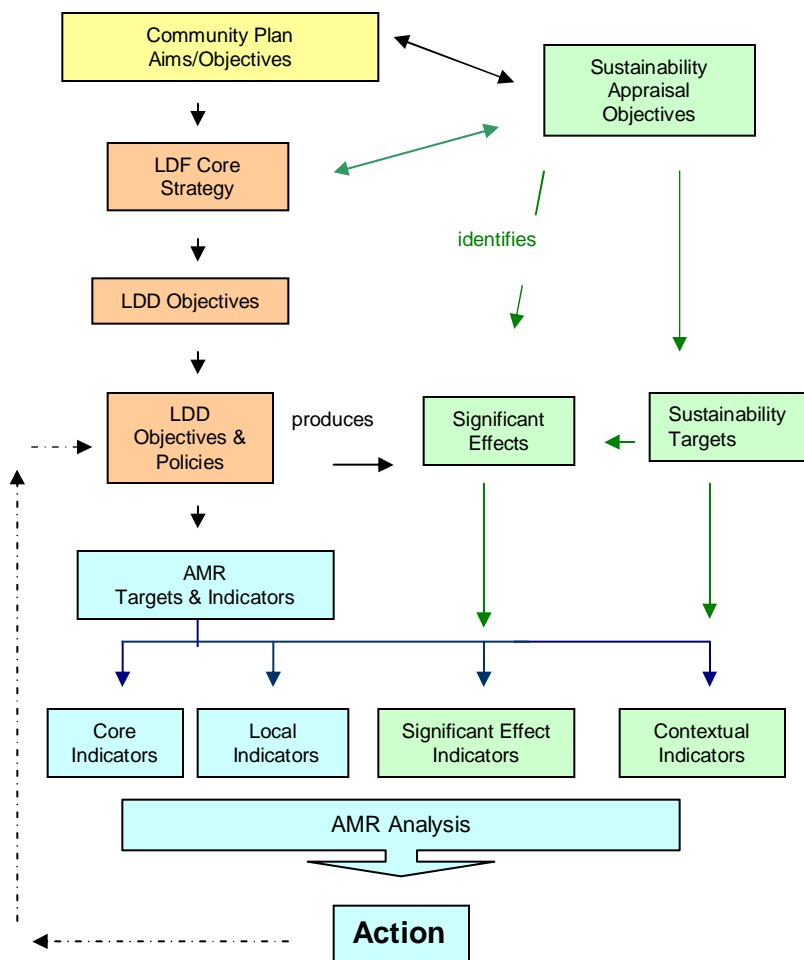
This is the third Local Development Framework Annual Monitoring Report. It covers the period 1st April 2008 to 31<sup>st</sup> March 2009.

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 1/3 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 35% 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 draft LDF Core Strategy which sets out the spatial vision for the District up until 2026.

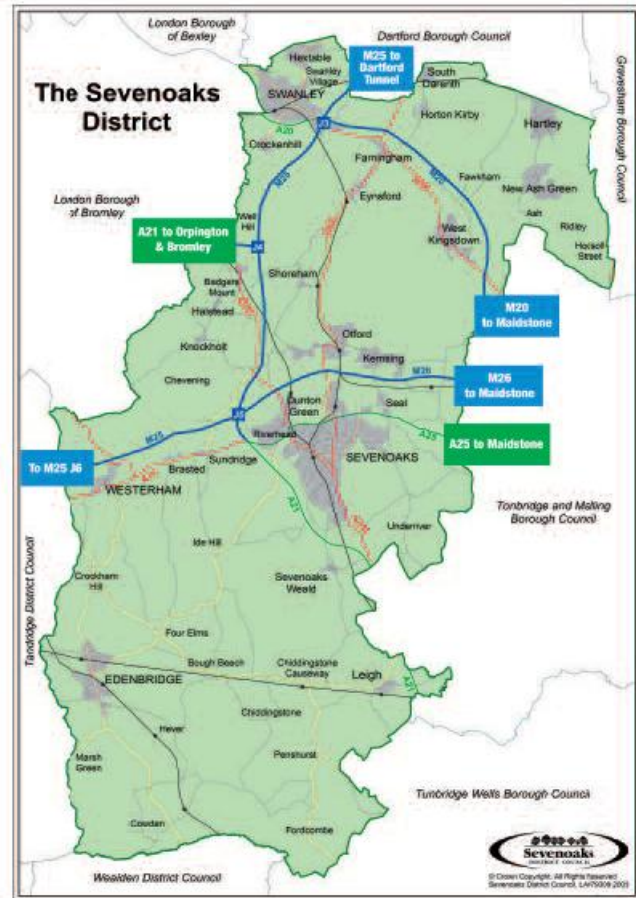


Figure 2: Sevenoaks District

## **Methodology and Preparation**

Sevenoaks is currently preparing the submission draft of the Council's Core Strategy and the evidence base to support the development of policy. This fifth report, for the period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009, looks at any discernable trends over the last 5 years and continues to establish robust baseline information.

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.

The Council's Core Strategy is due to be submitted to the Secretary of State in Spring 2010, therefore this report focuses on the core output and local indicators and how they relate to the proposed Core Strategy Policies.

**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.

In order to make the best use of existing resources, where ever appropriate, the indicators identified useful information that is already collected through existing monitoring programs. For example Land Supply Monitoring, Community Plan Monitoring, Council Tax, Best Value and Local Performance Indicators.

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 data bases/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 has not been possible to maintain this timetable due to the need for additional studies following the Preferred Options consultation and the timetable has been put back four months so that publication is in January 2010 rather than September 2009 and submission is now anticipated in April 2010. The Allocations DPD timetable is dependent on that for the Core Strategy and has been amended to take account of the amended Core Strategy timetable. The Residential Extensions SPD was adopted in May 2009 in accordance with the LDS.

The LDS is being revised to take account of the timetable changes described above.

## **Monitoring and Performance**

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

- Delivery of Housing,
- Distribution of Development,
- Design of new developments,
- Affordable housing,
- Housing size type and density,
- Employment land,
- Infrastructure and Open Space (including 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 draft Core Strategy. 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 it's policies. Also, targets and/or indicators may need to be changed to reflect government guidance and changes in local circumstances.

## 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 South East Plan 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 South East Plan housing requirement of 3300.
<b>Performance summary</b>	290 net additional dwellings were completed in 2008-2009, 125 units above the South East Plan annual average requirement of 165 dwellings. There have been 692 units completed since 2006, 197 over the requirement.

### Performance Analysis

The SE Plan covers the period 2006-2026, it allocates the District a housing requirement of 3300 which equates to 165 units per annum. In 2008-09, 290 net units were completed which is 125 units over the requirement. There have been 692 units completed since 2006, which is 197 greater than the requirement of 495 units.

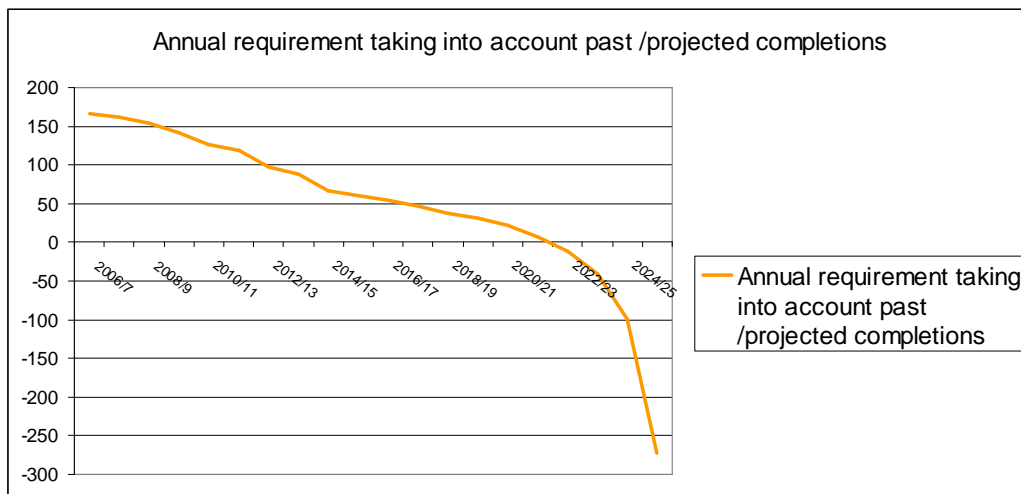
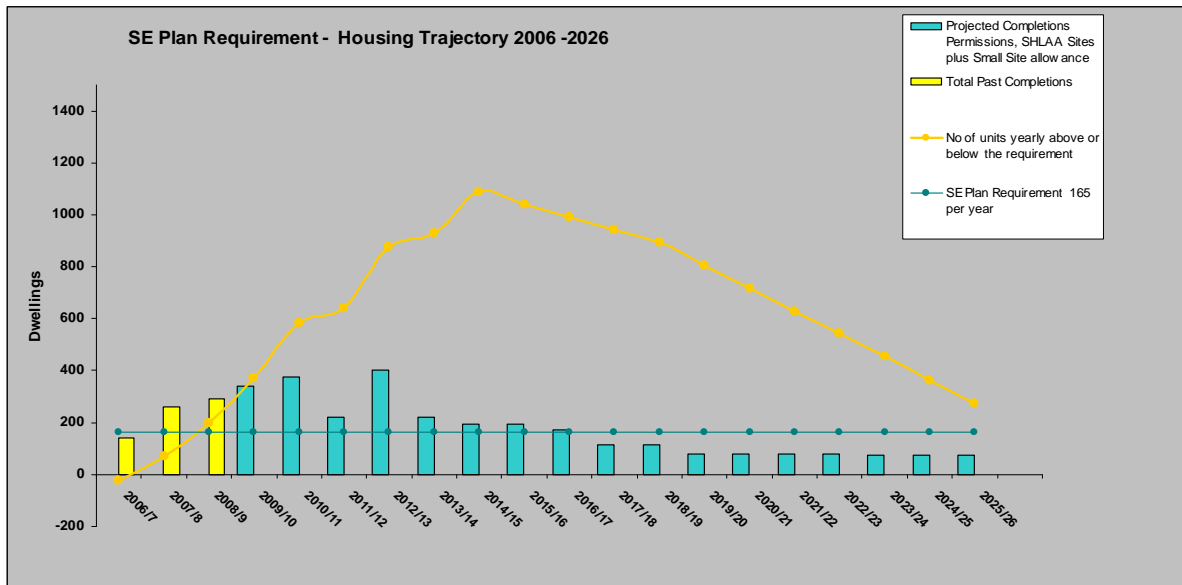
Sevenoaks has updated its SHLAA and it is apparent from that work that there are mixed messages coming from the local market in terms of house prices and activity in the residential sector. This has been based on Land Registry data and discussions with local estate agents and developers. The general consensus, however is that the market has shown signs of stabilising since March 2009. A lack of supply, coupled with a lower interest rate climate and a feeling that better value can be had, are thought to have contributed to the supporting of prices in recent months.

Completions and the level of extant permissions outstanding have not fallen in 08-09 and remain above the yearly requirement from the SE Plan. Therefore for the purposes of the Sevenoaks District Housing Trajectory and the 5 year land supply, a more pragmatic approach has been taken. Whilst the current economic downturn has had a noticeable impact on the local housing market and conditions affecting it, we have assumed that over the plan period (2006 - 2026), there will be a return to a "functioning" housing market, and the current conditions will not be reflective of the longer term activity and performance of the residential sector. (Principal Source of Information: RICS Housing Market Forecast August 2009 and SHLAA)

**The Housing Trajectory** shows progress towards meeting the SE Plan requirement. It includes completions to 2009 (692 units), and the extant permissions and SHLAA sites for the first 15 years. The extant permissions and SHLAA sites are phased, according to when it is thought that they will be completed, and after the first 10 years an allowance of 75 units is added in for small windfall sites.

These figures give 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 Trajectory shows that we will be able to meet the SE Plan requirement and if our assumptions are correct we will reach the requirement in 2022.

**Figure 3: Housing Trajectory**

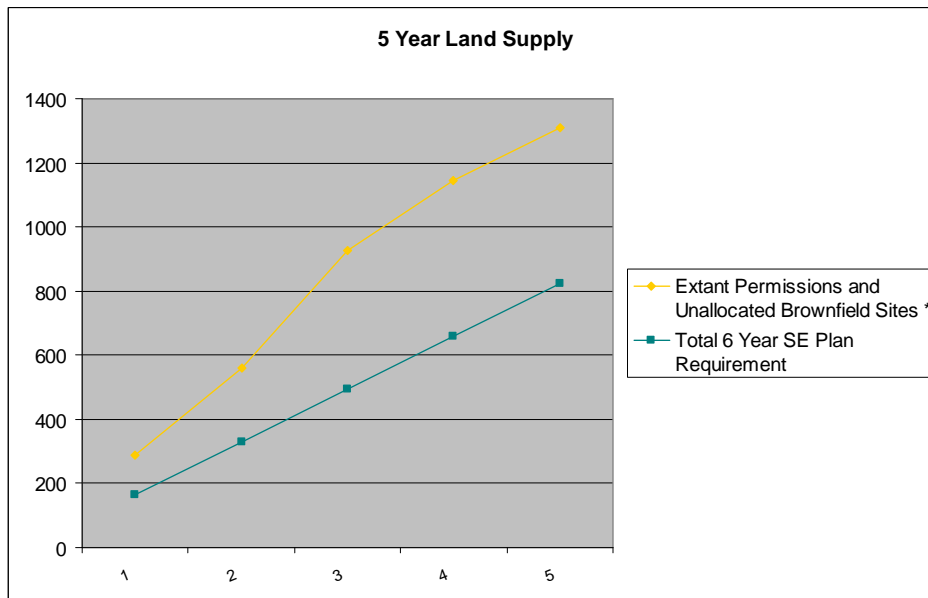




## 5 Year Land Supply

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 2010). For Sevenoaks this means demonstrating that 825 units net can be achieved. The supply is made up from extant permissions (661) and SHLAA sites (649) which are deliverable in the next 5 years. The 5 year supply is 1310 net, this is 425 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 1.

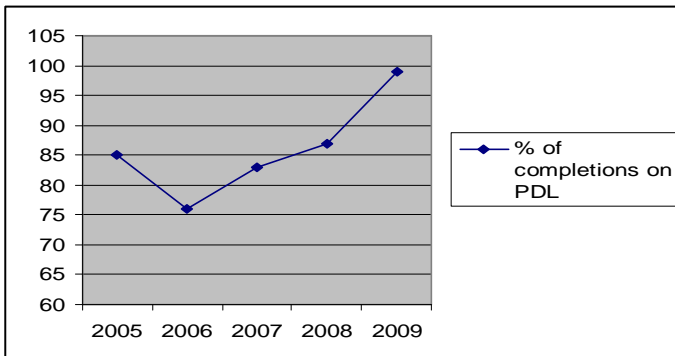
## Distribution of Development

**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
<b>Performance summary</b>	99% of housing completions were on previously developed land (PDL) in 2008-2009.

### 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 continued to increase since 2006 when the dip was the result of the completion of a Local Plan allocation which was a Greenfield site.

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

**Proportion of New Housing in Main Settlements of Sevenoaks, Swanley and Edenbridge** *To show the gross number of new dwellings built in the main settlements as opposed to the villages and Green Belt areas.*

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	½ of total housing to be within Sevenoaks Urban Area and Swanley ⅔ of total housing to be within Sevenoaks Urban Area, Swanley and Edenbridge
<b>Performance summary</b>	20% of new housing was built within Sevenoaks and Swanley 40% of new housing was built within the main settlements of Sevenoaks, Swanley and Edenbridge.

**Performance Analysis**

The draft Core Strategy policies direct development to existing settlements, particularly in the main settlements of Sevenoaks, Swanley and Edenbridge, to reflect their position in the Settlement Hierarchy. The proposed target is for ⅔ (66%) of the total new housing to 2026 to be built within the Sevenoaks Urban Area (as defined in the draft Core Strategy), in Swanley and in Edenbridge. A further target is proposed for ½ (50%) of the total housing built in the period up to 2026 to be located in Sevenoaks Urban Area and Swanley.

Housing Completions in 2008-09 have not been measured against the proposed LDF targets as the Core Strategy is not yet adopted and is not yet used to determine planning applications. In the past four years (since the start of the SE Plan period), 53% of total completions have been within Sevenoaks Urban Area, Swanley and Edenbridge, with 23% within Sevenoaks Urban Area and Swanley. Implementation of the Core Strategy will achieve a greater focus of new development on the District's main towns

**Figure 6: Housing Completions in the Main Settlements**

Completions* <small>source SHLAA</small>	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
<b>08-09 %</b>	<b>18%</b>	<b>2%</b>	<b>20%</b>	<b>60%</b>	
<b>Totals</b>	<b>119</b>	<b>38</b>	<b>207</b>	<b>328</b>	<b>692</b>
<b>Summary of broad provision to 2026 #</b>	<b>1331 38%</b>	<b>660 19%</b>	<b>411 11%</b>	<b>1129 32%</b>	<b>3531</b>

# draft Core Strategy

The Strategic Housing Land Availability Assessment gives a summary of the broad locations of the housing supply to 2026 (see figure 6). Of the 3531 units identified it shows that 68% of completions are within the main settlements and 57% within Sevenoaks Urban Area and Swanley. If these sites are developed the proposed LDF targets will be achieved.

Monitoring of completions once the Core Strategy and Allocation DPD 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	None
<b>Performance summary</b>	There was a net change of 436m <sup>2</sup> in the total amount of floor space for “town centre uses”.

**Performance Analysis**

The South East Plan identified Sevenoaks as a Secondary Regional Centre.

Town centre uses are identified as Retail, Office and Leisure. There has been a small overall net increase in floor space of 436m<sup>2</sup> during 08-09 compared to a loss 208m<sup>2</sup> in 07/08, and 1708m<sup>2</sup> in 06/07.

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

	A1	A2	B1a	D2	Total
<b>Gross</b>	45	65	1947	0	<b>2057</b>
<b>Net</b>	-1112	65	1483	0	<b>436</b>

There was an overall loss net of 1112m<sup>2</sup> in the A1 use class across the district and a significant gain of 1483m<sup>2</sup> in the B1a use class. There was also an overall loss of 295m<sup>2</sup> employment floor space within town centres, with a continuing trend of an increase in A2 but a decrease in A1 and B1a uses.

The majority of the overall loss has taken place outside the town centres with a loss of 1261m<sup>2</sup>. 72% of this overall loss was from one site which changed use from retail to office (loss of A1). As the site was not in the town centre the loss does not have a significant impact on the town centre itself.

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. The mechanism for this monitoring will be put in place for the next AMR.

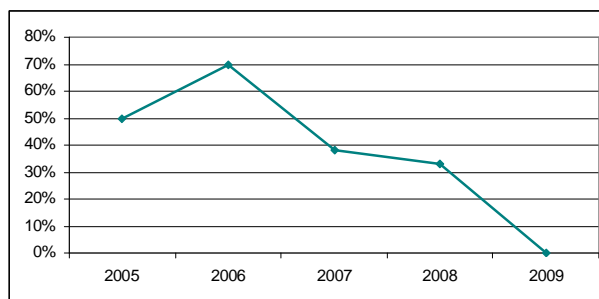
**Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding and Water Quality Grounds ( Core Indicator E1 )** *To show numbers of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere and, (iii) adversely affect water quality*

Saved Local Plan Policies	EN1 Development Control: General design/amenity principles
Relevant LDF Policy	LO1 Distribution of Development SP2 Sustainable Development, Climate Change and Air Quality
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.
<b>Performance summary</b>	No applications were granted contrary to the advice of the Environment Agency on either flooding or water quality grounds.

**Performance Analysis**

There were no applications received which had implications for water quality during the period Apr 08 – Mar 09. None of the three planning applications which were received during the reporting year, on which the Environment Agency were consulted, were granted contrary to their advice on flooding grounds. This is a significant reduction on previous years and achieves the current and proposed targets.

**Figure 8: Planning Permissions Granted Contrary to Environment Agency Advice**



Of the three applications consulted, one was withdrawn and the others were refused. Of the refusals one specifically included flooding issues as a reason for refusal.

## Design of new developments

<b>Housing Quality – Building for Life Assessments (Core Indicator H6)</b> <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 The 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	Proportion of new housing development scoring good or very good against Building for Life criteria (to be set for the 2010 Annual monitoring Report)
<b>Performance summary</b>	60% of development sites surveyed scored as good or above. 100% of development sites surveyed scored as average or above.

### 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 CAGE building for Life questions that were answered positively. Further details on the Building for Life Assessments can be found at [www.buildingsforlife.org](http://www.buildingsforlife.org)

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

Address	Units (gross)	Score	Rating
Former Tekram Site, Edenbridge	24	13	Average
The Mill Works, Brasted	12	13	Average
24, 25,26 Lennard Rd, Dunton Green	22	14	Good
Vulcan Plastics, Westerham	10	15	Good
Land at Albion Way, Edenbridge	97	15	Good

Due to the predominance of small development sites in the District it should be noted that only 5 out of 112 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.

All the 5 new build housing sites scored “average” or above with 60% scoring as “good”. Schemes which score between 10 and 13 are classed as average and therefore the two developments which achieved an “average” rating were close to being rated as “good”. When the number of units on each site was taken into account, 80% of the 165 new dwellings completed on the assessed sites scored a “good” rating. 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.

<b>Conservation Areas</b> <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 The 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.
<b>Performance summary</b>	There has been no change to the Conservation Area extents. No Conservation Area boundary reviews were adopted. 5 Conservation Management Plans have been completed.

#### **Performance Analysis**

There have been no changes to the Conservation Area extents across the District and no boundary reviews were adopted. A further 5 Conservation Management Plans were completed in the reporting year.

<b>Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Site of Archaeological Interest</b> <i>To show any losses or additions to the number of buildings/areas under protection.</i>	
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 The 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.
<b>Performance summary</b>	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, Climate Change and Air Quality
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.
<b>Performance summary</b>	No major renewable schemes were completed in the year 2008-2009.

### **Performance Analysis**

There were no major renewable schemes completed during the reporting year. There were some small scale renewable installations, most of which were solar thermal plates and there were no wind turbines installed.

**Figure 10: Renewable Installations Across the District**

<b>Technology</b>	<b>Total number of installations</b>
Solar thermal	12
Solar Photovoltaic	5
Ground Source Heat Pump	1
Biomass Boiler	1
<b>Total</b>	<b>19</b>

Source: Sevenoaks Data for HECA, 2008-2009

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 1<sup>st</sup> October 2008, it is now likely that fixing solar panels to a roof of a single dwelling house does not require planning permission.

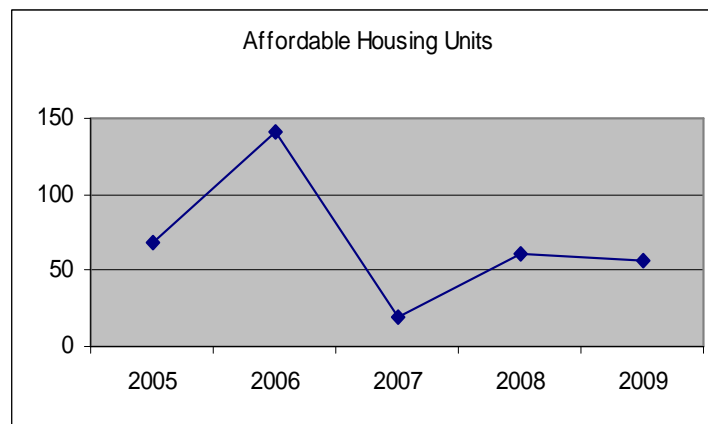


## Affordable Housing

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	SP4 Provision of Affordable Housing SP5 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).
<b>Performance summary</b>	57 units of affordable housing were provided during 2008-2009.

### Performance Analysis

**Figure 11: Gross Affordable Housing Completions for Previous Five Years**



The 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 2008-9, 57 subsidised units were provided including acquisitions. 7 being social rent and 50 intermediate. 48 units were provided through planning permissions. This was equivalent to 19.7% 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.

Ongoing monitoring is required to look at the overall provision of subsidised housing and the breakdown of types of subsidised units being provided.

## Housing Size, Type and Density

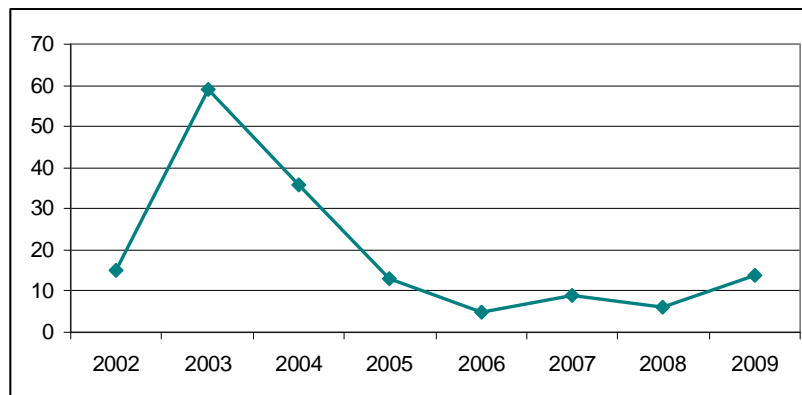
### **Net additional Pitches (Gypsy and Traveller) ( Core Indicator H4 )** *To show the number of Gypsy and traveller pitches delivered*

Saved Local Plan Policies	H16-19 Residential Caravan Sites and Mobile Home Parks
Relevant LDF Policy	SP7 Provision for Gypsies and Travellers
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 as the requirement for the District in the adopted South East Plan review.
<b>Performance summary</b>	5 pitches were provided during 2008-2009 for Gypsy and Traveller use.

### **Performance Analysis**

There were 5 additional permanent pitches provided for Gypsy and Traveller use during 2008-2009. There were no transit pitches provided. The LDF Gypsy and Traveller encampment target is to be set in line with the requirements in the South East Plan review. Until the requirement is finalised the number of additional encampments will be reported, but not against any target.

**Figure 12: Number of Unauthorised Encampments**



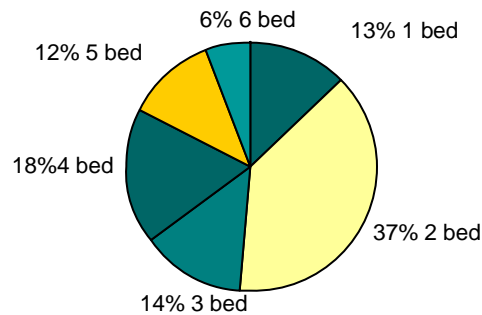
The number of unauthorised encampments has increased during 08-09 from 6 to 14. In addition, 12 unauthorised pitches were granted temporary conditional planning permission during the reporting year giving an overall total of 17 pitches (temporary and permanent) which gained planning permission.

<b>Proportion of New Dwellings of Different Sizes</b> <i>To show the size of dwellings being completed</i>	
Saved Local Plan Policies	None
Relevant LDF Policy	SP6 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
<b>Performance summary</b>	50% of additional housing during 2008-2009 had less than three bedrooms (for completions which data was available).

**Performance Analysis**

This is a new indicator which will be used in the future to monitor Core Strategy policy SP6 Housing Size and Type which seeks to achieve an average of 50% two bedroom or less across all developments. As this indicator is new only limited data was available for the reporting year. This information was used to produce the pie chart in figure 13.

**Figure 13: New Dwellings of Different Sizes by Number of Bedrooms**  
(for completions for which data is available)



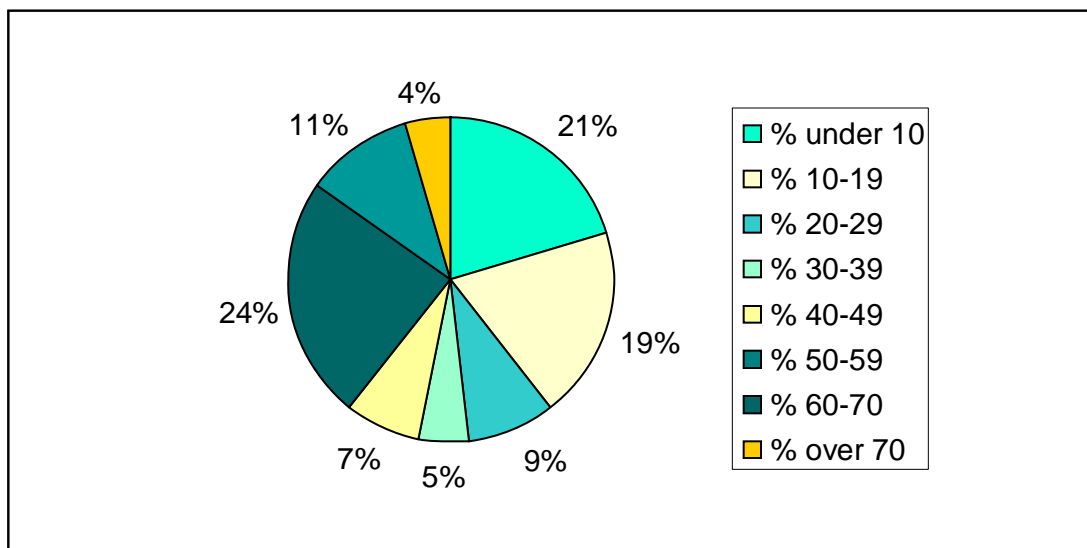
Overall it seems that more small dwellings are being built in the District. The SHMA shows that 68.6% of the existing stock is 3 bed or more and recommends that there should be a greater focus on small dwellings in new development. 50% of the completed dwellings had less than three bedrooms, 37% of new dwellings built had two bedrooms and 32% were 4 bed or more.

<b>Density of New Development</b> <i>To show the density of housing completions</i>	
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles
Relevant LDF Policy	SP8 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.
<b>Performance summary</b>	The average housing density across the district was 38.5 dwellings per hectare.

### **Performance Analysis**

This is the first 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 and the South East Plan has a target for an average density of 40 dwellings per hectare (dph) across the region. This target has been adopted by the draft Core Strategy and will be monitored through the AMR. This year the average housing density across the district was 38.5 dph, marginally below the proposed LDF and SE Plan target.

**Figure 14: Proportion of New Dwellings at different Densities (dwellings per hectare)**



46% of new dwellings completed in the reporting year were built above 40 dph with more than half of these at 50-59 dwellings per hectare.

54% of completions were below 40 dph. 21% of new dwellings completed in 2008-2009 were at densities of below 10 dwellings per hectare, with 19% at densities of between 10 and 19 dph. This relatively high 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

<b>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)</b>	
Saved Local Plan Policies Business premises	EP1 Employment Allocations EP8 Business Areas EP10 Retention of Existing Business Sites and Premises
Relevant LDF Policy	SP9 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
<b>Performance summary</b>	1478m <sup>2</sup> net additional employment floor space during period 2008-2009.

### Performance Analysis

The SE Plan states that:

“The recycling of existing employment land is expected to offer adequate potential to meet the needs of the local economy but this situation should be informed by careful monitoring”

In the year Apr 2008 – March 2009 4598m<sup>2</sup> of floor space was completed which gives an overall net gain of 1478m<sup>2</sup>. The losses were in B1b, B1c and B2 uses, particularly in B1c which fell by 844m<sup>2</sup>. There was no gain in B1b uses but a loss of 375m<sup>2</sup> from one site in West Kingsdown. The losses were spread across the District, sites being located in Eynsford, Edenbridge, Brasted and Swanley.

**Figure 15: Employment Land Supply – Amount and Type**

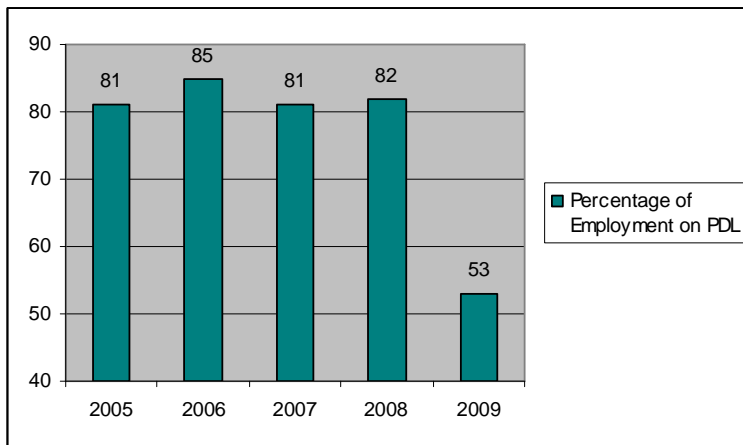
	B1a	B1b	B1c	B2	B8	Total
<b>Gross</b>	1947	0	300	440	1911	<b>4598</b>
<b>net</b>	1483	-375	-844	-371	1585	<b>1478</b>

The largest single site gain was within the B1a class, with a gain of 1495m<sup>2</sup> on a greenfield site in Knockholt which converted a previously agricultural building. However, as this was due to the development of one site it cannot really be regarded as significant trend. This will be monitored closely in future to see if a trend is established. There was also a significant growth in B8 floor space across the District, distributed over six 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	SP9 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
<b>Performance summary</b>	53% of employment completions were on previously developed land during 08-09.

**Performance Analysis**



**Figure 16: Percentage of Employment on Previously Developed Land**

Employment completions on PDL have dropped to 53%.

This unusually low percentage is primarily due a large completed B1a employment site which converted previously agricultural buildings on greenfield land in accordance with policy on re-use of rural buildings.

This site accounts for 33% of the total completed floor space during 08-09. If this site is excluded the percentage of employment completions rises to 79% which is more in line with previous years.

**Figure 17: Percentage of Employment on Previously Developed land by Use Class**

	B1a	B1b	B1c	B2	B8	Total
<b>Gross on PDL</b>	452	0	200	440	1346	<b>2438</b>
<b>% gross on PDL</b>	23%	100%	67%	100%	70%	<b>53%</b>

While the target for all new development on PDL has not been achieved, no new buildings have been permitted on land where there were no permanent structures.

**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	SP9 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
<b>Performance summary</b>	22.64 hectares of employment land was available in 2008-2009. 114,928m <sup>2</sup> (gross) of B1-B8 floor space was available with 10,230m <sup>2</sup> pending losses giving an overall net availability of 104,698m <sup>2</sup> .

**Performance Analysis**

Site Area

There is 22.64 hectares of land available for employment use, this includes 6.11 hectares of local plan allocations, 3.44 hectares under construction and 13.09 hectares in granted planning permissions. (Source: KCC Commercial Information Audit 2009 and Sevenoaks Employment Land Review 2007) The amount of allocated land for employment use will be reviewed as part of the development of the Allocations Development Plan Document, any changes to the site areas of the allocations will be reported in subsequent AMRs.

Floor space

**Figure 18: Available Employment Floor space by Type**

	B1a	B1b	B1c	B2	B8	Total
<b>Net Gain (m<sup>2</sup>)</b>	13638	0	91861	1972	-2773	<b>104,698</b>

The overall net floor space availability within the district is 104,698m<sup>2</sup>, this takes account of the pending losses from granted planning permissions. 89,388m<sup>2</sup> of floor space is available from local plan allocations and 15,310m<sup>2</sup> from granted planning permissions.

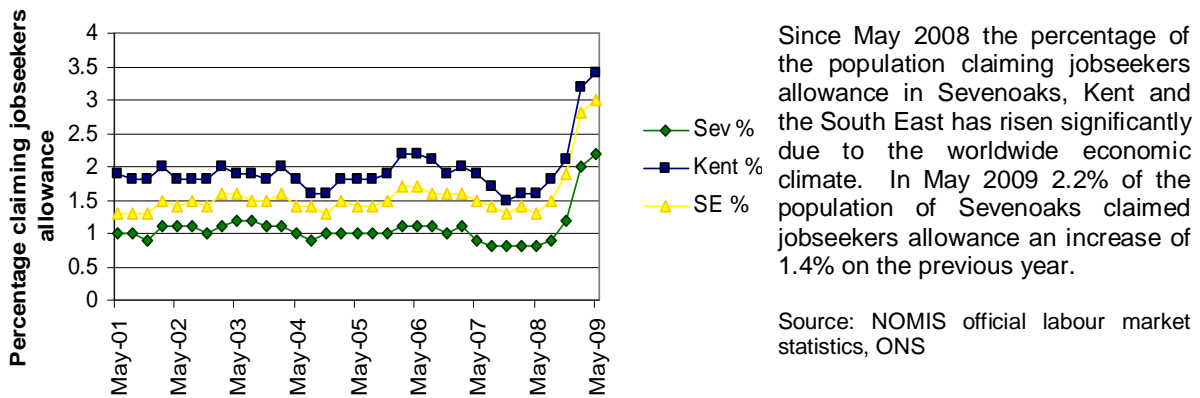
The amount of available employment floor space has increased by 29,100m<sup>2</sup> since the previous year. There has been a decrease in the B8 use class of 2773m<sup>2</sup>. There has been a gain in the B1a use class of 13,638m<sup>2</sup>.

The employment allocations site area and floorspace will be reassessed as part of the Allocations Development Plan Document, therefore there may be some changes in the figures in next year's report.

District Unemployment <i>To measure the levels of District unemployment</i>	
Saved Local Plan Policies Business premises	EP1 Employment Allocations EP8 Business Areas EP10 Retention of Existing Business Sites and Premises
Relevant LDF Policy	SP9 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
<b>Performance summary</b>	2.2% of the district were claiming Jobseekers allowance as at May 2009. 2.4% of the district were unemployed as at March 2009 District unemployment level was 1.3% lower than the Kent Average at March 2009

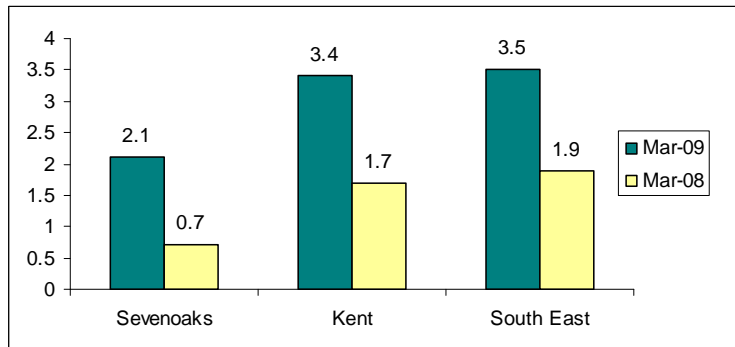
**Performance Analysis**

**Figure 19: Percentage of Population Claiming Jobseekers Allowance**



There was an overall rise in unemployment across Kent and the South East. Sevenoaks District had a percentage rise of 182.8% in unemployment from March 2008 to March 2009. At October 2009 the percentage unemployed within Sevenoaks district was 2.1% (1.4% under the Kent average).

**Figure 20: Percentage of Working Age People Claiming Unemployment benefit**



Source: Unemployment change in Kent, KCC Monthly Bulletin



## Infrastructure and Open Space (including biodiversity)

<b>Change in Areas of Biodiversity Importance ( Core Indicator E2 )</b> <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	Biodiversity Policy to be included in submission plan
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
<b>Performance summary</b>	No land has been lost from designated areas.

### Performance Analysis

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 sets out new objectives and targets which will be implemented by policies in the Core Strategy, the Allocations DPD and other subsequent DPDs and SPDs. A full set of indicators and targets for the Core Strategy are being drafted 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 Development Plan Document will be developed in the coming year and will be commented upon in next year's AMR.

## APPENDIX 1 - 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:

Sites with full planning permission, outlines under 10 units and those under construction phased as at 31/03/10.

The extant permissions have been phased or deemed completed as at 31/03/2010 using agreed criteria.\* In order to assess completions all small sites (ie under 5 units) that were under construction were deemed as completed. The remaining extant sites were phased using the following criteria:

Year 1	Small sites under construction
Year 2	Sites under construction for 5-10 units (except flats) and not started full permissions
Year 3	Outline planning 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 31/03/2009 to Sept 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 5 years (7% has been deducted from the large site total and 2% from the small site total). The total = 661 units

#### Large sites identified within the SHLAA for the 5 year period

The unallocated brownfield sites are taken from the SHLAA and includes those sites phased for 0 to 5 years for over 10 units, this totals 649 units. This figure has been divided over the 5 years period i.e. per year. The exception is West Kent Coldstore which has outline permission for 500 units, information from the developer indicates that 293 will available in years 2-5.  
Total Large sites = 649.

**Table 1: Unallocated Brownfield Sites**

Parish	Address	Units
Kemsing	31-37 Park Lane	10
Leigh	Land rear of Garden Cottages	13
Badgers Mount	Foxs Garage, London Road	18
Sevenoaks	Greatness Mills, Mill Lane	20
Sevenoaks	Land West of Bligh's Meadow	59
Swanley	St Bartholomews Hospital Laundry Bonney Way	65
Sevenoaks	Police Station Morewood Close	66
Swanley	Land West of Cherry Avenue	75
Swanley	Bus Garage, Swanley	20
Sevenoaks	West Kent Cold Storage, Rye Lane	293
Sevenoaks	Hitchen Hatch Lane	10
<b>Total</b>		<b>649</b>

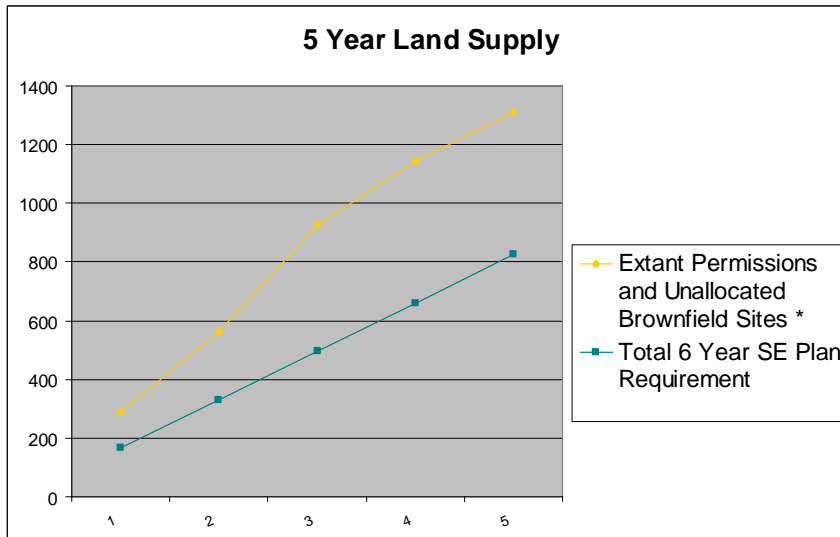
In summary the requirement and availability are

- a. Requirement 825 dwellings.
- b. Supply 661 + 649 = 1310 dwellings

**Table 2: Land Supply**

Net	Current year	1	2	3	4	5	Total
Total Extant Permissions		215	134	221	72	19	<b>661</b>
Unallocated Brownfield Sites *		72	139	146	146	146	<b>649</b>
Cumulative Extant Permissions/ Unallocated Brownfield Sites *		287	560	927	1145	1310	<b>1310</b>
Cumulative 5 Yr SE Plan Requirement		165	330	495	660	825	<b>825</b>

\*Source SHLAA \*\*Small sites u/c Year 1 Sites u/c for 5-10 units (except flats) and n/s full permissions Year 2. Outline permissions Year 3 and all permissions for 5 or more units Year 4.



## Conclusion

Table 2 shows that the identified supply exceeds the requirement by 485 units (1310 – 825) or 59%. The above information confirms that the Council has a deliverable five year housing land supply.

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

Planning Ref	Address	Parish	Outstanding Commitment	Under Construction	Site Area less than 0.2Ha
SE/03/01870	The Chestnuts, Westbury Terrace, Westerham	Westerham	1		.11
SE/04/01200	Land Rear of 29-31 High Street	Edenbridge	3		.03
SE/04/01226	1 North View Road	Sevenoaks	2		.06
SE/04/01504	Oak End, 1 High Street, Sevenoaks	Sevenoaks	1		.08
SE/04/02047	The Old Vicarage, Vicarage Hill	Westerham	1		.03
SE/04/02113	Land adjacent 17 Rye Lane	Dunton Green	1		.03
SE/04/02299	The Barn, Sharps Place, Baileys Hill Road	Chiddingstone	1		.09
SE/04/02418	3A Dorset Street	Sevenoaks	1		.01
SE/04/02984	2 Aspen Close	Swanley	2		.02
SE/04/03102	Land North of Presbytery Catholic Church of St Laurence, High Street	Edenbridge	5		.11
SE/05/00249	Terrys Farm, Rectory Lane	Hever	1		.04
SE/05/00407	46 Lullingstone Avenue	Swanley	1		.03
SE/05/00503	Lockhurst Farm, Prettymans Lane	Hever	1		.14
SE/05/00505	Lockhurst Farm, Prettymans Lane	Hever	1		.01
SE/05/00507	Lockhurst Farm, Prettymans Lane	Hever	1		.04
SE/05/00521	96 High Street	Sevenoaks	10		.09
SE/05/00948	Timbers, Station Road	Edenbridge	1		.06
SE/05/01287	Sealclean, Wildernesse Avenue, Seal	Seal	19		.08
SE/05/01601	47 London Road	Sevenoaks	3		.03
SE/05/01646	8 Chipstead Lane, Sevenoaks	Riverhead	1		.11
SE/06/00346	The Stable Barn - Lot 2 Hilders Farm, Hilders Lane	Edenbridge	1		.10
SE/06/00373	Walters Green Farm, Walters Green Road	Penshurst	1		.03
SE/06/00546	54 Queens Drive	Sevenoaks	1		.02
SE/06/00897	6 & 8 Main Road	Swanley	-1		.09
SE/06/00919	Land adj 11 Coopers Close	Horton Kirby & South Darent	1		.02
SE/06/01042	4 The Green Lane	Leigh	1		.11
SE/06/01151	Land adj. to Chalgrove,	Edenbridge	1		.18

	Crouch House Road				
SE/06/01327	Cornerways, Lealands Avenue	Leigh	1		.12
SE/06/01344	39 Southfields Road	West Kingsdown	1		.11
SE/06/01493	1 and 2 Field Cottages, Church Road	Brasted	-1		.08
SE/06/01591	37 Hitchen Hatch Lane	Sevenoaks	1		.10
SE/06/01620	Air Training Corps, Argyle Road	Sevenoaks	6		.06
SE/06/01850	1 The Green & 4 London Road	Westerham	2		.02
SE/06/02206	75 London Road, Sevenoaks	Sevenoaks	2		.01
SE/06/02224	152 Main Road	Sundridge	1		.10
SE/06/02429	Beeches, Mount Harry Road	Sevenoaks	9		.11
SE/06/02862	5 Farm Road	Sevenoaks	1		.05
SE/06/03252	50-52 London Road	Sevenoaks	3		.03
SE/07/00246	The Cottage, Kingsfield Road	West Kingsdown	1		.16
SE/06/03252	50-52 London Road	Sevenoaks	3		.03
SE/07/00246	The Cottage, Kingsfield Road	West Kingsdown	1		.16
SE/07/00296	Hollym, Clenches Farm Lane	Sevenoaks	2		.07
SE/07/00355	Land West Of 96 - 98 High Street	Edenbridge	6		.14
SE/07/00537	Anvil House, Station Road	Eynsford	1		.09
SE/07/00547	Land Adjacent 24 Mill Lane	Sevenoaks	1		.03
SE/07/00878	48 Lennard Road	Dunton Green	1		.02
SE/07/00880	5 Wellfield	Hartley	1		.05
SE/07/00962	Land East of Charcott Green Cottages	Leigh	4		.08
SE/07/01012	8A Bradbourne Park Road	Sevenoaks	1		.02
SE/07/01262	14 Silk Mills Close	Sevenoaks	1		.05
SE/07/01359	South Park Medical Practice, South Park	Sevenoaks	6		.13
SE/07/01415	Crockenhill Cp School, Stones Cross Road	Crockenhill	1		.09
SE/07/01684	Oast Tops, Mapleton Road	Westerham	1		.15
SE/07/01770	Galleons Lap, London Road	West Kingsdown	1		.10
SE/07/02069	Oakenden, Oakenden Lane	Chiddingstone	1		.08
SE/07/02301	Lake House, Four Elms Road	Hever	1		.08
SE/07/02374	3-7 Station Road	Edenbridge	3		.02
SE/07/02910	The Laurels, Woodlands Avenue	Hartley	1		.10
SE/07/02977	White Cottage, Scabharbour Road	Sevenoaks Weald	2		.10

SE/07/03177	Parsonage House, High Street	Eynsford	1		.14
SE/07/03269	17 Springfield Road	Edenbridge	1		.03
SE/07/03280	Former BMW Garage, 5 Dartford Road	Sevenoaks	14		.19
SE/07/03351	Land West of 124-128 High Street	Edenbridge	5		.18
SE/07/03467	Waggon Lodge Scollops, Ide Hill	Sundridge	1		.03
SE/07/03507	Land adjacent to 61 Shurlock Avenue	Swanley	10		.19
SE/07/03521	Land Adjacent to Arosa, Gresham Avenue	Hartley	1		.04
SE/07/03576	Land at Station Road	Edenbridge	2		.05
SE/07/03588	Woods Tackle Shed, Redleaf Estate Yard	Chiddingstone	1		.04
SE/07/03609	Beechwood, Four Elms Road	Edenbridge	2		.06
SE/07/03631	67 High Street	Edenbridge	11		.08
SE/07/03648	T P P Ltd and 14 Rysted Lane	Westerham	3		.10
SE/07/03655	6 Station Road	Dunton Green	1		.02
SE/07/03877	1 Abbots Close	Swanley	1		.04
SE/07/03927	Land to the rear of 43 and 45 Park Hill Road	Kemsing	3		.07
SE/07/03946	Falconers Down (plot 4) Pilgrims Way	Kemsing	1		.10
SE/08/00059	Land to Rear of 29 Beechy Lees Road	Kemsing	1		.06
SE/08/00087	20 St. Botolphs Road	Sevenoaks	7		.11
SE/08/00128	Kingdom Hall, Cedar Terrace Road	Sevenoaks	4		.04
SE/08/00399	65 - 67 Bradbourne Vale Road	Sevenoaks	2		.19
SE/08/00562	61 Seal Hollow Road	Sevenoaks	1		.04
SE/08/00609	Land to the rear of 22 The Charne	Otford	3		.10
SE/08/00768	Merrivale Rushetts Road	West Kingsdown	1		.10
SE/08/00923	1 & 2 South Ash Manor Cottages, South Ash Road	Ash-cum-Ridley	-1		.11
SE/08/00968	1 Cramptons Road	Sevenoaks	1		.03
SE/08/01253	2 Cherry Avenue	Swanley	1		.02
SE/08/01358	42 Garth Road	Sevenoaks	1		.12
SE/08/01727	92B High Street	Edenbridge	1		.01
SE/08/01821	27 Lennard Road	Dunton Green	2		.04
SE/08/02027	Ridley Farm, Bunkers Hill Road	Ash-cum-Ridley	1		.07
SE/08/02030	50 Newports	Crockenhill	1		.05
SE/08/02088	Braeside, Oak Avenue	Sevenoaks	1		.19
SE/08/02280	Oakenshaw, Copse Bank	Seal	2		.13
SE/08/02467	River House, London Road	Riverhead	4		.08
SE/08/02587	Land adjacent to 26 Grange Road	Sevenoaks	1		.02
SE/08/02593	Hollyville Café, London	West	1		.06

	Road	Kingsdown			
SE/08/02790	Mill Farm, Church Road	Brasted	1		.09
SE/08/02880	48 The Rise	Sevenoaks	1		.13
SE/08/02925	49 Chipstead Lane	Chevening	1		.07
SE/08/02946	Bat & Ball, High Street	Leigh	1		.07
SE/08/03002	Rock & Fountain (PH), Rock Hill	Shoreham	1		.11
SE/08/03034	Sunnyside, High Street	Seal	7		.12
SE/08/03077	Land adj to 26 Oaklands Close	West Kingsdown	1		.03
SE/08/03097	Hartley Court, Church Road	Hartley	1		.14
SE/08/03114	Hoath House, Walnut Tree Cross	Chiddingstone	3		.12
SE/08/03160	South Hall, High Street	Farningham	1		.13
SE/08/03275	Land adj to 11 Parkside	Halstead	2		.02
SE/08/03325	1 The Square	Riverhead	2		.01
SE/08/03347	Peal Chase, Ash Platt Road	Sevenoaks	1		.10
SE/08/03367	33 Woodside Road	Sundridge	1		.02
SE/08/03388	Tippacot, Main Road	Edenbridge	1		.06
SE/08/03410	Land at Forge Cottage, Hill Hoath Road	Chiddingstone	1		.02
SE/09/00131	Land East of Florence Cottages, High Street	Edenbridge	5		.07
SE/09/00192	Top-O-The-Hill, Church Road	Hartley	1		.12
SE/09/00253	48 Lennard Road	Dunton Green	1		.02
SE/09/00469	7 Westerham Road	Chevening	2		.07
SE/09/00643	The Old Oast House, Shoreham Road	Oxford	1		.14
SE/09/00724	79 London Road	Dunton Green	1		.05
SE/09/00794	The Smokery, Ide Hill	Sundridge	1		.10
SE/09/00842	Building South of the Granary, Brasted Road	Westerham	1		.13
SE/09/01001	The Crows Nest, Chartside House, High Street	Brasted	1		.01
SE/09/01087	Land rear of Kings Arms House, High Street	Brasted	1		.17
SE/09/01135	29-31 High Street	Edenbridge	1		.04
SE/09/01262	T V G 1 Wickhurst Road	Sevenoaks Weald	1		.10
SE/09/01289	26 High Street	Sevenoaks	2		.02
SE/09/01424	Chelsham, Church Road	Hartley	1		.10
SE/09/01557	19 Hilders Lane	Edenbridge	1		.03
SE/09/01729	Enterprise House, London Road	West Kingsdown	2		.11
SE/09/01801	Building 4 Saxbys Dairy Farm Cottage, Moat Lane	Cowden	1		.06
<b>Total Number of units on sites of less than 0.2Ha</b>			<b>267</b>	<b>0</b>	
<b>Total less reduction of 6% for non- implementation</b>			<b>251</b>	<b>0</b>	



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

Planning Ref	Address	Parish	Outstanding Commitment	Under Construction	Site Area 0.2Ha and over
SE/04/00526	The Farmers, London Road	Sevenoaks	0	23	.23
SE/04/02248	Keston and The Beeches	Swanley	25		.31
SE/04/03020	New House Farm, Hale Oak Road	Sevenoaks Weald	2		.47
SE/05/01326	Land North of 48 Green Court Road	Crockenhill	1		.24
SE/05/01559	Lower Basings Farm, Furnace Lane	Cowden	3		.23
SE/05/01710	Basing Farm, Furnace Lane	Cowden	1		.69
SE/05/02000	Horton Kirby Paper Mills Ltd, Horton Road	Horton Kirby & South Darent	133		3.00
SE/06/00034	Town Council Offices, Bradbourne Vale Road	Sevenoaks	5		.32
SE/06/00566	64 - 70 Westerham Road	Chevening	-4		.78
SE/06/01226	Chequers Garage, Chequers Hill, Bough Beech	Chiddingstone	1		.38
SE/06/01442	Woodland Chase, Godwins & Brackens, Blackhall Lane	Sevenoaks	5		1.36
SE/06/01525	Johnsons, Oak Lane	Sevenoaks	3		.44
SE/06/01539	Cross Key House, Ashgrove Road	Sevenoaks	2		.35
SE/06/01802	Land adj Whyteladies, Wildernesse Avenue	Sevenoaks	1		.49
SE/06/02156	Railway & Bicycle P.H., 205 London Road	Sevenoaks	0	24	.20
SE/06/02239	Hillside, Valley Road	Fawkham	1		.37
SE/06/02267	Sanctuary, Gorsewood Road	Hartley	1		.26
SE/06/03016	Land North Of Gossview, Kingsingfield Road	West Kingsdown	5		.29
SE/06/03211	Tubs Hill House North, London Road	Sevenoaks	0	18	.46
SE/07/00247	Kilndown, Gorsewood Road	Hartley	1		.23
SE/07/00818	167 Hever Avenue	West Kingsdown	3		.39
SE/07/00908	Cone Hill, Stone Street	Seal	1		.61
SE/07/01140	13-14 Spring Head Road	Kemsing	3		.27
SE/07/01558	Little Julians, Little Julians Hill	Sevenoaks	1		.34
SE/07/01932	Eden Valley School	Edenbridge	40		1.
SE/07/02280	58-60 Oakhill Road	Sevenoaks	8		.39
SE/07/02324	22 St. Georges Road	Sevenoaks	5		.23
SE/07/02776	64 & 66 Well Road	Otford	9		.67
SE/07/02822	Penryn, Grassy Lane	Sevenoaks	1		.30
SE/07/03023	Canes, Hopparden Lane	Sevenoaks	1		.20
SE/07/03190	11-25 West End	Kemsing	2		.33
SE/07/03205	Pasadena Park, East Hill	West	10		1.34

	Road, Knatts Valley	Kingsdown			
SE/07/03226	51 High Street	Sevenoaks	7		.25
SE/07/03461	75 Noahs Ark	Kemsing	5		.20
SE/07/03642	To the Rear of Tamerton, Castle Hill Barn	Fawkham	1		.64
SE/07/03778	The Kent Hounds, Well Hill, Chelsfield	Shoreham	1		1.34
SE/08/00154	Falcon House, 4A Knole Paddock, Seal Hollow Road	Sevenoaks	2		.20
SE/08/00360	Southernwood, 85 Kippington Road	Sevenoaks	1		.20
SE/08/00719	Cleves (Youth Hostel), Church Lane	Kemsing	7		.73
SE/08/00802	Bambi Cottage, Parkfield	Sevenoaks	1		.73
SE/08/01153	Little Blackhall, Blackhall Lane	Sevenoaks	1		.44
SE/08/01218	Land Rear of High Trees, Wilderness Avenue	Sevenoaks	1		.74
SE/08/01242	Romani Way, Hever Road, Gypsy Site Hever road	Edenbridge	6		1.10
SE/08/01393	Dawning House, Seal Hollow Road	Sevenoaks	1		.20
SE/08/01523	Land South East of 6-16 Ryewood Cottages, Rye Lane	Dunton Green	4		.21
SE/08/01681	35 and 37 Hitchen Hatch Lane	Sevenoaks	9		.56
SE/08/01915	Halstead Place School, Church Road	Halstead	31		8.96
SE/08/02014	Marlpit House and The Chase, Main Road	Edenbridge	10		.37
SE/08/02137	Land West Of Oak End, 1 High Street	Sevenoaks	1		.20
SE/08/02255	Oakwood, Shoreham Road	Otford	1		.34
SE/08/02558	Two Rivers, Stairfoot Lane	Chevening	1		.38
SE/09/00109	Turn Again House, Ash Road	Hartley	1		.81
SE/09/00221	Coakham Farm, Pootings Road, Crockham Hill	Westerham	1		1.00
<b>Total Number of units on sites of 0.2Ha or more</b>			<b>363</b>	<b>65</b>	
<b>Total less reduction of 4% for non-implementation</b>			<b>348</b>	<b>62</b>	