

Authority Monitoring Report - Factsheet 2022/2023

Housing

1.1 The Purpose of this Authority Monitoring Report Factsheet is to provide a policy monitoring document for Sevenoaks District Council, detailing housing and commercial development consented and completed within this year.

1.2 This AMR provides the monitoring data for the 2022/23 year which is defined as the period between 1 April 2022 to 31 March 2023 and covers sites within the Sevenoaks District Council boundary.

Table 1. Completed and Consented Housing Units.

Ward	Completed Affordable Housing	Consented Affordable Housing	Completed Market Housing	Consented Market Housing
Ash and New Ash Green	0	0	53	1
Brasted, Chevening and Sundridge	0	0	3	3
Cowden & Hever	0	0	8	11
Crockenhill & Well Hill	0	0	1	6
Dunton Green & Riverhead	0	0	9	48
Edenbridge North & East	0	0	55	43
Edenbridge South & West	0	0	1	10
Eynsford	0	0	1	2
Farningham, Horton Kirby & South Darenth	0	0	2	16
Fawkham & West Kingsdown	0	0	15	28
Halstead, Knockholt & Badgers Mount	0	0	3	1
Hartley & Hodsoll Street	0	0	0	18
Hextable	0	0	3	4
Kemsing	0	0	4	3
Leigh & Chiddingstone Causeway	0	0	1	2
Otford & Shoreham	0	0	7	9
Penshurst, Fordcombe & Chiddingstone	0	0	2	24
Seal & Weald	6	0	11	10
Sevenoaks Eastern	0	0	2	5
Sevenoaks Kippington	1	1	3	8
Sevenoaks Northern	0	0	1	3
Sevenoaks Town & St Johns	0	0	13	28
Swanley Christchurch & Swanley Village	0	14	0	61
Swanley St Mary's	0	0	9	2
Swanley White Oak	14	0	32	0
Westerham & Crockham Hill	0	0	1	17
Total	21	15	240	363

1.3 The largest of the sites was The Manor House, North Ash Road, New Ash Green which completed 53 dwellings, all of which were market housing.

1.4 A total of 261 housing units were completed within the 2022/2023 monitoring year. The table below shows that the number of units were above the Annual Core Strategy and below the number of homes required by the Housing Delivery Test.

Table 2. Housing Targets, from the Annual Core Strategy and Housing Delivery Test 2023

Target	2022/23
Annual Core Strategy target	165
Number of Homes Required	714

Commercial

Table 3. Completed and Consented Commercial Floorspace (sqm).

Class Type	Completed	Consented
Class B2	0	648
Class B8	4,681	5,593
Class E	410	732.4
Class E a	544.6	390.7
Class E b	0	460
Class E c	0	127
Class E d	0	66.4
Class E e	0	1.9
Class E f	195	0
Class E g	1,690.51	2,795
Class F1	0	3,002.7
Class F2	39.5	202.5
Mixed use	0	665.7
Sui Generis	797.5	4,181.17
Total	8,358.11	18,866.47
Loss/Gain	-2,575.52	4,856.89

The 'Loss/Gain' row in this table refers to the commercial losses and gain from developments that were completed or consented within this monitoring year, not the whole district.

Completions

1.5 The 2022/23 monitoring year saw a net loss in completed commercial development of 2,575.52 sqm including additions to existing sites as well as some new sites.

1.6 There was a loss of 4,193.22sqm in commercial development to residential in the monitoring year, the largest of these was a loss of 1,574.9 sqm at Woodlands Manor Golf Club West Kingsdown where four detached homes were built. A total of 691.92 sqm. of E g

office use space was also redeveloped or changed to residential use in this monitoring year, as shown in Table 4.

Table 4. Developments within class use E g. losses to residential (sqm).

Location	Proposal	Loss in space
11 St Botolphs Road, Sevenoaks	First floor change of use to domestic habitation. Existing ground floor to remain as non-domestic use.	43
Bank Buildings, Station Road, Otford	Prior notification for a change of use from office to residential use.	50
40 Swanley Centre, London Road, Swanley	Change of use from Class E to Class C3 to create 1no. residential unit and associated external alterations.	85.4
Land To The Rear Of 26 High Street, Sevenoaks	Conversion of existing workshop and store/showroom to residential accommodation.	100
Bank Building, Station Road, Otford	Demolition of existing building; erection of replacement building comprising 4 x 2 bedroom residential units, parking and associated works.	113
11-13 High Street, Swanley	Proposed demolition of existing building. Erection of new building to provide A1 Retail at part ground floor and C3 residential accommodation 11 units at ground to second floor with a 12th unit in attic floor space and 3 apartments to the third floor. Provision of rear undercroft.	135
South Park Studios, South Park, Sevenoaks	Prior notification for a change of use from Office (B1(a)) to Dwelling house (C3).	165.52
	Total	692.92

1.7 Only one site had a large gain of employment space over 400 sqm, as seen in table 5.

Table 5. Completed development sites with highest gains of employment space (sqm).

Location	Proposal	Use Class	Proposed total space	Gain in space
Salters Heath Farm, Cold Arbor Road, Sevenoaks	Demolition of modern structures, agricultural barn and silos. Conversion and redevelopment and creating agricultural buildings into B1a office floor space. Creating additional vehicle spaces and a new access.	E g	1,295	1,295

Consented

1.8 The consented planning permissions, if implemented, would result in a net gain of 4,856.89 sqm of commercial development.

1.9 Despite this overall increase, there was a 3,746.5 sqm change of use or redevelopment from employment space to residential or mixed residential use developments. Of this, five developments totalling 511 sqm of E g class office space was consented for conversion or redevelopment to residential use.

1.10 The consented sites for this monitoring year with notable gains in employment space (sqm) are listed below in Table 6.

Table 6. Consented development sites with highest gains of employment space (sqm).

Location	Proposal	Use	Proposed total space	Gain in space
The Forge, Forge Lane, West Kingsdown	Confirmation that used vehicle sales and vehicle preparation for sale is lawful.	Sui Generis	1,165	1,242.67
Land North And West Of Franks Farm, Dartford Road, Horton Kirby	Erection of new storage and cold store building and creation of new farm access road.	Sui Generis	2,000	2,000
Upper Hockenden Farm, Hockenden Lane, Swanley	Demolition of existing sheds and small commercial buildings and erection of business units for E(g), B2 and B8 use and associated car parking and yard.	B2, B8 E g	2,981	2,670.4

1.11 Tables 3, 4, 5, and 6 show losses and gains for sites and within use classes, which are not obviously reflected in the overall gains and losses for this year. Some developments completed and consented in this monitoring year were a change of use or redevelopment into a different employment use class. Such sites either had equal or additional employment floorspace in a different use class and so such sites may have not contributed substantially overall to the losses and gains recorded for the monitoring year.

Appendix - Use Classes

Use Class	Description
B2	General industrial - Use for industrial process other than within class B1
B8	Storage or distribution - This class includes open air storage.
C1	Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2	Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2a	Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offender's institution, detention centre, or use as a military barracks.
C3	Dwellinghouses
C4	Houses in multiple occupation - small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
E	Commercial, Business and Service
Ea	Shop other than for the sale of hot food
Eb	Food and drink which is mostly consumed on the premises
Ec	i. financial services ii. professional services (other than medical services) iii. any other services which it is appropriate to provide in a commercial, business or service locality
Ed	Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
Ee	Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
Ef	Creche, day nursery or day centre (not including a residential use)

Use Class	Description
Eg	i Offices to carry out any operational or administrative functions, ii Research and development of products or processes iii Industrial processes
F1	Learning and non-residential institutions: Any use not including residential use: (a) for the provision of education, (b) for the display of works of art (otherwise than for sale or hire), (c) as a museum, (d) as a public library or public reading room, (e) as a public hall or exhibition hall, (f) for, or in connection with, public worship or religious instruction, (g) as a law court
F2	Local Community: Use as: (a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where: (i) the shop's premises cover an area not more than 280 metres square, and (ii) there is no other such facility within 1000 metre radius of the shop's location, (b) a hall or meeting place for the principal use of the local community, (c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms, (d) an indoor or outdoor swimming pool or skating rink
Sui Generis	Sui Generis - Uses which do not fall into a specified use class. Includes: (a) as a theatre, (b) as an amusement arcade or centre, or a funfair, (c) as a launderette, (d) for the sale of fuel for motor vehicles, (e) for the sale or display for sale of motor vehicles, (f) for a taxi business or business for the hire of motor vehicles, (g) as a scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles, (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906, (i) as a hostel, (j) as a waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste, (k) as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club, (l) as a night-club, (m) as a casino, (n) as a betting office, (o) as a pay day loan shop, (p) as a public house, wine bar, or drinking establishment, (q) as a drinking establishment with expanded food provision, (r) as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises, (s) as a venue for live music performance, (t) a cinema, (u) a concert hall, (v) a bingo hall, (x) a dance hall