

**Sevenoaks District Council
Strategic Housing Land Availability Assessment**

**2009 Update Report
September 2009**



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1 INTRODUCTION

Purpose of the Document

- 1.1 Sevenoaks District Council are required to undertake a Strategic Housing Land Availability Assessment (SHLAA) for the District to form part of the evidence base for the Local Development Framework (LDF). The primary role of a SHLAA is to identify those sites with potential for housing, assess that potential and consider whether they are likely to be developable.
- 1.2 This document builds on the findings of the previous assessment carried out by Roger Tym & Partners (RTP) in June 2008. The RTP document demonstrated that Sevenoaks District Council should meet its 3,300 dwelling housing requirement, as set out in the South East Plan (see Para 1.8), whilst still complying with Government policy in relation to giving priority to brownfield sites and protecting the Green Belt and Areas of Outstanding Natural Beauty. Crucially it identified that sufficient land was available within existing settlements to meet the District's overall housing requirement without the need to release or develop any Green Belt land. The RTP findings are highlighted in Table 1.1 below.

Table 1.1 Summary of RTP 2008 SHLAA findings.

Source		Unit Yield
Completions 2006-2007		141
Commitments	Large (> 0.2ha)	637
	Small (< 0.2ha)	256
	Total Commitments	893
Potential Allocations	PDL but non GB	837
	Greenfield but non GB *	415
	PDL but within GB	2,526
	Greenfield but within GB	12,768
	Total Allocations	16,546
Unimplemented Local Plan Allocations		90
Small Site Allowance (< 0.2ha)		1045
GRAND TOTAL		18,715

Source: RTP 2008

**It should be noted that there is a significant difference between Green Belt and Greenfield sites. Greenfield land is land which has never previously been developed. For the purpose of this study sites identified solely as Greenfield are those Greenfield sites that lie in the existing settlement confines and are not within the Metropolitan Green Belt.*

- 1.3 Whilst the RTP report demonstrated sufficient land availability to accommodate over 18,000 dwellings over the plan period, a large portion of the sites identified (approx 15,000) were located within the Metropolitan Green Belt where strict policies apply to restrict development.
- 1.4 Notwithstanding the above there was still adequate evidence produced that demonstrated that sufficient land was available within the District without the need to build on any Green Belt land.

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- 1.5 The key purpose of this update is to review the previous study findings to ascertain whether two years on, as at 1 April 2009, the Council's housing land supply position remains stable. This update document will also provide a more detailed review of the urban sites considered suitable for housing, and the densities that are considered suitable, in order to ensure that expectations are realistic within the context of the area.
- 1.6 In light of the previous findings that sufficient land is available on non Green Belt sites, it has not been deemed necessary to individually review the capacity of sites located within the Green Belt as these have little realistic prospect of being developed unless insufficient urban land exists.
- 1.7 The findings of the updated SHLAA will help prepare the Council's LDF Core Strategy submission document and the emerging Site Allocation Development Plan Document. However it should be noted that this study does not include a review of potential Rural Exception Housing sites nor does it contribute to the formulation of any emerging Rural Exception Housing policy.

The South East Plan

- 1.8 Under the South East Plan, Sevenoaks is expected to accommodate 3,300 net additional dwellings between 2006 and 2026. Part of the district is included in the London Fringe the remainder being classified as the 'Rest of Kent'. The South East Plan states that 1,700 dwellings out of the recommended district total of 3,300 dwellings should be located within the London Fringe. The SHLAA is intended to identify opportunities for meeting the overall need.

Structure of the Report

- 1.9 Following this introduction, Chapter 2 describes the Sevenoaks District context insofar as it affects potential for housing development. It describes the settlement structure of the district and the urban form of its major settlements.
- 1.10 Chapter 3 sets out the main elements of policy, i.e. at national, regional and local level, which affect the aims and requirements of the housing land availability assessment. The local policy context in Sevenoaks District is as it is set out in Saved Policies from the Sevenoaks District Adopted Local Plan of 2000.
- 1.11 The methodology adopted for undertaking the assessment and the data sources used are explained in Chapter 4, including the process adopted by Sevenoaks in reviewing the previous data compiled by Roger Tym and Partners.

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- 1.12 Chapter 5 assessing the potential housing yield from existing commitments and previous Local Plan Allocations that have not been implemented. Whilst chapter 6 considers the contribution that could come from sites previously safeguarded in the Sevenoaks Local Plan.
 - 1.13 Chapter 7 identifies those sites that have been identified as being suitable for yielding housing during the plan period, whilst chapter 8 identifies the contribution from unidentified sites.
 - 1.14 Chapter 9 provides a summary and conclusion of the Council's strategic housing land availability for the Sevenoaks District.

2 SEVENOAKS CONTEXT

Settlement Structure

- 2.1 According to the 2001 Census, Sevenoaks district had a population of 109,300.
- 2.2 The three principal urban areas within Sevenoaks District are Sevenoaks, Swanley and Edenbridge. The Sevenoaks Urban Area includes Sevenoaks Town, Riverhead, Dunton Green, Chipstead and Bessels Green. The area had a population in 2001 of 22,600 and is entirely within the London Fringe, as defined in the South East Plan. Swanley (population of 15,897) and Edenbridge (population of approximately 8,000) are both located in the 'Rest of Kent' part of the district, defined in the South East Plan.

Development Trends

- 2.3 Table 2.1 shows the number of net additional dwelling completions (after allowing for demolitions and replacements) in the main settlements in Sevenoaks District for the seven year period from 2002/3 to 2008/9 in order to identify key trends.
- 2.4 Total net additional completions for the period numbered 1655 dwellings, representing an annual average of 236 dwellings (compared with the current target in the South East Plan of 165 dwellings per annum over the period 2006 to 2026). 57% of net additional completions were in the three main settlements of Sevenoaks (16%), Swanley (12%) and Edenbridge (29%).

Table.2.1 Net additional dwellings completed 2002/3 to 2008/9 by location

Location	Total Net Dwelling Completions	Annual Average	% of total
Sevenoaks	270	39	16%
Swanley	195	28	12%
Edenbridge	474	68	29%
Other Settlements	716	102	43%
Sevenoaks District	1655	236	100%
<i>London Fringe</i>	<i>530</i>	<i>76</i>	<i>32%</i>
<i>Rest of Kent</i>	<i>1125</i>	<i>161</i>	<i>68%</i>

Source: Sevenoaks District Council

- 2.5 Completions on very small sites make a significant contribution to total completions. Table 2.2 sets out the seven year net completions by location and area of site, and shows that 574 dwellings (35%) of net additional dwelling completions in the District were on sites of less than 0.2 hectares.

Table 2.2 Net dwelling completions 2002/3 to 2008/9 by area of site

Settlement	< 0.2 ha	0.2 ha +	All sites
Sevenoaks	139	131	270
Swanley	67	128	195
Edenbridge	74	400	474
Rest of District	294	422	716
Sevenoaks District	574	1081	1655
<i>London Fringe</i>	221	309	530
<i>Rest of Kent</i>	353	772	1125
%	35%	65%	100%

Source: Sevenoaks District Council

South East Plan Housing requirement progress

- 2.6 Whilst the above tables show development trends over a seven year period, the Core Strategy will cover the period between 2006-2026. The base date of this update study is 1st April 2009, which provides a further two years data onto that monitored when RTP carried out their initial assessment.
- 2.7 As can be seen in table 2.3, during the Core Strategy Period to date (i.e. 1st April 2006 – to 31st March 2009) there has been a net total completion of 692 dwellings with the District, averaging 230 units per annum. This is a significant increase above the 165 annual requirement as set out in the South East Plan.

Table 2.3 Completions within Core Strategy period (2006 -2009) to date

	Sevenoaks Urban Area	Swanley	Edenbridge	Other Settlements	Total
Completions 06-07	32	0	46	63	141
Completions 07-08	34	34	103	90	261
Completions 08-09	53	4	58	175	290
Totals	119	38	207	328	692

Source: SDC

Market Evidence

- 2.8 According to a statement by RICS dated 5 August 2009 the housing market seems to have stabilised over the last few months. However, there remain fundamental weaknesses in the market which are not going to be resolved short term. Whilst house prices could continue to edge up, it is thought more likely, still, that prices may fall further in 2010 – over the next 18 months. The downturn is of an unprecedented nature. This uncertain overview (with little chance of quick return to boom times) is due to credit conditions remaining tight, transactions levels running at a historic low of around a third of the long run average (even though mortgage approvals have edged up) – underpinned by wider economic uncertainty with employment levels looking set to deteriorate further.

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- 2.9 At the beginning of 2009, RICS forecast house prices to fall back a further 10-15% during the year. That would have left prices at around 25-30% less (typically) than their Autumn 2007 peak. This position has now been revised so that prices are likely to be slightly higher in Q4 of 2009 than they were in Q4 of 2008.
- 2.10 RICS went on to state that the lack of supply (homes on the market), 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. A significant change in sentiment has been felt amongst property professionals.
- 2.11 However, the implications of the economic downturn for the housebuilding sector have been severe. Completions for 2009 are forecast to be around 75,000 – approximately half of even the 2008 level, and less than a third of the 240,000 or so that Government figures have indicated are needed annually.
- 2.12 In conclusion, it was the view of RICS that the outlook remains clouded, and that a fairly flat, uncertain, inactive market looks more likely to continue through 2009 and 2010 than a quick return to a more buoyant position.
- 2.13 According to Land Registry statistics, house prices in the Sevenoaks District continued to rise through most of 2008, however the first quarter of 2009 saw the average house price fall by 17.8% since the previous quarter (Oct-Dec 08) and by 27.5% since the equivalent quarter in 2008 (Jan - March). The second quarter of 2009 (Apr-Jun) saw a rise in the average house price, increasing by 14.7% on the previous quarter but still 31.6% lower than the equivalent quarter in 2008.
- 2.14 In terms of transactions, during the first quarter of 2009 (Jan-Mar) the total number of sales within the district fell by 50 from 225 to 175 since the previous quarter (Oct-Dec 08). However the sales in the second quarter of 2009 (Apr-Jun) increased to 312, only 26 below the total number of sales for the equivalent quarter in 2008 (338).
- 2.15 Despite an overall fall in average house prices and transactions within the district that shows the impact of the economic downturn, the average price in Sevenoaks is still substantially higher than at the county, regional and national level.

3 PLANNING POLICY CONTEXT

National Policy

Planning Policy Statement 1 (2004): Delivering Sustainable Development

3.1 Planning Policy Statement 1 (PPS1) sets out overarching strategic planning policies, including the contribution that the planning system can make to the delivery of sustainable development.

3.2 Sustainable development is the core principle underpinning planning. A key objective of PPS1 is to ensure that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities. Paragraph 27 sets out the general approach to delivering sustainable development – a key approach of which is that planning authorities should seek to:

- *bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing;*
- *reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development; and*
- *promote the use of suitably located vacant and underused previously developed land in order to achieve Government targets.*

Planning Policy Statement 3 (2006): Housing

3.3 Planning Policy Statement 3 (PPS3) is the national planning policy framework for delivering the Government's housing objectives. PPS3 establishes the requirement for Local Planning Authorities (LPAs) to undertake Strategic Housing Land Availability Assessments (SHLAA) to replace the Housing Capacity Studies required under PPG3. It specifies in Annex C that a SHLAA should:

- *“Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.*
- *Assess land availability by identifying buildings or areas of land (including previously developed land and greenfield) that have development potential for housing, including within mixed use developments.*
- *Assess the potential level of housing that can be provided on identified land.*
- *Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.*
- *Identify constraints that might make a particular site unavailable and/or unviable for development.*
- *Identify sustainability issues and physical constraints that might make a site unsuitable for development.*
- *Identify what action could be taken to overcome constraints on particular sites.”*

3.4 PPS3 states that LPAs should set out in Local Development Documents their policies and strategies for delivering the level of housing provision, including identifying broad locations and

specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption taking account of the level of housing provision set out in the Regional Spatial Strategy.

- 3.5 One of the key changes between PPG3 and PPS3 is that windfall allowances should no longer be included in the first 10 years of land supply in LDFs, unless there are genuine local circumstances that prevent specific sites being identified. This places greater emphasis on the need to identify sites which can be confidently allocated for housing in LDFs.
- 3.6 PPS3 reiterates the previous PPG3 policy that the priority for development should be previously developed land, in particular vacant and derelict sites and buildings and requires LPAs to ensure that sufficient, suitable land is available to achieve their previously-developed land delivery objectives. However, unlike Housing Capacity Studies under PPG3, SHLAAs are required to consider the potential of greenfield sites to deliver housing as well as previously developed land.
- 3.7 PPS3 states that Local Development Documents should include a local previously developed land target and trajectory and strategies for bringing previously-developed land into housing use. Where appropriate, the trajectory could be divided up to reflect the contribution expected from different categories of previously developed land, for example, vacant and derelict sites, in order to deliver the spatial vision for the area in the most sustainable way. In developing their previously-developed land strategies, LPAs are advised that they:

“should consider a range of incentives or interventions that could help to ensure that previously developed land is developed in line with the trajectory/ies. This should include:

- *planning to address obstacles to the development of vacant and derelict sites and buildings, for example, use of compulsory purchase powers where that would help resolve land ownership or assembly issues.*
- *considering whether sites that are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development.*
- *encouraging innovative housing schemes that make effective use of public sector previously-developed land.”*

- 3.8 These proposals have clear implications for the information to be included and assessed in a SHLAA.

SHLAA Practice Guidance

- 3.9 Practice Guidance entitled ‘Strategic Housing Land Availability Assessments’ was published by Communities and Local Government in July 2007. It supersedes the advice in the previous guidance, ‘Tapping the Potential’.

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- 3.10 The new guidance states that strategic housing land availability assessments (SHLAAs) are ‘a key component of the evidence base to support the delivery of sufficient land for housing to meet the community’s need for more homes’; SHLAAs are also a requirement of PPS3. It is noted in the guidance that an SHLAA is significantly different from an urban capacity study, and if a recent urban capacity study has been carried out, further work will be needed to fulfil the requirements of the SHLAA.
- 3.11 The guidance states that the primary role of the SHLAA is to:
- *identify sites with potential for housing;*
 - *assess their housing potential; and*
 - *assess when they are likely to be developed.*
- 3.12 It should aim to identify as many sites with housing potential in and around as many settlements as possible in the study area. The study area should preferably be a sub-regional housing market area, but may be a local planning authority area, where necessary. As a minimum, it should aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period. Where it is not possible to identify sufficient sites, it should provide the evidence base to support judgements around whether broad locations should be identified and/or whether there are genuine local circumstances that mean a windfall allowance may be justified in the first 10 years of the plan.
- 3.13 Paragraph 8 makes it clear that the assessment is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development.
- 3.14 The guidance also states that the SHLAA should be regularly kept up to date as part of the Annual Monitoring Report exercise, so as to support the updating of the housing trajectory and the five-year supply of specific deliverable sites.
- 3.15 The guidance provides details on the methodology for an SHLAA which has eight main stages, and two further optional stages covering broad locations and windfalls. The stages are as follows:
- *Stage 1: Planning the Assessment;*
 - *Stage 2: Determining which sources of sites will be included in the Assessment;*
 - *Stage 3: Desktop review of existing information;*
 - *Stage 4: Determining which sites and areas will be surveyed;*
 - *Stage 5: Carrying out the survey;*
 - *Stage 6: Estimating the housing potential of each site;*
 - *Stage 7: Assessing when and whether sites are likely to be developed;*
 - *Stage 8: Review of the Assessment;*

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- *Stage 9: Identifying and assessing the housing potential of broad locations (when necessary);*
 - *Stage 10: Determining the housing potential of windfalls (where justified).*
- 3.16 Stage 2 lists the sources of sites with potential for housing. These consist of sites in the planning process and sites not currently in the planning process. The former consists of:
- *allocated employment or other land uses which are no longer required for those uses;*
 - *existing housing allocations;*
 - *unimplemented/outstanding planning permissions for housing;*
 - *planning permissions for housing that are under construction.*
- 3.17 As well as urban potential on typical sources such as commercial buildings, car parks, vacant buildings, etc, the latter includes, amongst other things:
- *surplus public sector land;*
 - *sites in rural settlements and rural exception sites; and*
 - *urban extensions.*
- 3.18 On Stage 6 – estimating the potential of each site – the guidance recommends using sample schemes in order to determine likely densities. However, in our experience, it is particularly difficult to establish how representative the exemplar sites are of different categories of site and therefore to which sites it is appropriate to apply their results. In practice, it is necessary to rely on density assumptions. In our experience, the results are at least as robust as adopting an exemplar approach.
- 3.19 Stage 7 assesses when and whether sites are likely to be developed. Central to this is the consideration of whether sites are suitable, deliverable and developable for housing. Suitability considers policy restrictions, physical problems/limitations (e.g. access, infrastructure, flood risk, ground conditions and contamination), potential impacts (upon the landscape and conservation) and the environmental conditions which would be experienced by prospective residents.
- 3.20 Availability considers, “on best information available”, whether there are any legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. Achievability is essentially a judgment about the economic viability of a site. It will be affected by market factors, cost factors (including site preparation costs relating to any physical constraints) and delivery factors (including phasing and build-out rates, which mostly concerns larger sites).
- 3.21 Having undertaken a review of the sites and their potential (Stage 8), Stage 9 considers whether any shortfall can be addressed through the identification of broad locations. These are encouraged where specific sites cannot yet be identified. These can be within or adjoining settlements or outside settlements but only where ‘signalled’ by the Regional Spatial Strategy.

3.22 Stage 10 relates to determining the housing potential of windfall sites, where an allowance can be justified. Where this is the case, this should be based on an estimate of the amount of housing that could be delivered in the area on land that has not been identified in the list of deliverable/developable sites, or as part of broad locations for housing development. One method to estimate potential from each source is by calculating the average annual completion rate from the source, taking care to avoid double counting sites which are already included in the assessment, and coming to an informed view as to:

- *whether the annual rate is likely to increase or decrease;*
- *whether the pattern of redevelopment is likely to remain the same, grow or decline; and*
- *whether current market conditions are likely to stay the same, worsen or improve in the future.*

Planning Policy Guidance Note 2: Green Belts (1995)

3.23 This PPG reiterates the importance of Green Belts in preventing urban sprawl. It also seeks to avoid coalescence of neighbouring towns, to assist in safeguarding the countryside from encroachment, to preserve the setting and special character of historic towns and to assist in urban regeneration by encouraging the recycling of derelict and other urban land. The PPG states at paragraph 1.7 that,

“The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives.”

3.24 The general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved, except in very special circumstances. The list of these is included in the PPG, but do not include major housing development.

Planning Policy Statement 7: Sustainable Development in Rural Areas (2004)

3.25 The objectives of the PPS are:

- *to raise the quality of life and the environment in rural areas through the promotion of thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods;*
- *To promote more sustainable patterns of development by focusing most development in, or next to, existing towns and villages, preventing urban sprawl, discouraging the development of 'greenfield' land, and, where such land must be used, ensuring it is not used wastefully.*

3.26 The PPS is clear that new building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly

controlled. Priority should be given to the re-use of previously developed land in preference to greenfield land.

3.27 The PPS allows for some development in small villages. It states that planning authorities should set out in LDDs their policies for allowing some limited development in, or next to, rural settlements that are not designated as local service centres, in order to meet local business and community needs and to maintain the vitality of these communities. In particular, authorities should be supportive of small-scale development of this nature where it provides the most sustainable option in villages that are remote from, and have poor public transport links with, service centres.

3.28 Nationally designated areas, including Areas of Outstanding Natural Beauty (AONB), have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. Nevertheless, some development is permitted in such areas. As the PPS states at paragraph 21:

“Planning policies in LDDs should support suitably located and designed development necessary to facilitate the economic and social well-being of these designated areas and their communities, including the provision of adequate housing to meet identified local needs.”

3.29 However, major developments should not take place in these designated areas, except in exceptional circumstances.

Regional Policy

3.30 The South East Plan (SEP) sets an overall district housing requirement of 3,300 net additional dwellings between 2006 and 2026. The South East Plan states that 1,700 dwellings out of the recommended district total of 3,300 dwellings should be located within the London Fringe. Therefore the SHLAA is intended to identify opportunities for meeting this need.

Local Policy

3.31 The Sevenoaks Local Plan was adopted in March 2000. It is being replaced by the Sevenoaks Local Development Framework, against which decisions on planning matters will be made. The Core Strategy is a development plan document, which will set out the spatial vision and strategic objectives for the District up to 2026.

3.32 Under the transitional arrangements, Sevenoaks District Council submitted to the Secretary of State the Local Plan Policies which were proposed to be saved. On 25th September 2007, the Secretary of State responded with the list of policies that she agreed should be saved. These

came into effect as of 27th September 2007 until the Council adopts the respective documents making up its LDF. The main relevant policies that are summarised below:

- *Policy GB5 – Major Developed Sites – these sites are located in the Green Belt but are dealt with differently to normal Green Belt sites. This includes Fort Halstead which also has its own policy, FH1, stating that permission for major redevelopment of any part of the site shall not be granted until a development brief has been prepared identifying acceptable uses and built form.*
- *Policies SG1A and B – Safeguarded land – these are sites that are safeguarded in order to meet possible development needs in the very long term, including housing.*
- *Policy H1 - Various housing allocations which are considered as part of this assessment.*
- *Policy GB1 – Definition of the Green Belt. This is detailed on the proposals map. Beyond the boundaries of the urban areas listed in Policy GB1, the other green belt policies will apply.*
- *Policy EN6 – Protection of the Kent Downs and High Weald Areas of Outstanding Beauty. This area is shown on the proposals map. The policy states that development which would harm or detract from the landscape character of these areas will not be permitted.*

4 METHODOLOGY AND DATA SOURCES

- 4.1 During the preparation of the original SHLAA report, a methodology was agreed with the other West Kent District Councils (Tonbridge and Malling and Tunbridge Wells Borough Councils) and the Home Builders Federation. This included agreement that the study area would be Sevenoaks District, the site size threshold of 0.2ha would be applied and that the study would be limited to the land in and adjoining the main settlements listed in the brief.
- 4.2 The methodology for this update builds on the principles established in the previous RTP report, however as the RTP report indicated that Sevenoaks Housing requirement could be achieved without the need to build on Green belt land, this update focuses solely on those sites that are not located within the Green Belt.
- 4.3 To ensure that these sites have accurately been assessed for their housing potential, a detailed site assessment was carried out by Council officers to determine a density for each site that is realistic and achievable. These assessments took as their starting point the desktop assumptions made by RTP but made adjustments for individual sites based on the site assessment.

Parameters

Study Area

- 4.4 The study area for the original SHLAA included the towns and villages listed below, together with land adjacent to the boundaries of each of these settlements. For this update, the study covers only the existing urban confines of the settlements, so that the potential to achieve the district housing allocations in the South East Plan without building on Green Belt land can be fully assessed.
- 4.5 Notwithstanding the above, land safeguarded for development in the previous local plan under policies SG1A and SG1B that lies adjacent to the built confines of existing settlements, but not within the Green Belt, continues to be considered within the SHLAA. These sites were safeguarded in order to meet possible development needs in the very long term and would only be released if they were required to meet identified need. A detailed overview of safeguarded land is included at chapter 6.
- 4.6 The main focus is the urban confines of the most sustainable towns and villages in the district. The three main towns are Sevenoaks Urban Area (see para 2.2), Swanley and Edenbridge.

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- 4.7 The villages, which all have defined Green Belt boundaries, are Otford; New Ash Green; West Kingsdown; Seal; Hartley; Kemsing; Eynsford; Crockenhill; Hextable; Leigh; Brasted; Badgers Mount; Farningham; South Darenth, Halstead, Shoreham, Knockholt Pound, Weald, Sundridge, Horton Kirby and Westerham
- 4.8 The study has sought to identify both previously developed and greenfield sites within the boundaries of each of these settlements, based on the settlement boundaries in the Adopted Sevenoaks District Local Plan 2000, as shown in the District Council's GIS mapping.
- 4.9 As previously discussed, sites outside the urban confines of the settlements above are designated as Metropolitan Green Belt, where there is a strong presumption against development. As such they have not been re-assessed within this review.

Filtering the Sites

- 4.10 A large number of sites were put forward as potential housing sites at the time of the initial RTP report, these were therefore filtered so that the sites less likely to be achievable were excluded from the study.
- 4.11 The basis for assessing whether sites were included within the study was by assessing and prioritising the sites against key site constraints, which include:
- *Multiple ownership – this particularly relates to back garden sites where the site crosses more than a single back garden and each is assumed to be in private ownership by the dwelling owner.*
 - *Employment – a site is in an existing employment use and the site remains suitable for this purpose. Or if the land was recommended for retention in the Employment Land Review. A limited exception was made where there was scope for housing as part of a mixed use development that retained the employment role of the site.*
 - *Green Belt – this is a national policy constraint.*
 - *Areas of Outstanding Natural Beauty (AONB) – one of the highest designations of landscape protection given at national level.*
 - *Access – many of the back garden sites have difficulty being accessed or require access to be built through a person's property or land (effectively rendering it a ransom strip).*
 - *Moderate flood risk, as referred to in the Environment Agency flood risk mapping, has not been listed as a fundamental constraint. The Council have prepared a Strategic Flood Risk Assessment in accordance with PPS25 and sites have been checked against this for consistency.*
 - *Sites suffering from significant contamination.*
- 4.12 When considering these constraints each site was assessed on its individual merits. For example sites in multiple ownerships that have actively agreed a consensus to develop, and were

pursuing options through a developer, were not excluded. However sites in which the development was reliant on a party that is seeking to resist development were excluded due to their uncertainty on if and when they are likely to be developed.

- 4.13 Employment sites that are recommended for retention in the Employment Land Review and do not have mixed use potential were excluded as were sites where the whole area or majority of the land were at risk of significant flooding. Sites with a small portion of land that may be liable to flooding were considered on their individual merits.
- 4.14 Sites under the AONB designation that are within the existing built up area are included within the study, but are considered less favourably than those outside the designation, as such they are defined as third priority sites likely to come forward in years 11-15 of the plan period.
- 4.15 The constraints that affect all of the sites included within the study have been explored. These constraints along with contact with the land owners and promoters have helped for judgements as to whether the site is available and achievable for development within the first 5 or ten years of the plan period is likely.
- 4.16 As previously discussed, sites in the Green Belt is an absolute constraint and these sites are automatically excluded on the grounds that development would constitute inappropriate development contrary to the guidance set out in PPG2. This decision is taken in light that sufficient previous evidence has been compiled that demonstrates housing requirements can be delivered within the urban confines. Other absolute constraints are as follows:
- *being within areas suffering from “significant” flood risk by the Environment Agency (Flood Zone 3 - >1:100 year flood plain); and*
 - *being strongly protected for the purposes of nature conservation and habitat. This consists of Sites of Special Scientific Interest (SSSI) and Sites of Nature Conservation Interest (SNCI) (now referred to as Local Wildlife Sites).*

4.17 Sites were also excluded if:

- *they had been put forward in the call for sites process, but not for any form of residential development; or*
- *they were recommended for retention in the Employment Land Study and had no subsequent mixed use potential.*

Time Horizon

4.18 The base date for this review is 1st April 2009. The study is aimed at assessing housing land availability and dwelling capacity from this date to the end of the plan period in March 2026.

Comprehensive data is available on the number of dwellings completed since the start of the plan period and the number of residential commitments at 31st March 2009.

Site Database

4.19 PPS3 sets a clear expectation that the supply of land for housing should be based upon specific sites, and where necessary, broad locations and then windfalls. The main tool used in the assessment was therefore a GIS database of sites with a recognisable opportunity for residential development in future.

4.20 The sources of sites included in the database are therefore as follows:

- *Sites with outline planning permission for residential development at 1st April 2009 (it was assumed that sites with full planning permission for housing development would be delivered as per their existing consent). Outline permissions are included as they have more detail to be resolved before they can come forward.*
- *Sites allocated for residential development in the 2000 Local Plan (Policy H1) and not yet fully developed.*
- *Sites brought forward by landowners/developers through the LDF process.*
- *Sites brought forward by landowners/developers as a result of the call-for-sites which was undertaken prior to the study. This involved contacting all developers, house builders, the HBF, housing associations, public bodies and agents on the LDF database and those landowners/developers who had brought forward sites through the LDF process. Interested parties were invited to promote their site and to identify any constraints to development and their availability.*
- *Sites considered to have potential in the 2004 Urban Capacity Study.*
- *Sites recommended in the Employment Land Review (ELR) 2007 for release. Where sites recommended for retention were subsequently brought forward via another source, they were still included in the assessment for completeness. However, they were discounted as their recommendation for retention was considered to be a fundamental constraint on that site.*
- *Sites previously recommended for retention in employment use that may be suitable for mixed use development;*

4.21 The 2009 database consists of 233 sites. Of these 233 sites, 77 were eliminated because they were affected by fundamental constraints or because since their initial inclusion full or reserved matters planning consent has been granted. Of the 156 that remained 124 sites were Green belt sites that were not included in the update (See para 1.6).

4.22 This resulted in 32 remaining sites within the urban confines which were the subject of a detailed assessment within this report. A list of these sites and their assumed capacities are included at **Appendix 2.**

4.23 This process resulted in SHLAA sites that were categorised into the following four groups:

-
- *Completed sites, on which all dwellings permitted had been completed by the 1st April 2009.*
 - *Full permissions, on which at least some permitted dwellings remain to be completed at 1st April 2009.*
 - *Allocations, sites allocated for residential development in the Local Plan (and subsequently 'saved') but which had not yet been granted planning permission by 1st April 2009.*
 - *Sites with housing potential that do not fall into any of the above categories (including sites with outline planning permission).*

Identified site size threshold

- 4.24 Using a site threshold specified in terms of dwelling numbers facilitates monitoring of past completions, however it is not useful for assessing future potential. In order to assess development potential on identified "large" sites it is necessary to be able to establish easily which sites qualify as large.
- 4.25 The net housing yield of a site depends on the density of development (as well as the number of existing dwellings that might need to be demolished) and it is therefore not possible to categorise sites into "large" or "small" in terms of their dwelling yield until a density has been assumed. Sites need to be reclassified as "large" or "small" if the density assumption is changed. Furthermore, sites with housing at low densities may be classed as "small" whereas smaller sites with housing at higher densities may be "large".
- 4.26 We have therefore continued to adopt a site area threshold, rather than use net dwelling numbers so that sites can immediately and consistently be classified into "large" and "small".
- 4.27 The site area threshold needs to be low enough to ensure that significant identifiable site capacity is not subsumed in trend projections. We have maintained the adopted threshold of 0.2ha (which approximates to 6 dwellings at a density of 30 dwellings per hectare) previously set by RTP as it is rarely practical to make residential allocations comprising smaller sites where housing would be generated by infill or redevelopment of single or small numbers of existing houses, particularly where this would involve the need for the amalgamation of adjacent parts of the gardens of existing houses.

Estimation of Housing Yields

- 4.28 The potential housing yield on each identified site depends on the following factors:
- 4.29 A gross to net developable area factor, applied to the gross site area to take account of any requirements to provide supporting facilities on the site. The Council have continued to adopted

the most up-to-date advice on net density, namely that contained in Annex B of PPS3 which states that net dwelling density is calculated by:

“...including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children’s play areas, where these are provided.”

4.30 For the small and medium sized sites (0.2 – 10ha), this will be 100%. This is because of the nature of the sites in Sevenoaks district. Most are very small sites and will not require any more supporting infrastructure than is listed in PPS3, so do not require a reduction from the gross figure. For the largest sites (above 10ha), the net to gross factor will be 75%. This will allow for landscaping.

4.31 It should be noted that this standard approach has been adopted for the purposes of this study. In reality, each site will be considered individually as and when it is taken forward for allocation or proposed for development. The gross to net factors and site area thresholds to which they apply adopted for this study are set out below:

Gross Site Area (ha)	Percentage net
0.2ha – 10.0 ha	100%
10.0 ha +	75%

4.32 A mixed use factor, applied to sites most likely to be developed for mixed uses, to indicate the notional proportion of the net site’s total capacity which is assumed to generate residential use, regardless of whether the mix of uses is horizontal or vertical. This would likely be applied in town centre locations which is reasonable in an area of high demand for housing and lower demand for other uses such as retail. The factor is also applied to any employment sites that come forward. Many of these sites are small in nature and therefore would be unlikely to be brought forward for a mix of uses by a developer because of the lower returns that result. However, on larger employment sites, there is more potential to seek a mix of uses. Again, each site in practice would need to be considered in more detail on a case-by-case basis. Categories of site assumed to be developed for mixed uses and their mixed use factors as adopted in the assessment are set out below:

Type of site	Residential Percentage of net site area (notional)
Larger employment areas (> 1ha)	90%
Smaller employment areas (< 1ha)	100%

4.33 A site constraint factor, representing the percentage of the residual net site area likely to be available to generate housing after account has been taken of any special site specific capacity

constraints relating for example to site shape, topography, obstructions to development (e.g. substations) or water bodies. These factors have been assessed on a site by site basis.

Density Assumptions

- 4.34 The density assumptions used in the initial RTP assessment were based on desktop analysis of where the sites sit in the town centre hierarchy. For example it was assumed that town centre sites both on PDL and Greenfield sites should be developed at 75 dph, whilst rural settlements would likely be developed at 15 dph.
- 4.35 However due to the nature of the Sevenoaks District some of these desktop assumptions seemed unrealistic based on local knowledge. All of the 32 sites have therefore been re-visited in conjunction with District Development Council Officers with local knowledge of the areas. Officers then used the RTP desktop assumption as a starting point and reviewed whether the assumption remained suitable or required adjustment.
- 4.36 Unlike the previous RTP study, on small scale sites of less than 1ha where outline consent has been approved, it has been assumed that the site will be developed in line with the outline quantity and not that the site will substantially yield more units. This is due to the high level of infill development within the district which often results in reduced capacities and through the lack of evidence of developer intention to vary the proposal to provide greater numbers of units.
- 4.37 The housing capacity of any identified site under one or other of the density/accessibility scenarios is then calculated by:

Gross site area x net to gross factor x mixed use factor x constraint factor x density

Treatment of PPS3 housing sources

- 4.38 PS3 sets out a range of possible sources that merit examination for their potential to generate additional housing opportunities. Table 4.1 indicates how each of these sources has been treated in the present assessment, following the list of sources in Figure 4 of the SHLAA Practice Guidance.

Table 4.1 Treatment of SHLAA Practice Guidance housing sources in present assessment

PPS3 housing source	Treatment in present assessment	
	Unidentified component (< 0.2ha)	Identified sites (> 0.2 ha)
Sites in the planning process		
Land allocated (or with permission) for employment or other land uses which are no longer required for those uses		Source individually identified
Existing housing allocations and site development briefs	Small undeveloped allocations are part of small site allowance (no site development briefs)	Source individually identified for undeveloped allocations (no site development briefs)
Unimplemented/outstanding planning permissions (sites which are currently under construction are assumed for the purposes of this study to come forward)	Source individually identified	Source individually identified
Sites not currently in the planning process		
Subdivision of existing housing	Part of small site allowance not individually identified in completions data	N/a
Flats over shops	Part of small site allowance	N/a
Intensification of existing residential areas	Part of small site allowance	Source individually identified, where possible
Redevelopment of existing housing (including garage block areas)	Part of small site allowance	Source individually identified, where possible
Previously-developed vacant and derelict land and buildings (not housing)	Part of small site allowance	Source identified as sub-categories: Employment use Schools Other community facilities Other previous uses (Note that Sevenoaks DC has no registered surplus public sector land)
Redevelopment of car parks		Source individually identified
Conversion of commercial buildings	Part of small site allowance not individually identified in completions data	None identified on large sites
Sites in/around rural settlements and rural exception sites		Source in rural areas individually identified
Urban extensions		Source individually identified
Land not previously developed including greenfield sites		Source identified as sub-categories: Amenity (private open space, but excludes back gardens) Open space (open to the public) Recreation (formal sports and recreational land) Allotments Agriculture Other uses

Source: SHLAA Practice Guidance

Small Site Allowance

- 4.39 PPS3 sets a clear expectation that the supply of land for housing should be based on specific sites, and where necessary, broad locations. However, it recognises that there may be genuine local circumstances where a windfall allowance is justified. If, following a thorough review of sites and broad locations there are still insufficient sites, then it will be necessary to determine the

housing potential of windfall sites. The role of small sites in contributing to future supply is set out in detail in Chapter 7 of the report.

5 POTENTIAL YIELD ASSESSMENTS: COMMITMENTS AND ALLOCATIONS

Introduction

- 5.1 Residential 'commitments' comprise dwellings with full planning permission. It is reasonable to assume that the vast majority of these will be implemented. However the original study included a small discount for non implementation based on past trends, which continues to be an appropriate approach. Analysis of full permissions on sites of below and above 0.2 ha granted in the five years, 1998-99 to 2003-04, shows that on average 6% and 4% respectively of originally permitted dwellings were not completed due to expiry of the permission.
- 5.2 All committed developments that are implemented are assumed to be completed by 2014; that is, five years from the base date for assessing housing land availability in the present study (1st April 2009).
- 5.3 The latest comprehensive data on residential commitments relate to a base date of 1st April 2009. It should therefore be noted that some of the residential planning permissions at the study's base date are now partly completed (i.e. development is proceeding), and some permissions might now be fully completed.
- 5.4 Outstanding housing allocations are not included as commitments for the purposes of the assessment. Instead, we visited all outstanding housing allocations and assessed them using the same criteria that we considered other potential housing sites against.

Completions

- 5.5 The base date for assessing housing land availability and capacity in the present study is 1st April 2009. However, the South East Plan period runs from 1st April 2006 to 31st March 2026. It is therefore necessary to include in the assessment the dwellings completed between 1st April 2006 and 31st March 2009. According to completions statistics there were 692 net additional dwelling completions on all sites during these years, 611 on previously developed land (PDL) and 81 on greenfield sites (GF).

Full Planning Permissions

- 5.6 Table 5.1 sets the numbers of dwellings for which there are outstanding full planning permissions on sites above 0.2ha by PDL/Greenfield, in the district as a whole, in the three main settlements and in the London Fringe/Rest of Kent, at the study base date. Sites with 'full permission' include sites with a resolution to approve full consent subject to finalisation of a Section 106 agreement

(One site at Eden Valley School Edenbridge of 40 units), and those Outline Consents that have subsequently achieved reserved matters approval.

- 5.7 For all planning permission sites, we assume that the number of dwellings built will be as given in the latest permission, although it is possible that these will be superseded by further approvals on the same sites. The total of all such commitments for the district is 877 dwellings.

Table 5.1 Net additional dwellings on sites of 0.2 ha or over with full planning permission at 1st April 2009, by PDL/GF and location

Location	Net additional dwellings			
	PDL	GF	Total	Total – 4%
District	527	54	581	557
Sevenoaks	111	4	115	110
Edenbridge	84*	0	84	80
Swanley	49	0	49	47
Rest of District	323	10	333	320
<i>London Fringe</i>	<i>163</i>	<i>4</i>	<i>167</i>	<i>160</i>
<i>Rest of Kent</i>	<i>364</i>	<i>10</i>	<i>374</i>	<i>359</i>

Source: Sevenoaks District Council

* 40 Units Eden Valley School Site (See para 5.6)

- 5.8 To allow for the likely level of non-implementation due to expired permissions, the figures in Table 5.1 are reduced by 4% in calculating the contribution of full planning permissions to total housing supply (See para 5.1). The total figure is therefore reduced from 581 to 557. It should be noted however that sites where planning permissions have expired, particularly larger ones, may still be brought forward again at a later date and thus contribute to future supply.
- 5.9 Potential dwelling numbers on sites below 0.2 ha with outstanding full planning permission are set out in similar format in Table 5.2. There were 296 such dwellings in outstanding planning permissions on sites below 0.2 ha in the district, taking into account existing dwellings to be demolished on these sites. As with the larger sites, the figures in Table 5.2 are reduced by 6% in the calculation of total housing supply to allow for the likely level of non-implementation, thus reducing the total figure from 296 to 278.

Table 5.2 Net additional dwellings on sites of less than 0.2 ha with full planning permission at 1st April 2009, by PDL/GF and location

Location	Net additional dwellings			
	PDL	GF	Total	Total – 6%
District	287	9	296	278
Sevenoaks	131	0	131	123
Edenbridge	50	0	50	47
Swanley	19	0	19	18
Rest of District	87	9	96	90
<i>London Fringe</i>	<i>149</i>	<i>2</i>	<i>151</i>	<i>142</i>
<i>Rest of Kent</i>	<i>138</i>	<i>7</i>	<i>145</i>	<i>136</i>

Source: Sevenoaks District Council

Outline planning permissions

- 5.10 For large site planning permissions at the 1st April 2009 that had outline approval only (which represents a total of 545 dwellings in the District), there is more doubt over whether the permission as granted would be delivered. This is not to say that the scheme could not be delivered - if the Council has granted outline permission for a certain number of dwellings it represents an acceptance of that scale of development and it is a clear signal that an acceptable detailed scheme can be produced. Rather, there is, from experience, a likelihood that an applicant may use the opportunity afforded by this established principle to submit a revised (or completely new) scheme. Typically this would be for a larger quantum of development which would therefore secure a greater value if delivered.
- 5.11 With this uncertainty in mind, there is the possibility of these sites delivering something different from that which has been given outline permission. Therefore, sites with outline planning permission on them are assessed in the way that other sites are considered through the identified site process, unless there are clear constraints that would limit the type of development acceptable.

Housing allocations

- 5.12 Sevenoaks District Local Plan, adopted in March 2000 allocated 17 sites as identified housing sites under Policy H1, the great majority of which have been developed. However, the Council applied to the Secretary of State to save the outstanding sites in Policy H1 until they can be included in the Site Allocations DPD. This was accepted. These sites are listed in Table 5.3.

Table 5.3 Local Plan allocated sites that are saved and remain undeveloped.

Settlement	Location	No. Dwgs in Local Plan	Time-frame
Sevenoaks	Hitchin Hatch Lane	10	0-5 years
Swanley	Bus Garage	20	0-5 years
Crockenhill	Cray Road	20	0-5 years
Swanley	Bevan Place	40	6-10 years
		90	

Source: SDC

- 5.13 The total capacity of these remaining sites, as estimated in the Local Plan, is 90 dwellings. As of April 2009, there were no completions or permissions on any of the sites.
- 5.14 Following recent engagement with the landowners of the outstanding allocated sites, the Cray Road, Crockenhill land has been eliminated from being carried forward to the SHLAA in view of evidence of no intention to develop.

5.15 The suitability of the remaining sites has been re-assessed on the same basis as other sites considered, with the sites and yields to be saved in the LDF as demonstrated in table 5.4.

Table 5.4 Local Plan allocated sites to be saved in LDF

Settlement	Location	No. Dwgs in Local Plan/Potential	Time-frame
Sevenoaks	Hitchin Hatch Lane	10	0-5 years
Swanley	Bus Garage	20	0-5 years
Swanley	Bevan Place	28*	6-10 years
		58	

Source: SDC

* See Para 5.16

5.16 During this stage of the analysis the yield of the Bevan Place site was reduced from 40 to 28 units. The 40 unit yield adopted in the local plan was based on a density of approximately 140 dph over the 0.28ha site, which seemed excessively high. In addition, since the adoption of the Local Plan the adjacent piece of land (Site SWAN7), has since been identified as available and suitable for future development potential. It was therefore felt that a comprehensive redevelopment of the site at a density of 100 dph was a far more realistic scenario resulting in 28 new units coming from the area previously allocated, with the remainder identified within the potential allocations list.

6 POTENTIAL YIELD ASSESSMENTS: SAFEGUARDED LAND

- 6.1 Within the adopted Sevenoaks District Local Plan there were a number of pieces of Greenfield land that were safeguarded for development needs in the very long term. These pieces of land are not allocated for development and can only be released for development during a development plan review.
- 6.2 As this report will form part of the evidence base for the Core Strategy it is important that the existing safeguarded sites are reviewed to determine what their contribution could be to within the period 2006 – 2026. Should there be an identified shortfall of housing land this may be sufficient evidence that would support their release in the next development plan review.
- 6.3 The sites safeguarded in the Local Plan are included in Table 6.1 below and have been assessed following the same methods used on the identified sites in order to determine a potential housing yield. However these sites have been kept separate from the identified sites section due to the uncertainty over the need to release them.

Table 6.1 Sites safeguarded in the Local Plan.

Settlement	Location	Net Dwgs	Time-frame	London Fringe / ROK
Edenbridge	Land at Enterprise Way	260	6-10 yrs	ROK
Westerham	Land at Croydon Road	19	11-15 yrs	LF
Westerham	Land Adjacent to London Road	33	11-15 yrs	LF
Westerham	Land Adjacent to Churchill School	49	11-15 yrs	LF
		361		

Source: SDC

- 6.4 The Council will use the evidence provided through this study to make a policy decision to determine whether to maintain, alter or delete the safeguarded land from the Core Strategy. A full assessment of the potential yield from Safeguarded Land is included at **Appendix 3**.

7 POTENTIAL YIELD ASSESSMENT: IDENTIFIED SITES

7.1 This chapter considers the potential from sites identified in the SHLAA process. The database of all of the sites considered is provided with the report.

Unprioritised Capacity

7.2 Of the 156 sites included within the analysis, a total of 32 sites were suitable for a detailed assessment. The database classifies potential sites which are not allocated in the Sevenoaks Local Plan nor have the benefit of planning permission, as “sites with potential”. These sites may have the potential either to be allocated in the LDF or to come forward and contribute towards the supply.

7.3 The unprioritised capacity does not include all sites. It excludes sites which are unsuitable for allocations due to constraints and would not be granted planning permission for housing (See Chapter 4). Following exclusion, all remaining sites contribute to the total unprioritised potential to provide housing capacity, either through new allocation or windfalls.

Establishing Deliverability

7.4 In preparing the original report, RTP issued a call for potential sites to be put forward for consideration to the Council. All of the sites were received and included within the original SHLAA.

7.5 In updating this document it has been necessary to ensure that the 32 sites reviewed within the update study continued to be deliverable. It was therefore necessary to engage with landowners and promoters to ensure that the circumstances surrounding the individual sites had not changed since the previous study and that the sites remained available and developable.

7.6 This engagement took place through a number of different methods including letter, e-mail and phone calls, which were carried out between July and August 2009. However it should be noted that where a site is currently subject to discussions between the District Council’s development Control Team or in such instance as there is a current Outline Planning Application, this was considered adequate evidence that there was still sufficient interest in developing the site.

Unprioritised Dwelling Capacity

7.7 The resulting figures for unprioritised dwellings are summarised by settlement and divided between previously developed land and greenfield sites in Table 7.1.

Table 7.1 Unprioritised dwelling capacity of large identified sites

Settlements	PDL		GF	
	Sites	Dwellings	Sites	Dwellings
Edenbridge	1	7	0	0
Sevenoaks	13	829	0	0
Swanley	6	371	1	75
Other Settlements	9	117	2	22
Total	29	1324	3	97

Source: SDC

- 7.8 This shows that, of the 32 sites, 29 are on previously developed land (PDL) and 3 are on greenfield land (GF). The PDL sites have a total theoretical capacity of 1324 dwellings and the GF sites 97 dwellings. This represents a total theoretical potential of 1421 dwellings.
- 7.9 Of the PDL sites, the largest supply is in Sevenoaks, totalling 829 dwellings. Swanley, the second largest settlement accounts for 371 dwellings, whilst Edenbridge and the other settlements account for the remaining theoretical potential of 124 dwellings.
- 7.10 On GF sites there is limited identified potential. The majority of this yield comes from the site West of Cherry Avenue Swanley (75 dwellings), with a further 22 units coming from sites in Leigh and Otford.

Prioritisation

- 7.11 The time period in which Sites have been prioritised has been based on the assumptions of the Original RTP 2008 SHLAA. Once again the 32 individual sites have been reviewed in terms of the constraints that may affect delivery.
- 7.12 Those sites that are available and which are currently developable have been categorised as coming forward in the period between years 0 and 5. For sites that are suitable and developable but require more complex issues to be overcome before development can be completed have been categorised as coming forward in years 6 to 10.
- 7.13 Prioritisation has also been revised in some instances where land owners have specifically advised when the site will be delivered.

Fort Halstead

- 7.14 Fort Halstead is a Major Developed Site within the Green Belt and is not included in the Council's Core Strategy Preferred Options as a location for future housing development. It is thus outside the specific scope of this update.

- 7.15 Proposals have been put forward for a mixed use development incorporating 750 to 950 dwellings. Its inclusion in the Core Strategy Preferred Options was rejected because at the time it had not been demonstrated that the proposal was deliverable or sustainable, that it would not harm the AONB or that it was needed to meet the Council's housing requirement.
- 7.16 The Council will consider the suitability of the proposal in further developing the Core Strategy.

Summary

- 7.17 Table 7.2 provides a summary of site priority by settlement.

Table 7.2 Summary of site priority assessment by settlement

	PDL				Greenfield				Grand Totals
	Years			Sub Total	Years			Sub Total	
	0-5	6-10	11-15		0-5	6-10	11-15		
Edenbridge	7	0	0	7	0	0	0	0	7
Sevenoaks	655	174	0	829	0	0	0	0	829
Swanley	69	302	0	371	75	0	0	75	446
Other Settlement	39	78	0	117	13	0	9	22	139
Totals	770	554	0	1324	88	0	9	97	1421

Source: SDC

- 7.18 On the PDL sites, one of the largest categories is in the short term (0-5 years) in Sevenoaks, at 703 dwellings. This is a significant increase from the previous RTP report due to the Outline consent approval for up to 500 dwellings at the West Kent Cold Store in the Sevenoaks Urban Area.
- 7.19 The CLG SHLAA Practice Guidance states that at this stage (Stage 8), a review of the assessment should be made. An indicative housing trajectory must be produced in order to determine whether a 5-, 10- and 15-year housing supply can be provided.
- 7.20 Table 7.3 below shows the dwelling requirement for each period and the identified housing potential for each of those periods.

Table 7.3 Comparison of housing supply from identified sites against remaining RSS requirement

	5-year	10-year	15-year
Housing requirement	767	1534	2301
Large site commitment	557	557	557
Small site commitment	278	278	278
Potential on existing allocations	30	58	58
Potential on Safeguarded Land	0	260	361
Potential on identified sites	858	1412	1421
Total potential	1,723	2,565	2,675
Surplus/(Shortfall) against requirement	956	1,031	374

Source: SDC

8 POTENTIAL YIELD ASSESSMENT: UNIDENTIFIED SITES

Broad locations

- 8.1 The SHLAA Practice Guidance states that where it is not possible to identify specific sites for years 11–15 of the plan, broad locations for future growth should be explored.
- 8.2 As stated in the SHLAA Practice Guidance, these broad locations could be:
- *“Within and adjoining settlements – for example, areas where housing development is or could be encouraged, and small extensions to settlements; and*
 - *Outside settlements – for example, major urban extensions, growth points, growth areas, new free-standing settlements and eco-towns. The need to explore these will usually be signalled by the Regional Spatial Strategy.”*
- 8.3 In reality, the potential adjoining settlements, whether an extension or otherwise, has already been explored through the site identification process. Specifically, we identified sites adjacent to the existing large urban areas and considered them along with the other identified large sites in the same way.
- 8.4 In addition, sites outside settlements were considered as part of the same process. For sites to be considered, they had to be put forward as part of the “call for sites” process.
- 8.5 In terms of potential within the existing built-up area, the Council undertook work to identify areas which could offer significant opportunities to accommodate infill development. This was with a view to considering whether these opportunities might be targeted by special policies in the LDF to increase the amount of housing generated, for example by promoting higher density development.
- 8.6 The Council’s have identified particular types of suburb where such development has occurred in the past and where the size and characteristics of property units favour subdivision or amalgamation of plots, involving either infill or redevelopment of existing dwellings or other buildings. The main grouping of such areas has been identified as the “Sevenoaks Broad Location”.
- 8.7 It should be noted that the timing of housing delivery from “broad locations” under this approach differs somewhat from delivery from other types of broad location which might be identified on the edge of or outside settlements. In the latter cases, development would be expected to come on stream only at a later stage in the plan period, in accordance with the priority to be given to brownfield sites in PPS3, perhaps after year 10, after immediately identified PDL allocations have

been developed. In the present case, the introduction of the relevant policy would be expected to lead to increased supply soon after the Core Strategy has been adopted.

- 8.8 While the SHLAA has covered this area in its search for sites it is not to be expected that all the sites with potential could have been identified by a site search approach. At 2009 there were 5 sites of between 0.2 and 0.5ha within the Sevenoaks Broad Locations with a capacity for 15 dwellings.
- 8.9 As is the case with small sites, larger sites come forward for development according to the vagaries of ownership and owners' intentions, especially where amalgamation of contiguous properties is involved. Analysis identifies that there were 23 completions on sites between 0.2 and 0.5 ha built between 2001 – 2009. In addition there were extant consents on sites between 0.2 and 0.5 ha for an additional 47 dwellings (March 2009). These figures illustrate a relatively buoyant and active market within the Sevenoaks Broad Location area. Such sites would not be classified as small sites in this SHLAA.
- 8.10 The Council has introduced Policy LO2 to promote further residential development within this Broad Location and, whilst it is not possible to identify specific sites into the medium and long term as part of the SHLAA, it is likely that additional dwellings will continue to come forward from this source over time. Whilst new dwellings may be expected from this source, the precise impact of the policy cannot be reliably projected into a specific figure to add to the SHLAA at this stage. Future monitoring will test the impact of the policy at which time it may be appropriate to introduce a Sevenoaks Broad Locations figure into the SHLAA.

Windfall Sites

Small site allowance

- 8.11 As defined in PPS3 (footnote 31): 'windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available'. Paragraph 59 of PPS3 states that windfalls 'should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.'
- 8.12 The Assessment has already demonstrated the genuine difficulties in identifying greenfield sites presented by national planning policy. Where this is the case and a high and consistent proportion of new dwellings are generated on small sites, there is a very strong case for adopting

a small site windfall allowance as an element of the total housing requirement for the district should there be any shortfall in the potential supply from identified sites. (Furthermore, given that a substantial amount of such housing is expected to come forward regardless of allocations, if this were not to be allowed for in making housing allocations, there would be a danger of allocating more greenfield and other land in less desirable locations, in relation to Government policy, than would otherwise be the case.)

- 8.13 As discussed in chapter 4, it is impractical to identify all sites where there may be opportunities for small scale development of additional housing from subdivision of larger houses or infill on back gardens or other small sites. Furthermore, even where such potential sites can be identified, it is rarely practical to propose them as residential allocations, particularly where this would involve the need for the amalgamation of adjacent parts of the gardens of existing houses. The numerous small and often overlapping sites suitable for such development cannot be sensibly sorted into those likely and those unlikely to come forward, particularly given the complexities of ownership and uncertainties about property owners' intentions. Additional dwelling units can also be generated by subdivision of existing dwellings, a source which falls outside identified sites.
- 8.14 For these reasons a site size threshold of 0.2 ha was set in this SHLAA below which individual sites were not identified for individual assessment. It follows from this that the potential identified in Chapters 5 and 6 excludes any housing development that may come forward on sites below 0.2 ha, unless these already have planning permission. Any such development would therefore take the form of windfalls.
- 8.15 Market evidence indicates that there is strong demand for smaller sites integrated within the existing fabric of the district's towns and villages. Indeed, much of the development market in Sevenoaks is led by small to medium sized local developers, able to undertake both infill development and redevelopment of existing properties. For this reason, there may be confidence that this type of supply of housing in the district will continue to come forward.
- 8.16 A small site allowance should exclude greenfield developments. This is not to imply that developments will not be permitted on small greenfield sites (such as exception sites to meet identified affordable housing need), but they should not be assumed in assessing the capacity to meet housing provision numbers.
- 8.17 It is reasonable to assess the level of production on PDL sites below the study's small site threshold of 0.2ha by reference to recent trends and how these may vary in future. The completions record used to assess appropriate annual small site allowances for projection into the future for this study covers the seven-year period April 2002 to March 2009. This is long

enough not to be unduly affected by unusual circumstances in particular years, but does not stretch back into the period before the current planning and housing density provisions were introduced in PPG3 in 2000.

- 8.18 Table 8.1 sets out the total and annual average completions on small PDL sites over the seven-year period 2002 to 2009 in each main settlement and the remainder of district, and for the London Fringe and Rest of Kent.

Table 8.1 Seven-year completions on PDL sites <0.2 ha, April '02-March '09

Location	Seven Year Total	Completions per annum
Sevenoaks	139	20
Swanley	66	9
Edenbridge	68	10
Rest of District	250	36
Sevenoaks District	523	75
<i>London Fringe</i>	<i>209</i>	<i>30</i>
<i>Rest of Kent</i>	<i>314</i>	<i>45</i>

Source: SDC

- 8.19 Table 8.2 sets out the total completions on small PDL sites over the period 2002 to 2009 in the whole district, by source. It shows that residential subdivisions and new build on small sites represent 56% of small site net additional completions in the district.

- 8.20 Of the sites formerly in residential use, 15% of these completions were changes of use or conversions, whilst the remainder were new build or replacement dwellings. It is likely, therefore that the vast majority of them arose on the sites of existing or previous large houses, which in the Sevenoaks District context tend to be the houses that have large gardens. There is a very large supply of large houses in Sevenoaks District. According to the 2001 Census, 20% of dwellings in Sevenoaks were in the largest recorded category, with 8 or more habitable rooms, substantially higher than the average of 14% across the South East as a whole. We therefore see no reason to envisage any diminution in the rate at which small site developments will come forward in future.

Table 8.2 Seven-year completions on PDL sites < 0.2ha April 2002 – March 2009 by source

Source	Previous Use	No.	%
Change of Use/Conversion	Residential	45	9 %
	Employment	65	12 %
	Retail	19	4 %
	Other	45	9 %
Replacement/new build	Residential	246	47 %
	Employment	64	12 %
	Retail	11	2 %
	Other	28	5 %

Source: SDC

-
- 8.21 The seven year annual completion rates for the District, for the London Fringe and for the Rest of Kent in Table 8.1 are adopted here as the small site allowance over the RSS period, i.e. 75 dwellings p.a. for Sevenoaks District, 30 for the London Fringe and 45 for the Rest of Kent. The seven-year average completion figures for each of the main settlements (Sevenoaks 20 dw.p.a., Swanley 9 dw.p.a., Edenbridge 10 dw.p.a.) will be less reliable individually, as they are based on relatively small numbers of cases in each settlement.
- 8.22 If one was to assume that 75 dwellings per annum would continue to be delivered on sites of less than 0.2ha on PDL for the remainder of the Plan period (17 years) this would result in the addition of a further 1199 dwellings (after a 6% non implementation reduction).
- 8.23 Whilst records consistently show a high level of windfall sites within the District, SHLAA guidance states these should not be relied upon for the first ten years of the plan period. However it is safe to assume that after 10 years from the base date of this study a regular supply of windfall sites will be delivered. We have therefore assumed a rate of 75 dpa from April 2019 to 2026 (525 units) coming forward from windfall sites of less than 0.2 ha. Notwithstanding SHLAA guidance there is clear evidence that small site windfalls will contribute to housing supply throughout the plan period. If windfalls in the first ten years had been included the potential supply from this source would have increased by 750 dwellings. By excluding small site windfalls in the first ten years it must be concluded that the SHLAA significantly underestimates the actual housing supply that will be delivered in the plan period. This should be borne in mind in interpreting the conclusions.

Large Site Allowance

- 8.24 In addition to identified sites and the small site allowance, there are likely to be large site windfalls that contribute to Sevenoaks housing supply. However PPS3 permits a windfall allowance in the first ten years only where there is robust evidence of genuine local circumstances that prevent specific sites being identified.
- 8.25 The SHLAA seeks to identify the potential supply of large sites and any consideration of large site windfalls has to be careful to avoid double counting. However, it is noteworthy that sites in urban areas put forward by landowners and developers in the SHLAA process have all been identified by them for development within the next ten years, which suggests that identification of potential sites in urban areas at this stage that will come forward for development beyond ten years into the future is not realistically possible. If the SHLAA is not able to identify specific sites that will come forward more than ten years into the future there could be a case for introducing an allowance for other large sites to be developed beyond ten years. However due to the change in the development plan system the likelihood of establishing from past trends an accurate yield

potential from large windfall sites is very low. Therefore whilst it is acknowledged that such windfall sites will arise a specific figure has not been included.

Table 9.1 - Overall Supply in Sevenoaks excluding Green belt sites and Safeguarded Land

Source	Edenbridge	Sevenoaks	Swanley	Other Settlements	TOTALS	London Fringe	Rest of Kent	
Completions								
2006 - 2007	46	32	0	63	141	41	100	
2007 - 2008	103	34	34	90	261	40	221	
2008 - 2009	58	53	4	175	290	113	177	
Total Completions	207	119	38	328	692	194	498	
Commitments								
Extant Planning Permissions (Large) *	80	110	47	320	557	160	397	
Extant Planning Permissions (Small) **	47	123	18	90	278	142	136	
Total Commitments	127	233	65	410	835	302	533	
Potential Allocations								
Potential Allocations on PDL	0-5 years	7	655	69	39	770	673	97
	6-10 years	0	174	302	78	554	174	380
	11-15 years	0	0	0	0	0	0	0
	16-20 years	0	0	0	0	0	00	0
Sub total	7	829	371	117	1,324	847	477	
Potential Allocations on GF	0-5 years	0	0	75	13	88	0	88
	6-10 years	0	0	0	0	0	0	0
	11-15 years	0	0	0	9	9	0	9
	16-20 years	0	0	0	0	0	0	0
Sub total	0	0	75	22	97	0	97	
Total Potential Allocations	7	829	446	139	1,421	847	574	
Other Sources								
Unimplemented Local Plan Allocations	0	10	48	0	58	10	48	
Land Safeguarded Land in Local Plan	0	0	0	0	0	0	260	
Small Site Allowance (2019 – 2026)	70	140	63	252	525	210	315	
GRAND TOTALS	411	1,331	660	1,129	3,531	1,563	1,968	

* Includes 4% reduction for non implementation.

** Includes 6% reduction for non implementation.

Table 9.2 - Overall Supply in Sevenoaks excluding Green belt sites but including existing Safeguarded Land

Source	Edenbridge	Sevenoaks	Swanley	Other Settlements	TOTALS	London Fringe	Rest of Kent	
Completions								
2006 - 2007	46	32	0	63	141	41	100	
2007 - 2008	103	34	34	90	261	40	221	
2008 - 2009	58	53	4	175	290	113	177	
Total Completions	207	119	38	328	692	194	498	
Commitments								
Extant Planning Permissions (Large) *	80	110	47	320	557	160	397	
Extant Planning Permissions (Small) **	47	123	18	90	278	142	136	
Total Commitments	127	233	65	410	835	302	533	
Potential Allocations								
Potential Allocations on PDL	0-5 years	7	655	69	39	770	673	97
	6-10 years	0	174	302	78	554	174	380
	11-15 years	0	0	0	0	0	0	0
	16-20 years	0	0	0	0	0	00	0
Sub total	7	829	371	117	1,324	847	477	
Potential Allocations on GF	0-5 years	0	0	75	13	88	0	88
	6-10 years	0	0	0	0	0	0	0
	11-15 years	0	0	0	9	9	0	9
	16-20 years	0	0	0	0	0	0	0
Sub total	0	0	75	22	97	0	97	
Total Potential Allocations	7	829	446	139	1,421	847	574	
Other Sources								
Unimplemented Local Plan Allocations	0	10	48	0	58	10	48	
Land Safeguarded Land in Local Plan	260	0	0	101	361	101	260	
Small Site Allowance (2019 – 2026)	70	140	63	252	525	210	315	
GRAND TOTALS	671	1,331	660	1,230	3,892	1,664	2,228	

* Includes 4% reduction for non implementation.

** Includes 6% reduction for non implementation.

Table 9.3 - Overall Supply in Sevenoaks District including Green Belt and Safeguarded sites.

Source	Edenbridge	Sevenoaks	Swanley	Other Settlements	TOTALS	London Fringe	Rest of Kent	
Completions								
2006 - 2007	46	32	0	63	141	41	100	
2007 - 2008	103	34	34	90	261	40	221	
2008 - 2009	58	53	4	175	290	113	177	
Total Completions	207	119	38	328	692	194	498	
Commitments								
Extant Planning Permissions (Large) *	80	110	47	320	557	160	397	
Extant Planning Permissions (Small) **	47	123	18	90	278	142	136	
Total Commitments	127	233	65	410	835	302	533	
Potential Allocations								
Potential Allocations on PDL	0-5 years	7	655	69	39	770	673	97
	6-10 years	0	174	302	78	554	174	380
NB. 16-20 year sites are Green Belt Sites	11-15 years	0	0	0	0	0	0	0
	16-20 years	7	260	395	694	1356	267	1,089
Sub total		14	1,089	766	811	2,680	1,114	1,566
Potential Allocations on GF	0-5 years	0	0	75	13	88	0	88
	6-10 years	0	0	0	0	0	0	0
NB. 16-20 year sites are Green Belt Sites	11-15 years	0	0	0	9	9	0	9
	16-20 years	828	3,096	1,752	6,992	12,668	3,670	8,998
Sub total		828	3,096	1,827	7,014	12,765	3,670	9,095
Total Potential Allocations		842	4,185	2,593	7,825	15,445	4,784	10,661
Other Sources								
Unimplemented LP Allocations	0	10	48	0	58	10	48	
Land Safeguarded Land in Local Plan	260	0	0	101	361	101	260	
Small Site Allowance (2019 – 2026)	70	140	63	252	525	210	315	
GRAND TOTALS	1,506	4,687	2,807	8,916	17,916	5,601	12,315	

* Includes 4% reduction for non implementation.

** Includes 6% reduction for non implementation.

Note: Figures for Green Belt sites are from the original Roger Tym study and have not been updated

9 TOTAL HOUSING CAPACITY

Overall supply

- 9.1 Table 9.1 summarises the identified potential that could contribute to housing supply over the 20-year South East Plan period, 2006-2026 excluding the amount of supply that could come from sites within the Green Belt or the existing safeguarded land. Table 9.2 shows the potential contribution if green belt sites were excluded but contribution from the safeguarded land was included. Table 9.3 shows the data if all sites, including green belt sites, contributed to the overall supply.
- 9.2 The elements within all tables comprise:
- *developments already completed in the period (2006-2009);*
 - *sites with full planning permission or in saved Local Plan allocations;*
 - *assessment of sites safeguarded in the Local Plan;*
 - *sites identified in this assessment as potentially suitable for allocation that could be expected to deliver housing over the plan period;*
 - *a small site windfall allowance.*
- 9.3 As discussed in Chapter 8, broad locations could be linked to a policy approach that the Council may wish to pursue, involving promoting higher densities in certain suburban areas. In such a case, a Sevenoaks Broad Location might ultimately be able contribute a higher figure to total supply, but thus currently no figure is specified.
- 9.4 Table 9.3 shows total theoretical potential of 17,916 dwellings over the plan period when including all Green Belt sites that were put forward within the Study. However tables 9.1 and 9.2 provides a more realistic figure of 3,892 dwellings, when only including non-Green Belt land or 3,531 if the safeguarded land is also excluded.
- 9.5 These figure should be set against a South East Plan requirement of 3,300 dwellings for the 20-year period, 2006-2026. In the London Fringe, there is theoretical potential, including the safeguarded land, for 1,664 dwellings, compared to a requirement of 1,700 dwellings, and in the Rest of Kent, there is theoretical potential for 2,228 dwellings against a requirement of 1,600 dwellings.
- 9.6 These figures provide sufficient justification to demonstrate the District's housing requirement can be met without using sites in the Green Belt and Major Developed Sites in the Green Belt, as explained in chapter 7. However these findings allow the Council to make a future policy decision as to whether the safeguarded land from the previous Local Plan will still be required to

meet housing need. The total theoretical potential (since 2006) both including and excluding the safeguarded land therefore remains:

	Including Safeguarded Land	Excluding Safeguarded Land
Sevenoaks District	3,892 dwellings	3,531 dwellings
London Fringe	1,664 dwellings	1,563 dwellings
Rest of Kent	2,228 dwellings	1,968 dwellings

Supply by time period

9.7 We now consider whether sufficient potential has been identified to demonstrate, as required by PPS3, that the district has a 5-year, 10-year, 15-year and 20-year requirement¹. PPS3 states that districts must demonstrate that they have a deliverable supply of dwellings, at least over the 5- and 10-year periods. For the longer term, they must endeavour to show this where possible. This SHLAA is able to demonstrate deliverable supply for all time periods, assuming the inclusion of the small site allowance.

9.8 Table 9.4 shows the potential housing land supply against the remaining requirement in Sevenoaks district as set out in the South East Plan (2608 after existing completions). For the five-year period starting 2009/10, the requirement is 767 dwellings. If only potential on identified sites that are on PDL not in the Green Belt is added to commitments (i.e. sites with full planning permission) there is total potential of 1,605 dwellings, which is over double the South East Plan requirement. Including the addition of other sources such as Safeguarded Land and other sites available on Greenfield land that is not in the green belt, this figure increases to 1723 dwellings.

Table 9.4 Potential supply in Sevenoaks District

No. of dwellings	5-year supply	10-year supply	15-year supply	17-year supply
Remaining SE Plan Requirement	767	1534	2301	2608
Commitments/Other Sources				
Large site commitments	557	557	557	557
Small sites commitments	278	278	278	278
Potential on existing LP allocations	30	58	58	58
Potential of Safeguarded Land	0	260	361	361
Small Site Allowance	0	0	375	525
Sub total	865	1,153	1,629	1,779
Potential Allocations				
Potential on PDL not in GB	770	1,324	1,324	1,324
Potential on GF not in GB	88	88	97	97
Grand Total	1,723	2,565	3,050	3,200

Source: SDC

¹ The South East Plan period is 2006-2026. Our assessment starts in 2009, so for the purposes of analysis, the full period is in fact 17 years rather than 20 years.

- 9.9 Over the first 10 years, potential supply remains in excess of the requirement, even if only commitments and PDL identified sites outside the Green Belt are considered.
- 9.10 Over the 15 years if only commitments and potential on PDL sites outside the Green Belt are included there is a shortage of 142 dwellings. However with the inclusion of greenfield sites that are not in the Green Belt and the small scale windfall allowance the requirement is exceeded by 330 dwellings. The 15 year supply is also further exceeded by the inclusion of the dwelling yield from the safeguarded land allowance and saved local plan sites, which would raise the surplus to 749 dwellings.
- 9.11 Over the full 17-year period, if commitments and PDL and greenfield sites that are not in the Green Belt are included, the land supply would still see a shortage of 352 dwellings. However the inclusion of a small scale windfall allowance based on annual trends would see this figure become a surplus of 173 units. The further inclusion of the yield from safeguarded land would increase this surplus to 534 dwellings.
- 9.12 Table 9.5 shows the same analysis for the London Fringe. Over the 5-year and 10-year, periods, there is more than sufficient supply on PDL sites, and other commitments to deliver the requirement. Over the 15-year periods, however, saved local plan allocations and the yield from safeguarded land is required to meet the requirement. Over the 17 year period even with all sources included there is a deficit of 36 dwellings.

Table 9.5 Potential supply in the London Fringe

No. of dwellings	5-year supply	10-year supply	15-year supply	17-year supply
Remaining SE Plan Requirement	443	886	1329	1506
Commitments/Other Sources				
Large site commitments	160	160	160	160
Small sites commitments	142	142	142	142
Potential on existing LP allocations	10	10	10	10
Potential of Safeguarded Land	0	0	101	101
Small Site Allowance	0	0	150	210
Sub total	312	312	563	623
Potential Allocations				
Potential on PDL not in GB	673	847	847	847
Potential on GF not in GB	0	0	0	0
Grand Total	985	1,159	1,410	1,470

Source:SDC

- 9.13 Table 9.6 shows the same analysis for the rest of the district which is in the Rest of Kent sub-region. This shows that, across the time periods between 0 and 10 years, there is more than enough potential to deliver the requirement from existing commitments and PDL non green belt land only.

- 9.14 However at the later stages of the plan period this does require the development of Greenfield sites not in the green belt and the small scale windfall allowance to meet the requirement, At no stage is there a need to rely on the yield of the safeguarded land.

Table 9.6 Potential supply in the Rest of Kent

No. of dwellings	5-year supply	10-year supply	15-year supply	17-year supply
Remaining SE Plan Requirement	400	800	1200	1360
Commitments/Other Sources				
Large site commitments	397	397	397	397
Small sites commitments	136	136	136	136
Potential on existing LP allocations	20	48	48	48
Potential of Safeguarded Land	0	0	260	260
Small Site Allowance	0	0	225	315
Sub total	553	581	1,066	1,156
Potential Allocations				
Potential on PDL not in GB	97	477	477	477
Potential on GF not in GB	88	88	97	97
Grand Total	738	1,146	1,640	1,730

Source:SDC

Summary and Conclusion

- 9.15 It will be necessary for the District Council to pursue a brownfield land strategy in order to protect the Green Belt and to ensure the delivery of identified sites.
- 9.16 The figures presented in the assessment imply that most of the sites identified as having potential for allocation for the first ten years would need to be allocated.
- 9.17 Following this assessment, which identifies land based on constraints and the methodology as set out in the report, the Council will then need to make a policy judgement, taking account of the findings of the SHLAA, to determine the phasing of development on which the housing trajectory will be based.
- 9.18 From the Assessment there can be some confidence that the current regional housing target for Sevenoaks District will be met whilst still complying with Government policy particularly in relation to giving priority to brownfield sites and protecting the Green Belt and Areas of Outstanding Natural Beauty
- 9.19 A cautious approach has been taken to projecting contributions and SDC has the opportunity to:
- *Increase densities from those used in the SHLAA as sites become allocated in the Site Allocations DPD.*
 - *Monitor the contribution of large and small scale windfall contributions and add these to the housing stock following completion.*
 - *Monitor the contribution of affordable housing 'exception sites' and add these to the housing stock following completion.*

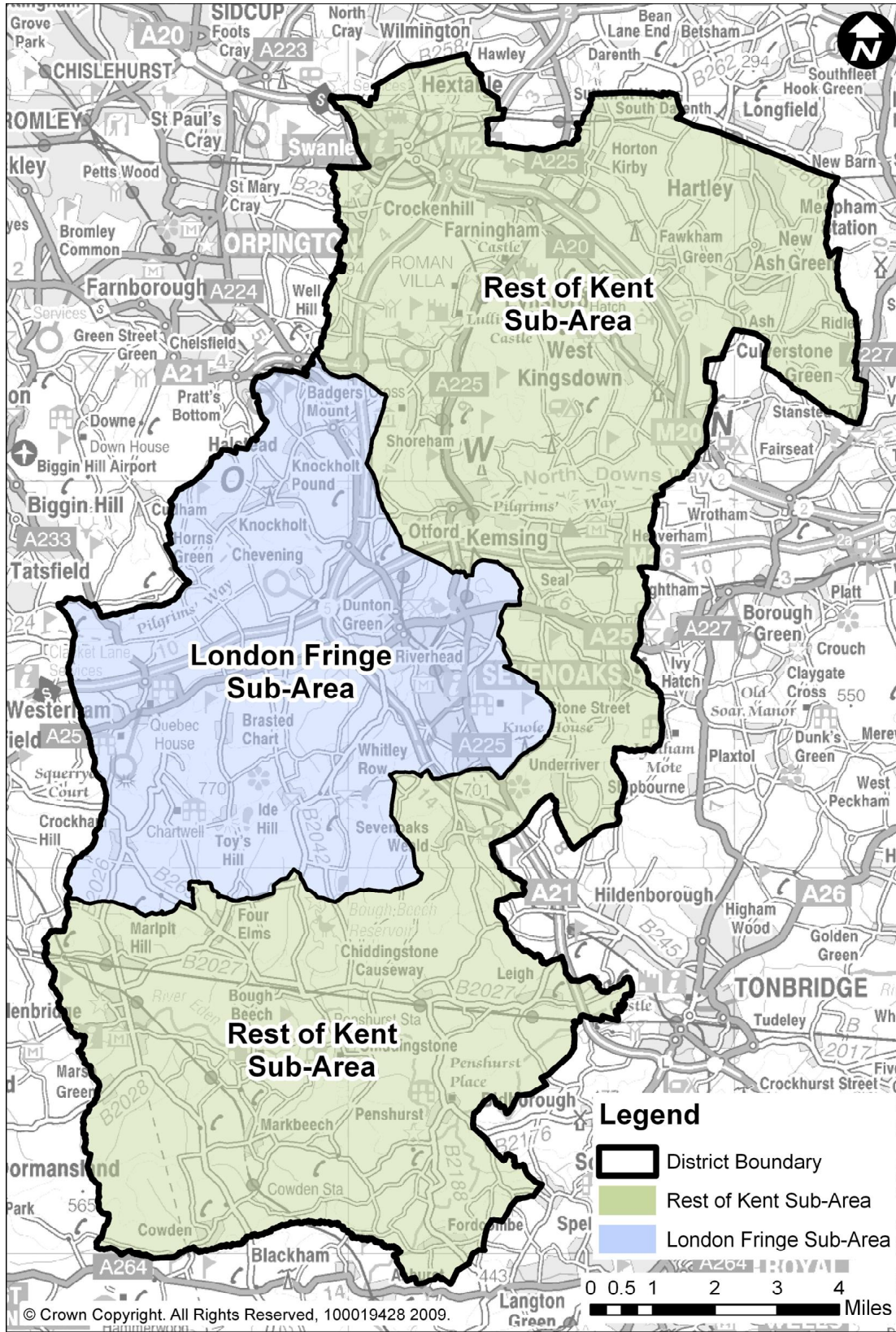
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- *Examine the future of Employment Land Review sites to see whether retaining and intensifying employment development sites would offer opportunities for some additional residential development.*
 - *Give further consideration of the option of development at Fort Halstead should more detailed proposals be developed in the future.*

Monitoring

9.20 The SHLAA Practice Guidance gives advice about how the SHLAA can be monitored and kept up-to-date. It states that the assessment should be kept up-to-date at least annually as part of the Annual Monitoring Report. This is in order to support the updating of the housing trajectory and the five-year supply of specific deliverable sites. It states that the main information to record is whether:

- *sites under construction have now been developed;*
- *sites with planning permission are now under construction;*
- *planning applications have been submitted or approved on sites and broad locations identified by the assessment;*
- *progress has been made on removing constraints on development and whether a site is now considered to be deliverable or developable;*
- *unforeseen constraints have emerged which now means a site is no longer deliverable or developable, and how these could be addressed; and*
- *the windfall allowance is coming forward as expected, or may need to be adjusted.*

APPENDIX 1 – LONDON FRINGE MAP



APPENDIX 2 – PDL AND GREENFIELD SITES SUBJECT TO ASSESSMENT.

SDC ID	RTP ID	SETTLEMENT	SITE ADDRESS	PDL / GF	NET AREA	DPH	NET DWGS	TIME PERIOD
EDEN1	140	Edenbridge	Land at Cedar Drive	PDL	0.37	20	7	0-5 yrs
EDENBRIDGE SUB TOTAL							7	
SEV1	6	Sevenoaks UA	West Kent Cold Store, Rye Lane	PDL	7.01	70	500	0-5 yrs
SEV2	7	Sevenoaks UA	Cramptons Road Water Works	PDL	1.15	50	55	6-10 yrs
SEV3	55	Sevenoaks UA	Police Station Morewood Close	PDL	1.20	55	66	0-5 yrs
SEV4	93	Sevenoaks UA	Johnsons (School Land at Oak Lane & Hopparden Lane).	PDL	1.36	30	34	6-10 yrs
SEV5	94	Sevenoaks UA	Sevenoaks School Land at Oak Lane & Hopparden Lane	PDL	1.40	30	37	6-10 yrs
SEV6	143	Sevenoaks UA	Sevenoaks Gasholder Station, Cramptons Road	PDL	0.96	50	48	6-10 yrs
SEV7	163	Sevenoaks UA	Land West of Bligh's Meadow	PDL	0.59	100	59	0-5 yrs
SEV8	186	Sevenoaks UA	Greatness Mills, Mill Lane	PDL	0.34	65	20	0-5 yrs
SEV9	N/A	Sevenoaks UA	Town Council & Red Cross Offices Bradbourne Vale Road	PDL	0.32	*	5	0-5 yrs
SEV10	N/A	Sevenoaks UA	Cross Key House, Ashgrove Road	PDL	0.35	*	2	0-5 yrs
SEV11	N/A	Sevenoaks UA	Canes Hopparden Lane	PDL	0.20	*	1	0-5 yrs
SEV12	N/A	Sevenoaks UA	Little Blackhall, Blackhall Lane	PDL	0.44	*	1	0-5 yrs
SEV13	N/A	Sevenoaks UA	Land Adjacent to Whyteladies, Wildernesse Avenue	PDL	0.49	*	1	0-5 yrs
SEVENOAKS URBAN AREA SUB TOTAL							829	
SWAN1	5	Swanley	St. Batholomews Hospital Laundry Bonney Way	PDL	0.97	67	65	0-5 yrs
SWAN2	51	Swanley	Swanley Centre, Nightingale Way	PDL	1.70	75	128	6-10 yrs
SWAN3	151	Swanley	Former Déjà vu Site and land to the north.	PDL	1.12	30	34	6-10 yrs
SWAN4	154	Swanley	Land West of Cherry Avenue	GF	1.5	50	75	0-5 yrs
SWAN5	178	Swanley	Corner of Birchwood Park Avenue & Bartholomew Avenue	PDL	0.27	25	4	0-5 yrs
SWAN6	181	Swanley	United House, Goldsel Road	PDL	3.10	75	116	6-10 yrs
SWAN7	N/A	Swanley	Bevan Place (Land Outside LP Allocation)	PDL	0.36	100	24	6-10 yrs
SWANLEY SUB TOTAL							446	
OS1	N/A	West Kingsdown	Land North Gossview Kingsingfield Road	PDL	0.29	*	5	0-5 yrs
OS2	N/A	West Kingsdown	167 Hever Avenue	PDL	0.39	*	3	0-5 yrs
OS3	175	Kemsing	31-37 Park Lane	PDL	0.39	35	10	0-5 yrs
OS4	N/A	Kemsing	43/45 Pilgrims Way (Falconers Down)	PDL	0.35	*	2	0-5 yrs
OS5	217	Hartley	Sanctuary, Gorsewood Road	PDL	0.26	*	1	0-5 yrs
OS6	26	Hextable	57 Top Dartford Road	PDL	0.51	30	14	6-10 yrs
OS7	171	Leigh	Land rear of Garden Cottages	GF	0.53	25	13	0-5 yrs
OS8	N/A	New Ash Green	New Ash Green Village Centre	PDL	1.0	50	50	6-10 yrs
OS9	N/A	Badgers Mount	Foxs Garage, London Road	PDL	0.36	50	18	0-5 yrs
OS10	158	Otford	Field South of Moat Cottage, Station Road	GF	0.38	25	9	11-15 yrs
OS11	68	West Kingsdown	West Kingsdown Industrial Estate London Road	PDL	0.47	30	14	6-10 yrs
OTHER SETTLEMENTS SUB TOTAL							139	
GRAND TOTAL							1,421	

Source: SDC

Notes

- * Capacity Based on Existing Consent
- DPH = Assumed Dwellings Per Hectare

APPENDIX 3 – SAFEGUARDED LAND SUBJECT TO ASESMENT

SDC ID	RTP ID	SETTLEMENT	SITE ADDRESS	PDL / GF	NET AREA	DPH	NET DWGS	TIME PERIOD
SAFE1	43	Edenbridge	Safeguarded Land at Enterprise Way	GF	8.68	30	260	6-10 yrs
SAFE2	142	Westerham	Croydon Road Safeguarded Land	GF	0.77	25	19	11-15 yrs
SAFE3	170	Westerham	Safeguarded Land Adjacent to Churchill School	GF	1.94	25	49	11-15 yrs
SAFE4	170	Westerham	Safeguarded Land Adjacent to London Road	GF	1.33	25	33	11-15 yrs
GRAND TOTAL							361	

Source: SDC