

Authority Monitoring Report - Factsheet 2023/2024

Housing

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

1.2 This AMR provides the monitoring data for the 2023/24 year which is defined as the period between 1 April 2023 to 31 March 2024 and covers sites within the Sevenoaks District Council boundary.

Table 1. Completed and Consented Housing Units.

Ward/Site*	Completed Affordable Housing	Consented Affordable Housing	Completed Market Housing	Consented Market Housing
Ash and New Ash Green	0	0	0	1
Brasted, Chevening and Sundridge	0	1	1	16
Cowden & Hever	0	0	3	9
Crockenhill & Well Hill	0	0	1	4
Dunton Green & Riverhead	0	0	1	9
Edenbridge North & East	0	136	9	241
Edenbridge South & West	0	0	3	16
Eynsford	0	0	2	4
Farningham, Horton Kirby & South Darenth	0	0	3	15
Fawkham & West Kingsdown	0	10	29	34
<i>Fort Halstead*</i>	0	96	0	539
Halstead, Knockholt & Badgers Mount	0	10	3	18
Hartley & Hodsoll Street	0	0	4	8
Hextable	0	0	0	3
Kemsing	0	0	0	5
Leigh & Chiddingstone Causeway	0	0	0	17
Otford & Shoreham	0	0	1	13
Penshurst, Fordcombe & Chiddingstone	0	8	3	13
Seal & Weald	0	0	6	4
Sevenoaks Eastern	0	0	6	3
Sevenoaks Kippington	0	0	0	74
Sevenoaks Northern	0	0	2	57
Sevenoaks Town & St Johns	0	0	5	174
Swanley Christchurch & Swanley Village	0	0	21	7
Swanley St Mary's	0	0	1	43
Swanley White Oak	0	0	0	4
Westerham & Crockham Hill	0	0	3	14
Total	0	261	107	1,345

1.3* The number of housing units for Fort Halstead is calculated separately as the site spans over 3 wards, including Dunton Green & Riverhead, Brasted, Chevening and Sundridge, and Halstead, Knockholt & Badgers Mount.

1.4 The largest of the sites was Fawkham Manor Hospital, Fawkham which completed 26 market housing units.

1.5 A total of 107 housing units were completed within the 2023/2024 monitoring year. The table below shows that the number of units was below the Annual Core Strategy and the number of homes required by the Housing Delivery Test.

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

Target	2023/24
Annual Core Strategy target	165
Number of Homes Required	712

Commercial

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

Class Type	Completed	Consented
Class B2	0	807.8
Class B8	0	1,661.07
Class B Mixed	0	27,773
Class C2	0	446
Class E	428	5,310.6
Class E a	42.4	4,308.4
Class E b	44.81	0
Class E c	0	33
Class E d	0	432.5
Class E g	0	3,722.6
Class F1	0	8,503.34
Sui Generis	306.1	9,206.8
Total	821.31	62,205.11
Loss/Gain	116.11	14,190.11
Loss/Gain (including Fort Halstead)	116.11	-737,782.11

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

Completions

1.6 The 2023/24 monitoring year saw a net gain in completed commercial development of 116.11 sqm including additions to existing sites as well as some new sites.

1.7 There was no loss in commercial development to residential in the monitoring year.

1.8 No site had a large gain of employment space over 400 sqm, as seen in table 4.

Table 4. Completed development sites with highest gains of employment space (sqm).

Location	Proposal	Use Class	Proposed total space	Gain in space
George Inn Church Street Shoreham	Refurbishment and alteration of pub including demolition of existing toilet block, reconfiguration of escape route from 1st floor, relocation of kitchen to existing outbuilding, incorporation of new toilet and accessible toilet facilities in current kitchen location, formation of new covered dining area within rear yard with direct connection to existing pub and new kitchen facilities, conversion of enclosed yard to garden / outdoor customer area, conversion of outbuilding to small external bar, provision of new street facing bin store, reconfiguration of 1st floor staff accommodation to 4 hotel rooms with ensuite facilities, incorporation of staff accommodation at 2nd floor level, and incorporation of conservation rooflight 2nd floor level.	Sui Generis	277.4	60.5
Rajdani London Road West Kingsdown	Outdoor seating area with a retractable canopy.	Sui Generis	44.8	44.8

Consented

1.9 The consented planning permissions, if implemented, would result in a net loss of 14,110 sqm of commercial development.

1.10 Despite this overall decrease, there was a 22,479 sqm change of use or redevelopment from employment space to residential or mixed residential use developments. Of this, 3 developments totalling 19,302 sqm of E9 class office space was consented for conversion or redevelopment to residential use.

1.11 The consented sites for this monitoring year with notable gains in employment space (sqm) are listed in Table 5.

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

Location	Proposal	Use	Proposed total space	Gain in space
Colinette Farm, Chart Lane, Brasted, Westerham	Confirmation that commercial livery use of the stables and associated use of indoor and outdoor arenas is lawful	Sui Generis	5,314	5,314
Quaife Engineering Ltd, Vestry Road, Otford	Erection of industrial building comprising B2, B8 and Class E(g) uses, including two new access points, additional parking and loading bay areas. Associated hard and soft landscaping.	B2/B8/Eg	1,533	1,533
New Street Farm New Street Road Hodsoll Street	Use of the existing buildings and land as a B8 storage facility in relation to the business of decommissioning Petrol Filling Stations, and in parallel with this activity, the distribution of fuel and pallets as an ancillary operation. Additionally, the use of a building as a workshop for the maintenance of owner's vehicles and equipment associated with the primary use of storage or distribution.	B8	895	895
Access Training Acadamies, Unit 6 To 8 Fircroft Mews, Fircroft Business, Centre, Fircroft Way, Edenbridge	Partial demolition of the first floor and roof, construction of a new increased height roof and mezzanine to Unit 6, 7 & 8 Fircroft Business Centre with roof lights and solar panels.	F1	2,260	792
Land South Of Tudor House Rushmore Hill Knockholt	Erection of polytunnels, erection of storage/potting/office, facilities building in connection with horticultural nursery	Sui Generis	614	558

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

Appendix - Use Classes

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

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