

Authority Monitoring Report - Factsheet 2024/2025

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 2024/25 year which is defined as the period between 1 April 2024 to 31 March 2025 and covers sites within the Sevenoaks District Council boundary.

Table 1. Completed and Consented Housing Units.

Ward	Completed Affordable Housing	Consented Affordable Housing	Completed Market Housing	Consented Market Housing
Ash and New Ash Green	0	0	1	68
Brasted, Chevening and Sundridge	0	0	2	11
Cowden & Hever	0	0	3	4
Crockenhill & Well Hill	0	0	2	6
Dunton Green & Riverhead	0	0	5	17
Edenbridge North & East	0	0	7	30
Edenbridge South & West	0	0	15	16
Eynsford	0	0	3	4
Farningham, Horton Kirby & South Darenth	0	0	0	28
Fawkham & West Kingsdown	0	10	6	37
Halstead, Knockholt & Badgers Mount	0	0	2	12
Hartley & Hodsoll Street	0	0	3	10
Hextable	13	0	10	3
Kemsing	0	0	2	7
Leigh & Chiddingstone Causeway	0	0	2	8
Otford & Shoreham	0	0	4	20
Penshurst, Fordcombe & Chiddingstone	0	0	2	8
Seal & Weald	0	0	2	8
Sevenoaks Eastern	0	0	0	6
Sevenoaks Kippington	0	0	5	2
Sevenoaks Northern	0	0	2	949
Sevenoaks Town & St Johns	0	0	13	27
Swanley Christchurch & Swanley Village	0	0	0	21
Swanley St Mary's	0	0	1	27
Swanley White Oak	21	27	13	16
Westerham & Crockham Hill	0	0	6	13
Total	34	37	111	1,358

1.3 The largest of the sites was Harringtons Nursery, Swanley which completed 29 dwellings, of which 21 were affordable housing.

1.4 A total of 145 housing units were completed within the 2024/2025 monitoring year. The table below shows that the number of units were 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 2024

Target	2024/25
Annual Core Strategy target	165
Number of Homes Required	704

Commercial

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

Class Type	Completed	Consented
Class B2	108	108
Class B8	1,357	3,135
Class C1	0	1,049
Class C2	1,852	0
Class E	644	43.8
Class E a	84	556.7
Class E f	5,179	0
Class E g	1,588.5	66
Class F1	3,039.6	0
Class F2	0	750
Mixed Use	0	6,128
Sui Generis	39.2	2,233.4
Total	13,891.3	14,070.3
Loss/Gain	2,313.3	4,291.5

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

Completions

1.5 The 2024/25 monitoring year saw a net gain in completed commercial development of 2,313.3 sqm including additions to existing sites as well as some new sites.

1.6 There was a loss of 5,249.9 sqm in commercial development to residential in the monitoring year, the largest of these was a loss of 1,699 sqm at Westerham Heights Farm Westerham where 9 detached homes were built. A total of 1,572.8 sqm. of E g office use space was also redeveloped or changed to residential use in this monitoring year, as shown in Table 4.

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

Location	Proposal	Loss in space
Westerham Heights Farm, Westerham Hill, Westerham	Demolition of existing buildings and replacement with a new residential development of 9 dwellings, which includes soft and hard landscaping, car and cycle parking provision and refuse and recycling facilities.	1,699
Falcon House, Black Eagle Close, Westerham	Change of use from offices to 6 flats.	462
First Floor And Second Floor, 14 - 18 London Road, Sevenoaks	Prior notification for a change of use from Office Use (Class B(a)) to a Dwelling house (Class C3). This application is made under Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015.	300

1.7 There are 2 sites that had a large gain of employment space over 400 sqm, as seen in table 5.

Table 5. (sqm).

Location	Proposal	Use Class	Proposed total space	Gain in space
The Birches Car Park, The Birches, Swanley	Construction of a day nursery building together with the configuration of the existing public car park and associated landscaping.	E f	5,179	5,179
Sevenoaks School, Lambardes, High Street, Sevenoaks	The demolition of the existing Lambardes Boarding House, and the construction of a new boarding house for 60 boarders, including 3 residential staff units.	C2	1,852	1,196
Ladds House Old Otford Road Sevenoaks	The principal accommodation remains in C3 residential use although the adjoining ground floor annexe and substantial garage unit have been converted into offices E(g)(i) and commercial production facilities B2 & B8. All other former outbuildings are converted as workshops and storage facilities in support of the business operation. The extensive driveway, parking and hardstanding areas are used for commercial vehicle parking, deliveries and palletised storage areas in relation to the commercial operations.	Mixed use	431	431

Consented

1.8 The consented planning permissions, if implemented, would result in a net gain of 1,858.5 sqm of commercial development.

1.9 Despite this overall increase, there was a 3,895.8 sqm change of use or redevelopment from employment space to residential or mixed residential use developments. Of this, 3 developments totalling 1,567.8 sqm of E_g class office space was consented for conversion or redevelopment to residential use.

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

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

Location	Proposal	Use	Proposed total space	Gain in space
Morleys Farm Oast, Morleys Road, Sevenoaks Weald	Change of use from a dwelling to a mixed use of dwelling (Use Class C3) or small house of multiple occupation (Use Class C4) and childcare on domestic premises (Use Class E). Parking	Mixed use	3,000	3,000
Sevenoaks Quarry, Bat And Ball Road Sevenoaks	An outline planning application for: up to 800 residential dwellings (Class C3), up to 150 residential institutional units (Class C2), business, retail, leisure and sports uses (Class E); new primary school (Class F1); community uses (Class F2), re-use of former Oast House and existing barn off Childsbridge Lane, green open spaces including parks, play spaces, ecological areas and woodlands; vehicular accesses from Bat and Ball Road, Childsbridge Lane and Farm Road; associated infrastructure, groundworks and demolition; with all matters reserved.	Mixed use (E/F2)	2,750	2,750
2 Barretts Road, Dunton Green	Change of use of dwelling to a mixed use as a dwelling (Use Class C3) and childcare on domestic premises (Use Class E)	Mixed use	1,000	1,000
Greatness Playing Fields, Mill Lane, Sevenoaks	Construction of new covered stands and Club house. Extension to existing parking area with additional parking spaces created. New cycle	Sui generis	673	673

Location	Proposal	Use	Proposed total space	Gain in space
	stands and vehicle charging points. New gate leading to new overspill parking area. Pedestrian cycle path. Resurfacing and re marking of existing parking area. Removal of existing stands. Relocation of gate to skate park. Relocation of cycle stands, bin and bench. New cycle stands. New Paths. Hard and soft landscaping. Addition of bird and bat boxes.			

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

Appendix - Use Classes

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

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