

Local Plan

Authority Monitoring Report
2015/2016



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Introduction

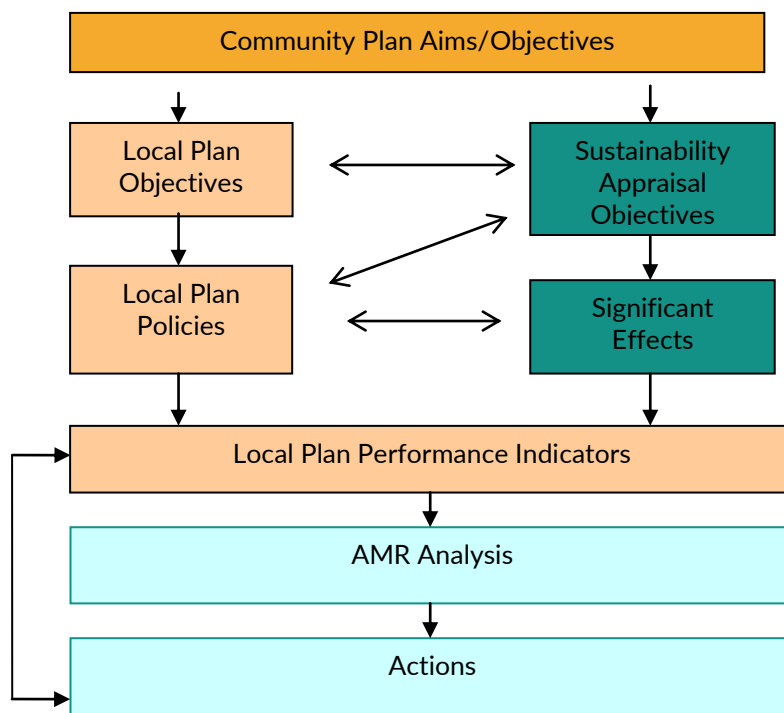
This is the twelfth Authority Monitoring Report (previously called Annual Monitoring Reports). It covers the period 1st April 2015 to 31st March 2016. The report provides information about the District, what's happening now and what could happen in the future. This document is used to track progress against policies and targets set out in the Council's adopted Planning Documents.

Sevenoaks District has two development plan documents adopted comprising the Local Plan for the District; the Core Strategy (Adopted Feb 2011) and the Allocations and Development Management Plan (ADMP) (Adopted Feb 2015). The Council is currently preparing a new Local Plan to replace the Core Strategy and ADMP. The new Local Plan will cover the period 2015-2035 and is expected to be adopted in 2019.

The Local Plan encompasses a wide range of objectives including social, environmental and economic issues; its policies establish the relationship between these objectives and the use of land. The Local Plan must take account of national policy and will inform and take account of other Council strategies.

As part of the preparation of the Local Plan an Authority Monitoring Report (AMR) must be prepared regularly to assess progress towards sustainability objectives and policies and to assess progress against the milestones in the Local Development Scheme.

Figure I: Diagram showing the links between the Community Plan, the Sustainability Appraisal, and how they feed into the Local Plan and the AMR



The District – Key Characteristics

Sevenoaks District is located in West Kent, with the edge of Greater London to the north, Surrey to the west and East Sussex to the south. The District covers almost 143 square miles; 93% is designated Green Belt. The towns are Sevenoaks, Swanley, Edenbridge and Westerham, where a significant proportion of the 118,409 residents (2015 Mid-year population estimates, ONS) in the District live. There are over 30 villages and smaller settlements of which the largest is New Ash Green.

Much of the area is rural in character with 60% of the landscape within the Kent Downs or High Weald Areas of Outstanding Natural Beauty.

The District is a popular place to live, partly because of its proximity to London and the continent. Major transport links are provided by the M25, M26 and the M20 motorways, the A21, A20 and A25. Stations

throughout the District provide rail access to London in under an hour. The District is also well located for Gatwick and Heathrow airports as well as the Channel Ports and Ashford and Ebbsfleet International stations.

Sevenoaks District has areas of affluence as well as pockets of urban and rural deprivation. Inequalities within the District are highlighted by a lack of affordable housing and by the fact that the average house price in 2015 was £459,203 compared with £283,323 in Kent¹. The District has one of the sparsest populations in the County and this is a challenge for local agencies and other service providers².

Key Issues and Challenges within the district:

- Land Supply for Development
- Housing
- Affordable Housing
- Employment Opportunities
- Protection and Enhancement of the natural and built environment
- Conflicting needs
- Sustainable Development
- Inequalities
- The Community Plan

These issues are discussed in more detail in the Core Strategy which sets out the spatial vision for the District up until 2026. The emerging Local Plan will identify a new spatial vision for the District up to 2035. Current progress on the Local Plan can be found in Table 1.

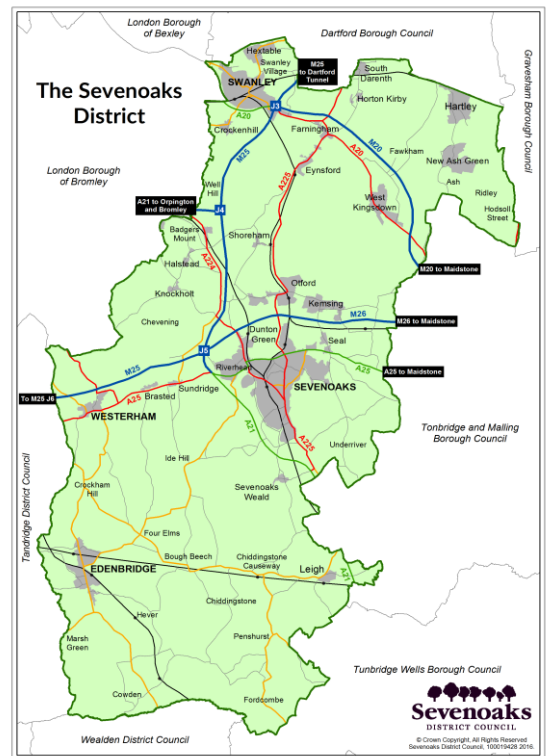


Figure II: Sevenoaks District

¹ Kent County Council

² Office for National Statistics midyear population estimates for 2015

Methodology and Preparation

This twelfth report, for the period 1st April 2015 to 31st March 2016, is the sixth to be published following the adoption of the National Planning Policy Framework and the Localism Act 2011.

The targets and indicators have been set using national guidelines, the Core Strategy objectives, Community Plan objectives and past trends. They have been carefully selected to provide information on the key issues in the District and from which clear conclusions can be drawn.

Progress on the Development Plan

The Council has a revised Local Development Scheme (July 2016) which sets out the timetable for progressing the Council's new Local Plan.

The current Local Development Scheme has the following documents which are in preparation:

Table I: Progress on the Development Plan

Document Name	Type	LDS Key milestones	Current Progress
Local Plan	DPD	2016 evidence base	<p>Work has continued on producing the Local Plan Evidence Base. Completed documents include:</p> <p>Strategic Housing Market Assessment – Sept 2015 Tourist Accommodation Study – Sept 2015 Economic Needs Study – Sept 2016 Retail Study – Nov 2016 Landscape Character Assessment – Jan 2017 Strategic Flood Risk Assessment – Jan 2017 Green Belt Assessment – Feb 2017 Swanley and Hextable Mastervision – Feb 2017</p> <p>Planning Advisory Committee (19th April) Gypsy and Traveller Accommodation Assessment – in preparation Open Space, Sport and Leisure Study – in preparation Strategic Housing and Economic Land Availability Assessment – in preparation Settlement Hierarchy - In preparation Appropriate Assessment/HRA – in preparation Climate Change and Renewable Energy Study – in preparation</p> <p>Following the Issues and Options consultation (from August 2017) Transport and Infrastructure Study – to begin 2017 Affordable Housing and commercial viability Assessment – to begin 2017 Historic Environment Review Study - to begin 2017</p>
Gypsy and Traveller Plan	DPD	No Longer included	Provision for Gypsy and Traveller Accommodation will be included as part of the emerging Local Plan.
Allocations and Development Management Plan	DPD	No Longer included	Adopted 2015
Green Belt	SPD	No longer included	Adopted 2015

Other Local Plan progress in 2015/16

The Council has also adopted the Otford Village Design Statement in November 2015 and continue to work with local communities to produce supporting documents and Neighbourhood Plans.

Duty to Co-operate

Section 33A of the Planning and Compulsory Purchase Act 2004 (inserted by Section 110 of the Localism Act) requires Local Planning Authorities to co-operate with other authorities and other statutory bodies in the production of development plan documents and other local development documents. Throughout the Local Plan process, Duty to Co-operate discussions will form part of the topic areas and policy formation. Further details of the Council's Duty to Co-operate discussions will be presented within a topic paper during the Local Plan process.

Regulation 34 (6) of the 2012 Town and Country Planning Regulations states that Authority Monitoring Reports must give details of any co-operation taken during the report period.

Table II: Duty to Co-operate in 2015/16

Strategic Matter	Organisation co-operated with	Summary of Co-operation
Adjoining Local Authorities	Tunbridge Wells, Tonbridge and Malling, Dartford, Gravesham, Wealden, Tandridge, Bexley and Bromley, Greater London Authority, Kent County Council	<p>The Planning Policy Team has attended quarterly meetings with our adjoining authorities to discuss strategic planning issues under the Duty to Co-operate such as housing need and supply, employment requirements, the Green Belt and infrastructure. These discussions will continue throughout the Local Plan process.</p> <p>Further details will be given in a separate Duty to Co-operate Paper which will accompany the plan-making process.</p>
Transport Infrastructure providers	Network Rail	<p>Since the 2014/15 update, the Planning Policy team has regular contact with Network Rail to discuss current issues with Sevenoaks and Swanley stations. Future Duty to Co-operate discussions on housing growth and rail improvements are expected following the progression of the emerging Local Plan.</p>
Landscape and Countryside	Natural England	<p>The Planning Policy Team continues to have regular contact with Natural England regarding a number of issues facing the District during the new Local Plan. Natural England has input into the Sustainability Appraisal Scoping Report as well the Landscape Character Area Assessment.</p>
Flooding and Biodiversity	Environment Agency	<p>The Planning Policy Team continues to work with the Environment Agency as the Local Plan is developed. The agency has input into the Strategic Flood Risk Assessment and has been consulted on the Sustainability Appraisal Scoping Report.</p>

	Upper Medway Drainage Board	The Planning Policy Team met with the Upper Medway Drainage Board to discuss issues of flood risk, areas which fall within their area and arrangements for contact.
Housing	Homes and Communities Agency	The Planning Policy Team has met with the HCA to discuss housing issues including potential land for development, starter homes, rural exception sites, affordable housing and recent changes in Government policies and planning decisions.
Health	Clinical Commissioning Groups:- West Kent - Dartford, Gravesham and Swanley	Following the update provided in 2014/15, the Planning Policy team continued to meet the two CCGs which cover the District, providing updates on the progress of the emerging Local Plan. Further discussions were taken with the Dartford, Gravesham and Swanley CCG with regards to the Swanley & Hextable Master Vision.
Other Infrastructure Providers contacted	Civil Aviation Authority Utility Companies Transport for London Thames Water South East Water	In the monitoring period 2014/15, each organisation declined a meeting at this stage but would be open to discussions further in the Plan Making process. The position currently remains unchanged.

National legislation requires local authorities to consult with additional public bodies as part of the Duty to Co-operate. The table lists the authorities and organisations which have engaged with the Council in Duty to Co-operate discussions. Additional organisations have been contacted by the Council for meetings but have received little response. The Council will continue to engage with all Duty to Co-operate partners through the course of preparing the new Local Plan.

Monitoring and Performance

The monitoring report is divided into the following 12 sections to reflect the areas covered by the Core Strategy and ADMP: -

- Delivery of Housing,
- Distribution of Development,
- Design of New Development,
- Sustainable Development
- Settlement Hierarchy,
- Affordable housing,
- Housing size type and density,
- Employment Land,
- Town Centres and Shopping,
- Infrastructure and Community Facilities,
- Green Infrastructure, Open Space and Biodiversity,
- Leisure and Tourism

The Core Strategy and ADMP Performance Indicators are monitored under the relevant section and the appropriate Local Plan policy and objectives have been highlighted.

The AMR is intended to evolve over time. As policies are used additional indicators may need to be included to fully evaluate the performance of the policy. Also, targets and/or indicators may need to be changed to reflect government guidance, changes in local circumstances and availability of data.

Executive Summary

Delivery of Housing (page 16)

- 414 net additional dwellings were completed in 2015/16 exceeding the target of 165 (see page 16 for further details).
- The District had a housing supply of 5082 units (including Allocated Sites, Outstanding Planning Permissions, Small Site Allowance and Completions) up to 2026, 1782 above the Core Strategy requirement (see page 18 for further details).
- The District exceeded the requirement for a 5 year supply (+5%) of housing land by 1318 units (approximately a further 8 year's supply) (see page 20 for further details).

Distribution of Development (page 22)

- 88% of housing completions were built within the main settlements. 75% within Sevenoaks Urban Area, 7% within Swanley and 6% within Edenbridge (see page 22 for further details).
- One of the sites allocated for housing (Land adjacent to London Road, Westerham) and one of the Major Employment sites (Fort Halstead) in the ADMP received planning permission.
- There has been one housing unit lost, due to the conversion of an existing building from two self contained flats in to one family dwelling.
- 49% of the outstanding housing supply is predicted to be within Sevenoaks Urban Area and Swanley. 63% of the outstanding housing supply is predicated to be within Sevenoaks Urban Area, Swanley or Edenbridge (see page 31)
- 94% of the net housing completions were built within the Urban Confines. Over half of those built within the Green Belt were replacement units. The remaining units were provided through Change of Use or conversion of existing buildings and were granted in accordance with the Green Belt Policy (see page 36 for further details).
- There were 8 applications for extensions, basements, outbuildings or replacement dwellings within the Green Belt that were allowed on Appeal.

Design of New Development (page 39)

- New build housing schemes of 10 or more units are assessed against the Building for Life design criteria. In 2015/16, nine schemes were assessed, 6 schemes scored "Very Good", 2 scored "Good" and 1 scored "Average". None of the schemes were assessed as "Poor" (see page 39).
- Since reporting began 16 Conservation Area Appraisals incorporating Management Plans have been adopted (see page 42 for further details).
- There were no new listings of buildings, however the War Memorials in Kemsing and Shoreham were listed (see page 44 for further details)

Sustainable Development (page 47)

- 3 applications for renewable, decentralised or combined heat and power schemes were granted planning permission during the monitoring period (see page 47 for further details).
- 179 renewable electricity installations were registered for the Feed In Tariff (see page 47 for further details).

- There were 3 applications granted that met with Kent County Council's requirement to include a Travel Plan.

Settlement Hierarchy (page 52)

- The Settlement Hierarchy will be reviewed in 2016/17 (see page 52).

Affordable housing (page 53)

- 115 net new affordable housing units were completed (see page 53 for further details).
- 28 of the affordable housing units completed were for rent (social/affordable rented) and 87 were for shared ownership/ownership housing.
- £654,464 has been received in affordable housing contributions during the monitoring period. £107,342 has been allocated to specific projects. These included an Under Occupation Officer, Sevenoaks Almshouses, Private Sector Lettings incentive offer for landlords, Hard to Treat Homes 1 and a Rural Housing Enabler (see page 56 for further details).

Housing size type and density (page 58)

- There were 4 permanent pitches granted during the monitoring period for gypsy and traveller use. 3 of the 4 pitches were previously temporary pitches (see page 58 for further details).
- 64% of housing units completed had less than three bedrooms (see page 59 for further details).
- 2 additional bedrooms providing residential care were completed, 238 remain under construction and a further 158 (Net) haven't yet started. (See page 60).
- 15% of the completed housing units, granted after the adoption of the Core Strategy, achieved Lifetime Homes Standard.
- The average density of completed units across the district was 79 dwellings per hectare (see page 61 for further details).

Employment Land (page 63)

- There was a net loss of 11024 sq m of employment floor space on Employment Allocation Sites (see page 64 for further details).
- Fort Halstead has an approved planning application for an employment led scheme with up to 27,000sqm employment floor space, 450 housing units and a hotel (see page 64 for further details)
- There was a net loss of 13909 sq m in employment floor space across the District (see page 66).
- There was a net loss of 2885 sq m in employment floor space in non allocated sites (see page 71).
- 1672 sq m of B1a office space has been converted to residential on Prior Approval applications, made under the temporary change to Permitted Development (see page 68).
- In April 2016 0.8% of the population of Sevenoaks claimed out of work benefits (see page 72 for further details).
- Between Jan 15 – Dec 15 49.5% of the population of Sevenoaks, aged 16-64, were qualified at NVQ4 level and above (see page 73 for further details).

Town Centres and Shopping (page 74)

- There has been a net loss in retail floor space of 411 sq m within the main settlements (see page 74 for further details).
- 69% of the Primary Frontage within Sevenoaks Town Centre was in A1 Retail use (see page 75 for further details).
- 79% of the Primary Frontage within Swanley Town Centre was in A1 use (see page 76 for further details).
- 50% of the Primary Frontage within Edenbridge Town Centre was in A1 Retail use (see page 76 for further details).
- Following the survey of New Ash Green Village Centre in September 2016, there were 10 vacant units in the village centre (see page 80 for further details).

Infrastructure and Community Facilities (page 81)

- Further improvements to Swanley Station that are not identified in the Schedule, are being planned and will be monitored (see page 81 for further details).
- During the monitoring period Trinity School, the first of the 2 schools on the former Wildernesse School site has been completed (see page 82 for further details).

Green Infrastructure, Open Space and Biodiversity (page 83)

- 2 applications were granted for additional Open Space and no open space was lost on allocated sites (see page 83 for further details).
- There were 3 amendments to the Public Rights of Way network in 2015/16 (see page 84 for further details).
- The ADMP identifies the green infrastructure network which covers approximately 8120Ha of land within the District (see page 85 for further details).
- 61 Local Wildlife Sites are located in, or partially in, the Sevenoaks District. A new site was approved in December 2016 (see page 86 for further details).
- A variety of countryside projects are on going across the District.

Leisure and Tourism (page 89)

- In 2015/16 there was one application overturned at appeal for equestrian related development (see page 90 for further details).

1. Delivery of Housing

Housing Supply - <i>To show recent housing delivery levels and future levels of housing delivery.</i>	
Local Plan Policy	H1 – Residential Development Allocations H2 – Mixed Use Development Allocations
Local Plan Objective	To safeguard the countryside around the District's main towns and villages and promote change within them by making the best use of previously developed land. To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.
Local Plan Target	To maintain an average of 165 dwellings per year over the plan period, 2006-2026, in order to meet the Core Strategy Housing Provision of 3300.
Performance summary	414 net additional units were built in 2015/16

Performance Analysis

In 2015/16, 414 net housing units were completed across the district, the highest number of annual completions since the beginning of the plan period, and 249 units more than the average annual requirement from the Core Strategy. There have been 2338 units completed since 2006, which gives a surplus of 688 over the requirement of 1650 (165 x 10) units.

The Housing Trajectory shows progress towards meeting the Core Strategy Housing Provision. It is made up of the following:

Allocated Sites

These are sites which have been allocated by the Allocations and Development Management Plan. All sites are 0.2ha or above.

Outstanding Planning Permissions (Full & Outline) <0.2Ha, minus non - implementation rate

These are net units with full or outline planning permission on sites of less than 0.2ha which have not been started or are under construction. This figure has been reduced by a non-implementation rate which is calculated from the proportion of dwellings on planning permissions of less than 0.2ha that were due to expire in previous years that did expire (see Table A4). The non-implementation rate provides a reasonable estimate of the sites that will not come forward because they are no longer deliverable, available, suitable and/or viable (in accordance with footnote 11 to para 47 of the NPPF). These units have been phased according to their expected completion dates.

Outstanding Planning Permissions (Full & Outline) 0.2Ha and over, minus non - implementation rate

These are net units with full or outline planning permission on sites of 0.2ha or above which have not been started or are under construction. This figure has been reduced by a non-implementation rate which is calculated from the proportion of dwellings on planning permissions of 0.2ha or above that were due to expire in previous years that did expire (see Table A4). The non-implementation rate provides a reasonable estimate of the sites that will not come forward because they are no longer deliverable, available, suitable and/or viable (in accordance with footnote 11 to para 47 of the NPPF). These units have been phased according to their expected completion dates.

Outstanding Planning Permissions (Prior Approvals), minus non - implementation rate

New housing units gained through change of use as a result of the changes to permitted development rights. Schemes are required to submit a prior approval application. This figure has been reduced by a non-implementation rate of 10%. Until such time that we have sufficient past delivery rates to provide a reasonable estimate of delivery we will continue to apply this non-implementation rate

Small Sites Allowance

An allowance to reflect unexpected (non-allocated) housing sites of below 0.2ha on previously developed land during the plan period, in accordance with the NPPF. Calculated using past delivery rates and applied after the first 3 years of the trajectory in order to avoid the risk of double counting completions from windfalls and extant permissions on small sites.

Completions

Housing units which have been completed since the beginning of the plan period.

The housing trajectory shows the projected level of completions against the yearly requirement. These cumulative figures give the District's progress towards meeting the housing requirement and its ability in the future to meet it by the end of the plan period.

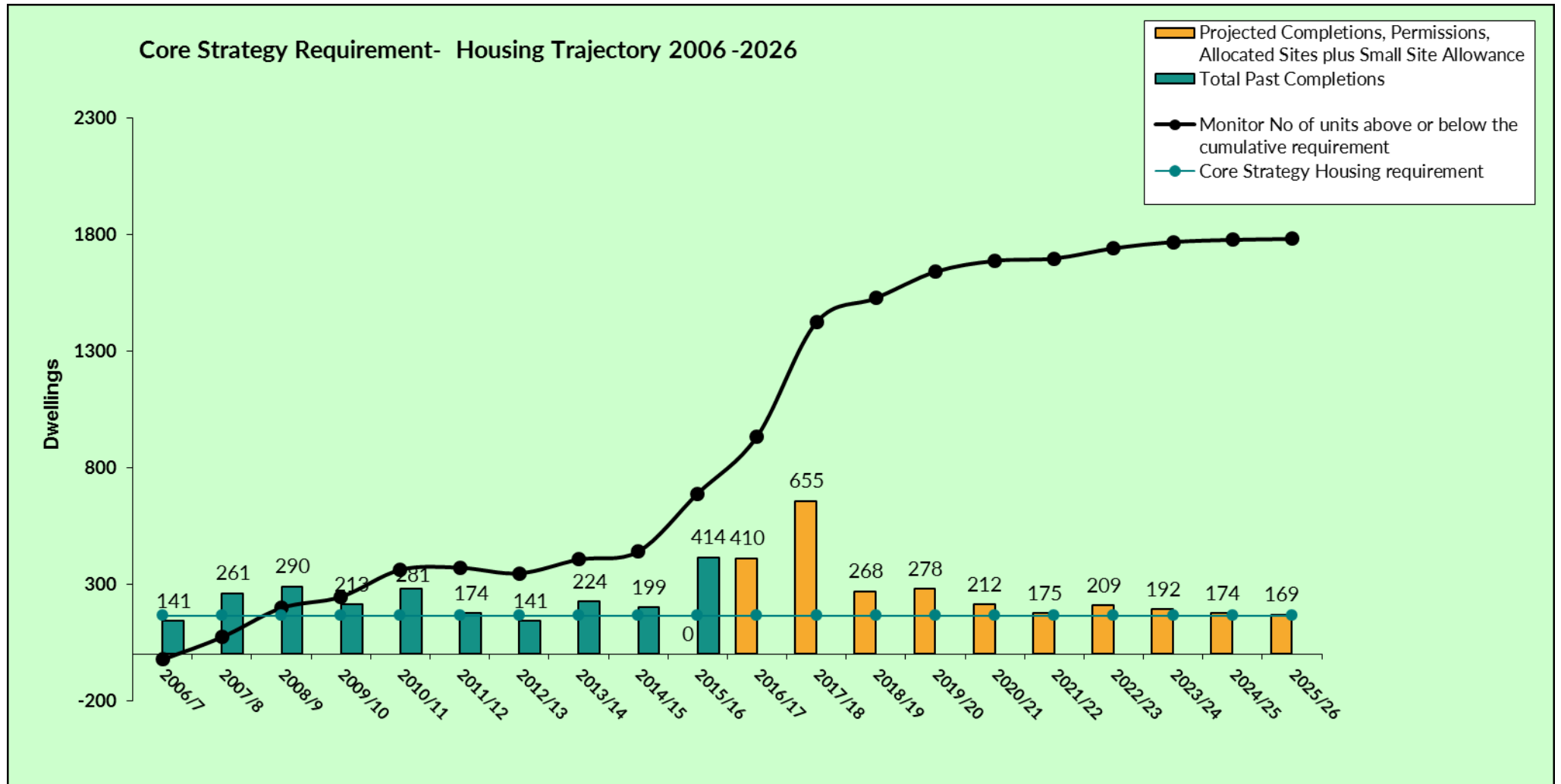
Table 1.1: Housing Trajectory

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	1	2	3	4	5	6	7	8	9	10	Total	
Allocated Sites*											25	210	132	135	50	50	84	67	49	117	919	
Outstanding Planning Permissions (Full & Outline) <0.2Ha minus 11% unimplementation											87	123	24	0							234	
Outstanding Planning Permissions (Full & Outline) 0.2Ha and over minus 5% unimplementation											222	310	112	89	108	71	71	71	71		1125	
Outstanding Planning Permissions (Prior Approval) minus 10% unimplementation											76	12									88	
Small Site Allowance														54	54	54	54	54	54	54	378	
COMPLETIONS	141	261	290	213	281	174	141	224	199	414											2338	
TOTAL	141	261	290	213	281	174	141	224	199	414	410	655	268	278	212	175	209	192	174	171	5082	
											1823											

*From Policies H1, H2 & EMP3

Note: In the 2014/15 trajectory we expected 293 units to be completed in 2015/16. However 414 units were completed. This was mainly due to the number of completions at Ryewood, Dunton Green (former West Kent Cold Store), where 218 units were completed 148 more than we had expected. In 2016/17 we expect 410 to be completed; this includes St Andrews Court, Swanley, Tubs Hill House, Sevenoaks, Old Powder Mills, Leigh, further units at West Kent Cold Store, Dunton Green and Berkeley House, Sevenoaks. In 2017/18 we expect 655 units to be completed; this includes Mill House in Sevenoaks, Old Powder Mills in Leigh, Broom Hill in Swanley, Bramblefield Close and Park Drive in Hartley, Eden Hall in Edenbridge and further units at West Kent Cold Store in Dunton Green.

Figure 1.1: Housing Trajectory



5 Year Land Supply

The National Planning Policy Framework states that authorities must identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing. The Council's average annual housing target from the Core Strategy is 165 dwellings per annum (which would give a 5 year supply plus 5% target of 866 dwellings). However, due to success in previous years net completion rates in the District have been significantly higher than this in a number of years since the start of the plan period. 962 dwellings remain to be completed in the period 2016 – 2026 (10 years) to meet the Council's Core Strategy housing target of 3300. This requires approximately 96 dwellings to be completed per annum for the remainder of the plan period and 481 dwellings to be completed over the next 5 years. The NPPF states that an additional buffer of 5% should also be included which means an additional 24 units and, therefore, a target of 505 dwellings. See Table 1.2 on page 21.

Sevenoaks has a 5 year housing supply of 1823 net; this is 1318 units above the requirement.

The District Council are producing a new Local Plan to replace the Core Strategy and the Allocations and Development Management Plan. The Local Plan evidence base will be updated and a new housing target will be identified taking account of the District Objectively Assessed housing need set out in the Strategic Housing Market Assessment. Once this target has been finalised it will be used to determine the 5 year supply of housing land.

Figures 1.2: Five Year Land Supply

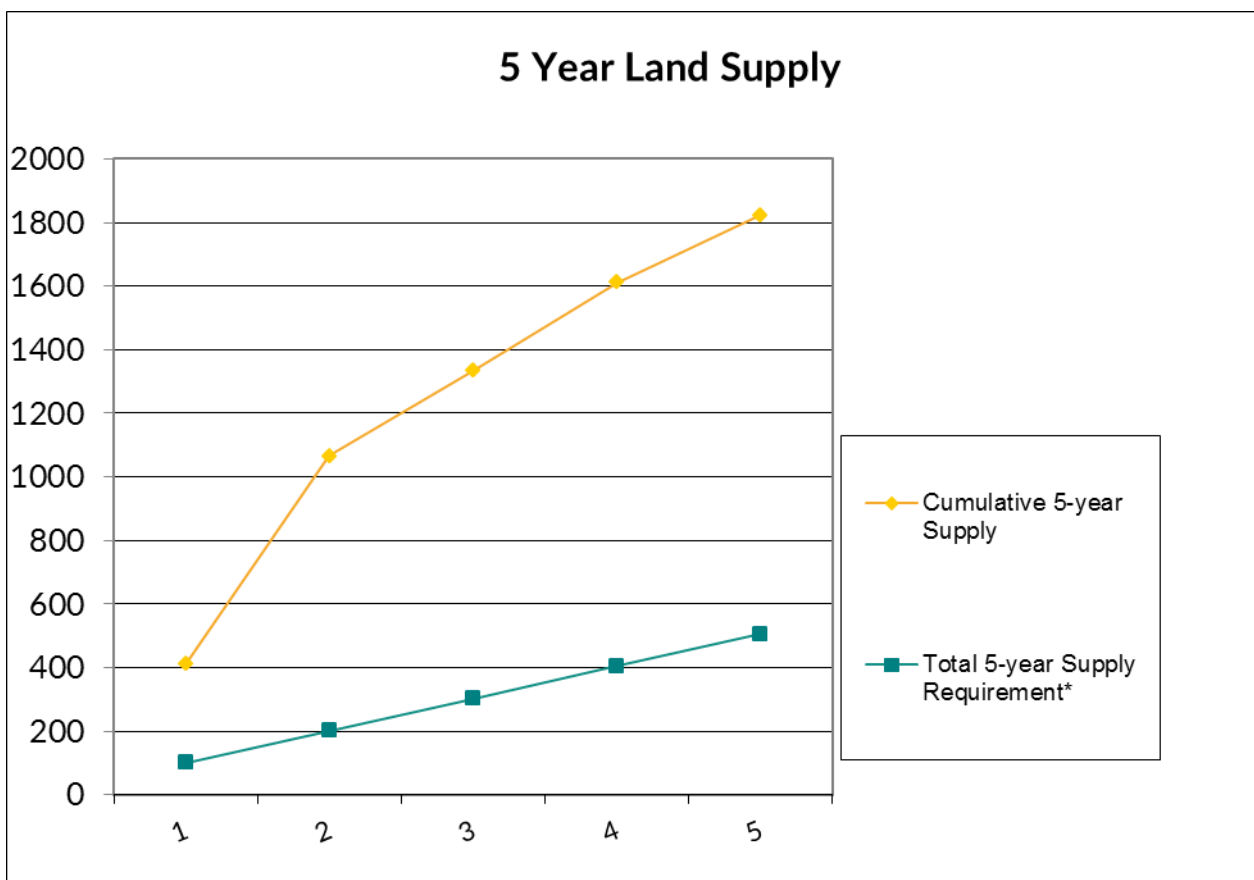


Table 1.2: Five Year Land Supply

	2016/17	2017/18	2018/19	2019/20	2020/21	
Net	1	2	3	4	5	Total
Allocated Sites	25	210	132	135	50	552
Outstanding Planning Permissions (Full & Outline) <0.2ha minus unimplementation	87	123	24	0	0	234
Outstanding Planning Permissions (Full & Outline) 0.2ha and over minus unimplementation	222	310	112	89	108	841
Outstanding Planning Permission (Prior Approvals) minus unimplementation	76	12	0	0	0	88
Windfall	0	0	0	54	54	108
Supply by year	410	655	268	278	212	1823
Cumulative 5-year Supply	410	1065	1333	1611	1823	
Total 5-year Supply Requirement*	101	202	303	404	505	505

*The 5-year Supply requirement takes account of development already completed within the plan period. Since 2006, 2338 houses have been completed and therefore an additional 962 need to be built up to 2026. This is an average of 96 dwelling a year for the remaining 10 years. This requires 481 dwellings to be completed over the next 5 years. The NPPF states a 5% buffer should also be included resulting in a target of 505 dwellings.

Distribution of Development

Proportion of Completed Housing in Main Settlements of Sevenoaks, Swanley and Edenbridge To show the number of new dwellings built in the main settlements as opposed to the villages and Green Belt areas.	
Local Plan Policy	LO1- LO6 Location of Development Policies
Local Plan Objective	To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities. To meet housing and employment requirements within the existing urban area of Sevenoaks primarily on brownfield sites no longer required for their present use, particularly in areas close to the town centre and the mainline railway station.
Local Plan Target	50% of total housing to be within Sevenoaks Urban Area or Swanley 66.7% ($\frac{2}{3}$) of total housing to be within Sevenoaks Urban Area, Swanley or Edenbridge
Performance summary	In 2015/16 82% of housing completions were within Sevenoaks Urban Area or Swanley (75% in Sevenoaks Urban Area and 7% Swanley) 88% housing completions were within the main settlements Since beginning of Plan Period: 45% of housing completions were within Sevenoaks Urban Area or Swanley 61% of housing completions were within the main settlements

Performance Analysis

The Core Strategy policies direct development to existing settlements, particularly in the main settlements of Sevenoaks, Swanley and Edenbridge, to reflect their position in the Settlement Hierarchy. The target is for $\frac{2}{3}$ (67%) of the total new housing to 2026 to be built within the Sevenoaks Urban Area (as defined in the Core Strategy), in Swanley and in Edenbridge. A further target is for $\frac{1}{2}$ (50%) of the total housing built in the period up to 2026 to be located in Sevenoaks Urban Area or Swanley.

In 2015/16 88% (366 of the 414) of housing completions were within the main settlements. Of the 366 units completed, 218 units were completed at West Kent Cold Store in Dunton Green, 56 units at Horizon House in Swanley, 29 units at Rockdale in Sevenoaks, 17 units at 66 London Road in Sevenoaks, 14 units the Former Tekram Site in Edenbridge and 11 units at the old Ambulance Station, Moor Road in Sevenoaks. This figure is higher than last year and 21% above the Core Strategy target of 66.7%. 82% (340 of the 414) of housing completions were within Sevenoaks Urban Area or Swanley. This figure is higher than last year and 32% above the Core Strategy target of 50%.

Since the beginning of the plan period 61% (1414 of the 2338) of total completions have been within Sevenoaks Urban Area, Swanley or Edenbridge, with 37% in Sevenoaks Urban Area (865 of the 2338) and only 8% in Swanley (186 of the 2338). This is currently below target; however the large allocated sites in Swanley have not yet been built out. The percentage of completions in the Rest of the District is 39%. This figure includes redevelopments, new builds, conversions and

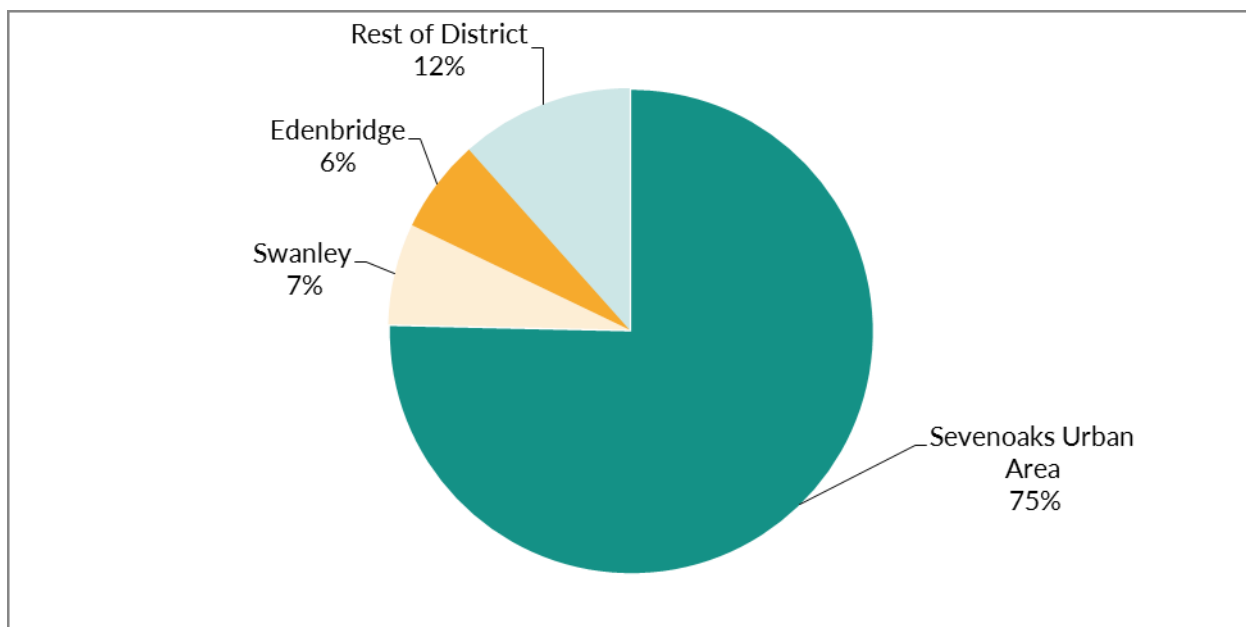
change of use. Some of the larger sites included are Horton Kirby Paper Mills in South Darenth, Swaylands in Penshurst, Eden Valley School in Edenbridge, Maws Meadow in West Kingsdown and Well Road in Otford.

The Core Strategy distributes new housing across the District with a focus in the District's main towns. The emerging Local Plan will need to consider the future distribution of housing.

Table 2.1: Housing Completions in the Main Settlements

Completions	Sevenoaks Urban Area	Swanley	Edenbridge	Rest of District	Total
06-07	44	-2	72	27	141
07-08	36	34	103	88	261
08-09	53	4	58	175	290
09-10	37	26	6	144	213
10-11	33	69	19	160	281
11-12	52	10	40	72	174
12-13	80	-25	24	62	141
13-14	73	40	11	100	224
14-15	145	2	4	48	199
15-16	312	28	26	48	414
15-16%	75%	7%	6%	12%	100%
Plan Period Total	865	186	363	924	2338
Plan Period %	37	8	16	39	99

Figure 2.1: Proportion of Housing Completions in the Main Settlements



Community Infrastructure Levy (CIL) Charging Schedule

The Council adopted its Community Infrastructure Levy (CIL) Charging Schedule for the District on 18th February 2014. This allows the Council to collect CIL from qualifying forms of development in order to contribute towards infrastructure such as schools, health facilities and transport improvements. The Council began charging CIL on qualifying developments on 4th August 2014. Further information on the Charging Schedule can be found on the Council's website www.sevenoaks.gov.uk/localplan.

Different charges apply to new residential developments in part of the District. A charge of £75 per sq. m. applies to the northern wards as well as both Edenbridge wards. Across the remainder of the District, a charge of £125 per sq. m. applies. In order to monitor the impact that these different charging rates have on levels of development, the Council monitors housing completions by ward across the District.

CIL liability notices show the amount of CIL that is owed to the Council on a qualifying development. During 2015/16, 260 liability notices were issued, totalling a value of £2,920,361.28.

Under current legislation, all town and parish councils are entitled to a proportion of CIL contributions where qualifying development has occurred in the parish area. Under the legislation, parish and town councils are able to receive 15% of CIL contributions within their parish area to be used for local infrastructure. However, the Council's Cabinet in November 2014, decided that all parish and town councils will receive 25% of CIL contributions, regardless of charging area and whether a neighbourhood plan is in place. This would be calculated against the top CIL charging rate (£125 per sq. m.).

The District Council is allowed to reclaim up to 5% of a contribution for administration costs, and the remainder is held by the Council for the CIL Spending Board to allocate. Payments to town and parishes are made by the 28th October or 28th April, to reflect the given financial year.

Town and parish councils that have had qualifying developments in their area during 2015/16 include Chevening, Dunton Green, Fawkham, Otford, Sevenoaks Town and West Kingsdown. The table below outlines the amount of CIL contributions that have been collected by parish area over the period:

Parish/Town Area	Charge Applicable (per sq. m.)	Chargeable Area (sq. m.)	CIL Amount Received from Town/Parish Area
Chevening	£125	79.67	£9,958.75
Dunton Green	£125	84.7	£10,587.50
Fawkham	£75	144.96	£10,872.02
Otford	£125	236.56	£29,570.00
Sevenoaks Town	£125	954.86	£119,357.50
West Kingsdown	£75	209.32	£15,699.00
Total		1710.07	£196,044.77

Below shows the amount of CIL paid to town and parish councils over the 2015/16 period, as well as the recovery of administration costs:

Total Payments to Parish and Town Councils (25%)	Recovery of administration costs (5% of contribution)	Total
£38,887.81	£9,802.24	£48,690.05

Parish/Town Area	Total Payment Made to Parish/Town Council
Chevening	£2,286.56
Otford	£7,392.50
Sevenoaks Town	£22,667.50
West Kingsdown	£6,541.25
Total	£38,887.81

Under the CIL regulations, charging authorities are required to pass contributions onto parish/town councils every six months. This must be completed by the 28th April and 28th October of a given financial year. In 2015/16, the Council made no payments in April 2015 but made payments in October 2015. Further payments were made in April 2016, which will be reported in the Authority Monitoring Report 2016/17.

Further information can be found in the annual CIL report, which a Charging Authority must produce in accordance with Regulation 62 of the CIL Regulations 2010 (<http://www.sevenoaks.gov.uk/services/environment-and-planning/planning/local-plan-and-planning-policy/setting-the-community-infrastructure-levy>).

Town and parish councils are allowed to spend their proportion of CIL on infrastructure that contributes to the facilitating of future development. This can include new infrastructure, maintaining existing infrastructure and its operation. Parish and town councils are required to report any expenditure of CIL contributions to the District Council.

Monies that are held by the Council will be allocated by the Council's CIL Spending Board. The Board will consider applications for additional "top-up" funding from infrastructure providers and associated partners, providing that a funding gap for a project is demonstrated as part of the application. Where an application is successful, The Board will recommend its decision to the Council's Cabinet for approval.

Development permitted contrary to Green Belt Policy To show the number of new dwellings within the Green Belt allowed on appeal by the Planning Inspectorate	
Local Plan Policy	LO8 - The Countryside and the Rural Economy
Local Plan Objective	<p>To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.</p>
Local Plan Target	No new dwellings granted contrary to Green Belt Policy
Performance summary	In 2015/16 no application refusals in the Green Belt were overturned at appeal.

Performance Analysis

During 2015/16 no planning application refusals in the Green Belt were overturned at appeal.

Progress on delivering new Housing on Housing Allocation Sites

To monitor the progress on delivery of new housing on Housing Allocation sites.

Local Plan Policy	H1 – Residential Development Allocations
Local Plan Objective	<p>To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.</p> <p>To safeguard the countryside around the District's main towns and villages and promote change within them by making the best use of previously developed land.</p>
Local Plan Target	Housing allocations to be completed in line with the phasing set out in the development guidance in Appendix 3 of the ADMP
Performance summary	In 2015/16 one of the sites allocated for housing and one of the Major Employment sites in the ADMP has received planning permission.

Performance Analysis

Policy H1 sets out the proposed residential allocations for the period up until 2026. These sites will provide for a range of housing types, density, mix and tenure and will be subject to the site areas and design guidance as set out in detail in Appendix 3 of the ADMP.

In 2015/16 one of the housing allocation sites and one of the Major Employment Sites received planning permission, namely Land adjacent to London Road, Westerham, H1(l), for 38 dwellings and Fort Halstead, Halstead, MDES 1, a Major Developed Site in the Green Belt. The Fort Halstead application was for a mixed-use development comprising of up to 27,000sq m commercial floor space, 450 residential units, a hotel of up to 80 beds and a village centre. This application includes employment provision which will ensure the same number of jobs remain on the site.

Since March 2016 Land West of Enterprise Way, Edenbridge has been granted planning permission for 300 dwellings. Details of these sites can be found in Table 2.2.

All sites will be monitored annually to check the progress of development of all land allocated within our Development Plan.

Progress on delivering new housing on Mixed Use Allocation sites.

To monitor the progress on delivery of new housing on Mixed Use Allocation sites.

Local Plan Policy	H2 – Mixed Use Development Allocations
Local Plan Objective	<p>To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.</p> <p>To safeguard the countryside around the District's main towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To provide land for employment development to support the future development of the District's economy.</p>
Local Plan Target	All Mixed Use Allocation sites to be completed in line with the phasing set out in the development guidance in Appendix 3 of the ADMP
Performance summary	There were no permissions granted in 2015/16 on sites allocated for mixed use on Policy H2 in the ADMP.

Performance Analysis

Policy H2 set out those sites that are considered suitable for mixed use development, primarily incorporating a significant element of residential development.

Since March 2016 an application at United House site in Swanley for 185 dwellings has been granted. Details of the Mixed Use Allocated Sites can be found in Table 2.2

All sites will be monitored annually to check the progress of development of all land allocated within our Development Plan.

Table 2.2: Progress on delivering new housing on Housing Allocation Sites

Ref	Settlement/Site Address	Number of units allocated in the Allocations and Development Management Plan	Allocations and Development Management Plan estimated development period	Current Status 2014/15	Current Planning Application if applicable	Granted in monitoring year	Allocated Units in current Trajectory
Policy H1 - Residential Development Allocations							
H1(a)	Car Park, Hitchen Hatch Lane, Sevenoaks	17	2012-2016	Not started	SE/16/01547. Application for new hotel granted	2016/17 (remains in trajectory for 15/16)	17
H1(b)	Cramptons Road Water Works, Sevenoaks	50	2012-2016	Not started			50
H1(c)	Sevenoaks Gasholder Station, Cramptons Road, Sevenoaks	39	2017-2021	Not started			39
H1(d)	School House, Oak Lane & Hopgarden Lane, Sevenoaks (Lower)	6	2017-2021	Not started	SE/14/00932/OUT. Application granted for 4 dwellings.*	2014/15	0
	School House, Oak Lane & Hopgarden Lane, Sevenoaks (Upper)	13	2017-2022	Not started			13
H1(e)	Johnsons, Oak Lane & Hopgarden Lane, Sevenoaks	18	2017-2021	Not started			18
H1(f)	Greatness Mill, Mill Lane, Sevenoaks	20	2012-2016	Under Construction	SE/13/01635/FUL. Application granted for 26 dwellings*	2013/14	0
H1(g)	Bevan Place, Swanley	46	2017-2021	Not started	Site cleared		46
H1(h)	Bus Garage/Kingdom Hall, London Road, Swanley	30	2012-2016	Not started			30
H1(i)	Land West of Cherry Avenue, Swanley	50	2021-2016	Not started			50
H1(j)	57 Top Darford Road, Hextable	14	2017-2021	Not started	SE/14/03347/FUL. Application granted for 2 dwellings*	2014/15	12
H1(k)	Foxs Garage London Road, Badgers Mount (outside of Planning Permission)	15	2012-2016	Not started	SE/14/01434/FUL. Application granted for 4 dwellings*. SE/16/01072/FUL Application for erection of a 60 bed elderly nursing home. Application pending consideration	2014/15	11
H1(l)	Land adjacent to London Road, Westerham	30	2012-2016	Not started	SE/15/03394/FUL. Application granted for 38 dwellings*	2015/16	0
H1(m)	Currant Hill Allotments, Rysted Lane, Westerham	20	2022-2026	Not started			20
H1(n)	Land at Croft Road, Westerham	15	2017-2021	Not started	SE/16/02010/FUL. Application for 9 dwellings pending consideration.		15
H1(o)	Warren Court, Halstead	25	2012-2016	Not started			25
H1(p)	Land West of Enterprise Way, Edenbridge	276	2012-2021	Not started	SE/14/03783/OUT. Application allowed on Appeal for 300 dwellings.	2016/17 (remains in trajectory for 15/16)	276
Policy H2 - Mixed Use Development Allocations							
H2(a)	Delivery & Post Office/BT Exchange, Station Road, Sevenoaks	42	2022-2026	Not Started			42
H2(b)	United House, Goldsel Road, Swanley	185	2012-2016	Not Started	SE/16/00253/FUL. Application granted for redevelopment of site for 185 dwellings	2016/17 (remains in trajectory for 15/16)	185
H2(d)	Station Approach, Edenbridge	20	2012-2016	Not Started			20
H2(e)	New Ash Green Village Centre	50	2022-2026	Not Started			50
H2(f)	Powder Mill, Leigh	60	2012-2016	Under Construction	SE/14/00487/FUL. Application granted for 73 dwellings*	2014/15	0
Policy EMP2 - Major Developed Employment Sites in the Green Belt							
MDES 1	Fort Halstead, Halstead	450		Not Started	SE/15/00628/OUT. Application granted for 450 dwellings*	2015/16	0
		1491					919

Additional completed units from residential subdivision To show the number of additional completed units from residential subdivision granted contrary to policy or overturned at appeal by the Planning Inspectorate.	
Local Plan Policy	H3 – Residential Subdivision
Local Plan Objective	To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities. To safeguard the countryside around the District's main towns and villages and promote change within them by making the best use of previously developed land.
Local Plan Target	No additional completed units granted contrary to policy or overturned at appeal following refusal.
Performance summary	There were no additional units completed from residential subdivision granted contrary to policy or overturned at appeal by the Planning Inspectorate

Performance Analysis

In 2015/16 two new additional units were completed from residential subdivision. Both of these applications were considered to be acceptable by the Planning Officer and planning permission was granted.

Number of completed housing sites with a net loss of units To show the number of completed housing sites with a net loss of units.	
Local Plan Policy	H4- Reuse and Protection of Existing Housing Stock
Local Plan Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population.
Local Plan Target	No more than 5% of completed housing sites to have net loss during the plan period
Performance summary	There has been one housing site lost in 2015/16 resulting in the net loss of one unit.

Performance Analysis

There has been one housing site lost in 2015/16. This was due to a conversion of an existing building from two self contained flats in to 1 family dwelling. Since 2006/07, 812 housing sites have been completed of which 9 (1.11%) had an overall net loss of units.

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

Local Plan Policy	LO1- LO6 Location of Development Policies, SC1 – Presumption in Favour of Sustainable Development
Local Plan Objective	To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities. To meet housing and employment requirements within the existing urban area of Sevenoaks primarily on brownfield sites no longer required for their present use, particularly in areas close to the town centre and the mainline railway station.
Local Plan Target	50% ($\frac{1}{2}$) of total housing to be within Sevenoaks Urban Area or Swanley 66.7% ($\frac{2}{3}$) of total housing to be within Sevenoaks Urban Area, Swanley or Edenbridge
Performance summary	49% of the outstanding housing supply is predicted to be within Sevenoaks Urban Area or Swanley. 63% of the outstanding housing supply is predicted to be within Sevenoaks Urban Area, Swanley or Edenbridge.

Performance Analysis

Sevenoaks District has an outstanding housing supply of 2744 units up to 2026. This is made up of outstanding planning permissions, allocated sites and a small sites allowance.

49% (1347 of the 2744) of the housing supply is predicted to be within Sevenoaks Urban Area or Swanley. 63% (1732 of the 2744) of the housing supply is predicted to be within Sevenoaks Urban Area, Swanley or Edenbridge.

31% of the new housing is predicted to come forward within the Sevenoaks Urban Area. This includes 161 units at the West Kent Cold Store Dunton Green site which is currently under construction with 339 units completed in total.

37% of the housing supply is expected to be built outside of the main settlements of Sevenoaks, Swanley and Edenbridge. This figure has risen due to the inclusion of 450 units at Fort Halstead, Halstead.

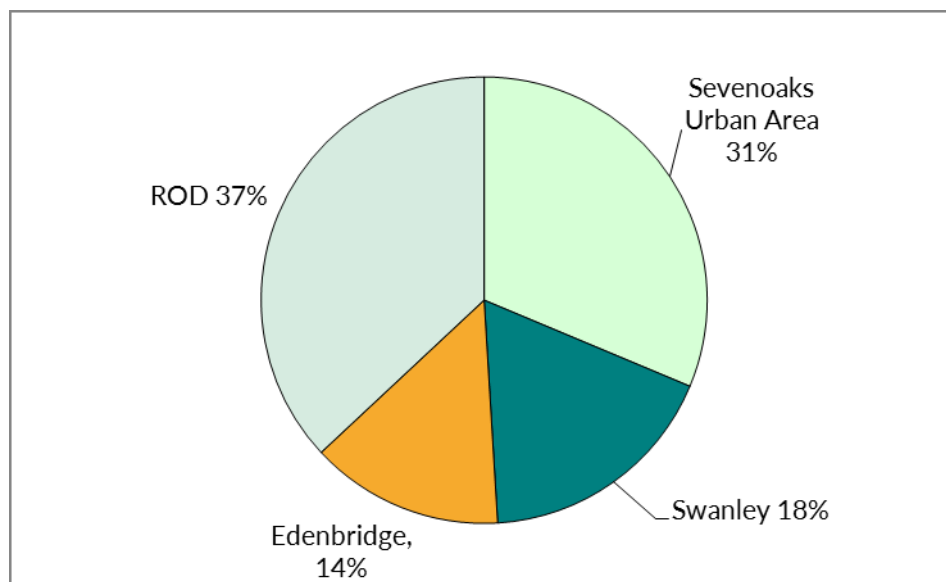
Table 2.3: Housing Supply by Location

	Outstanding Planning Permissions	Small Site Allowance to the end of Plan Period	Allocated Sites	Total	%
Sevenoaks Urban Area	492	189	179	860	31
Swanley	150	26	311	487	18
Edenbridge	36	53	296	385	14
Rest of District	770	110	133	1013	37
	1447	378	919	2744	100
*figures may not add up due to rounding					

The total number of units in the Housing Supply is 2774. This includes Outstanding Planning Permissions, a Small Site Allowance to end of Plan Period, and Allocated Sites. Of the 1447 Outstanding Planning Permissions, 770 are in the Rest of the District. These include 38 units at Land adjacent to London Road in Westerham, 73 units at the Old Powder Mills in Leigh, 71 units at Bramblefield Close and Park Drive in Hartley and 450 units at Fort Halstead in Halstead.

The 'Windfall Allowance to end of plan period' figure is calculated by finding the percentage of windfalls completed by location over the plan period. This percentage is then applied to the total number of windfalls in the trajectory (378).

Figure 2.2: Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge



Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding Grounds To show numbers of developments which are potentially located where they would be at risk of flooding or increase the risk of flooding elsewhere	
Local Plan Policy	LO1 Distribution of Development SP2 Sustainable Development
Saved Local Plan Policy	EN1 Development Control: General design/amenity principles
Local Plan Objective	<p>To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.</p> <p>To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.</p>
Local Plan Target	No housing development to be permitted in areas liable to flood where contrary to Environment Agency recommendations.
Performance summary	There were no planning permissions granted contrary to Environment Agency advice on flooding during the monitoring year.

Performance Analysis

In 2015/16 there were no planning permissions granted contrary to Environment Agency advice on flooding.

Number of New Dwellings and Commercial Units Granted Contrary to Green Belt Policy To show how many new developments within the Green Belt are allowed on appeal by the Planning Inspectorate.

Local Plan Policy	LO7 The Countryside and the Rural Economy
Saved Local Plan Policy	GB1 The Green Belt
Local Plan Objective	<p>To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.</p>
Local Plan Target	No new dwellings or commercial units granted contrary to Green Belt policy.
Performance summary	There were no additional dwellings or commercial units allowed on appeal by the Planning Inspectorate within the Green Belt In 2015/16.

Performance Analysis

In 2015/16 there were no additional dwellings or commercial units allowed on appeal by the Planning Inspectorate.

Proportion of additional employment floor space in Urban Confines To show the amount of completed employment in the Urban Confines.	
Local Plan Policy	LO8 The Countryside and the Rural Economy, GB10 – Green Belt Boundary
Local Plan Objective	To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land. To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings
Local Plan Target	90% of newly built employment (B use classes), excluding replacement buildings, to be within the Urban Confines during the plan period
Performance summary	In 2015/16 there were no extensions or newly built B use class completed within the Urban Confines

Performance Analysis

In 2015/16 there were no extensions or newly build B Use Class completed within the Urban Confines. There was a small extension in the Green Belt to an existing commercial building for B8 purposes at Gabriel's Farm, Marsh Green, Edenbridge. This application was in accordance with Policy and appropriate development in the Green Belt.

The majority of the B Use Class completed in the District is through the change of use of existing buildings.

Proportion of completed housing in Urban Confines To show the amount of completed housing in the Urban Confines (outside of the green belt).	
Local Plan Policy	LO8 The Countryside and the Rural Economy, GB10 – Green Belt Boundary
Local Plan Objective	To safeguard the countryside around the District’s towns and villages and promote change within them by making the best use of previously developed land. To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings
Local Plan Target	80% of housing units to be built within the Urban Confines
Performance summary	In 2015/16 94% of the gross number of housing units were built within the Urban Confines

Performance Analysis

In 2015/16, 94% (450 of the 479) of the gross number of housing units were built within the Urban Confines (outside of the Green Belt). This figure exceeds the target of 80%.

In 2015/16, 6% (29 of the 479) of the gross number of housing units were built within the Green Belt. Over half of these were replacement units and the remaining 12 units were provided through the change of use or conversion of existing buildings and were granted in accordance with the Green Belt policy and did not impact on the openness of the Green Belt.

Proportion of residential Green Belt applications overturned at appeal for Extensions, Basements, Outbuildings and Replacement dwellings

To show how many applications for extensions, basements, outbuildings or replacement dwellings within the Green Belt are allowed on appeal by the Planning Inspectorate.

Local Plan Policy	LO8 The Countryside and the Rural Economy, GB10 – Green Belt Boundary
Local Plan Objective	<p>To safeguard the countryside around the District’s towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings</p>
Local Plan Target	No refused proposals for extensions, basements, outbuildings or replacement dwellings overturned at appeal
Performance summary	There were 8 applications for extensions, basements, outbuildings or replacements dwellings within the Green Belt that were allowed on appeal.

Performance Analysis

In 2015/16 4 of the 8 applications were for extensions in the Green Belt. 2 where the Planning Inspectorate considered them not be inappropriate development in the Green Belt. 1 where the Planning Inspectorate considered that the development would have a modest affect to the openness of the Green Belt, but concluded that the development would be in keeping with the character and appearance of the host building and the surrounding area. 1 where the Planning Inspectorate found the very special circumstances would outweigh any intrinsic harm through inappropriateness and loss of openness.

During this period a further application was allowed on appeal for a replacement dwelling. The Planning Inspectorate found that the proposed dwelling met the criteria for replacement buildings in both national and local planning policy and was consequently not inappropriate development in the Green Belt.

A further 3 applications were allowed on appeal for outbuildings, or the replacement of outbuildings, where the Planning Inspectorate considered them not be inappropriate development in the Green Belt.

Net additional caravan/mobile home units for agricultural and forestry workers in the Green Belt

To show how many new developments within the Green Belt are allowed on appeal by the Planning Inspectorate.

Local Plan Policy	LO8 The Countryside and the Rural Economy, GB10 – Green Belt Boundary
Local Plan Objective	<p>To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.</p> <p>To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings</p>
Local Plan Target	No refused proposals for additional caravan/mobile home units for agricultural and forestry workers in the Green Belt overturned at appeal.
Performance summary	There were no planning permissions for additional caravan/mobile homes units for agricultural and forestry workers in the Green Belt overturned at appeal.

Performance Analysis

In 2015/16 there were no planning permissions for additional caravan/mobile homes units for agricultural and forestry workers in the Green Belt overturned at appeal.

3. Design of New Developments

Housing Quality – Building for Life Assessments To show the level of quality in new housing development	
Local Plan Policy	SP1 Design of Development
Saved Local Plan Policy	EN 1 Development Control – General design/amenity principles
Local Plan Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated. To ensure that the District’s historic heritage is protected.
Local Plan Target	Two thirds of new housing development to be rated good or better against the Building for Life criteria and no development to be rated poor.
Performance summary	Nine schemes were assessed against the Building for Life criteria. 6 schemes scored “Very Good”, 2 scored “Good” and one scored “Average”.

Performance Analysis

At the end of 2012 the Building for Life 20 which has previously been used to assess schemes was replaced by Building for Life 12. Some of the original questions have been consolidated to remove repetition and reduce confusion. The Building for Life 12 questions also reflect more up-to-date design principles and are therefore more relevant and fit for purpose. Please note that Building for Life is no the same as Lifetime Homes Standard. Building for Life is an assessment of the design of the scheme externally and does not take account of internal layout.

The Building for Life 12 assessment does not use a scoring system but instead awards a traffic light colour (red, amber or green) for each question. This approach is inconsistent with the policy indicator for which the assessments are used. Therefore, a localised scoring system has been incorporated into the Building for Life 12 assessments for the District. As with Building for Life 20, schemes can score 1, 0.5 or 0 for each question. These scores are then aggregated to give a total score for the site and it is then assigned a rating.

New build housing schemes of 10 or more units are assessed and awarded a score based on the proportion of Building for Life questions that were answered positively. Further details on the Building for Life Assessments can be found on the Design Council Website (<http://www.designcouncil.org.uk/our-work/cabe/localism-and-planning/building-for-life/>).

There were nine schemes assessed against the building for life criteria in 2015/16.

Address	Planning Ref	Units (gross)	Score (/12)	Rating*
66 London Road, Sevenoaks	13/01701	17	10.5	Very Good
Morewood Close, Sevenoaks	13/00081	55	12	Very Good
Former Ambulance Station, Moor Road, Sevenoaks	13/02351	11	8	Good
Former Tekram site, Edenbridge	13/01420	14	6.5	Average
Former West Kent Cold Store, Dunton Green Phase 1	09/02635	53	9.5	Good
Former West Kent Cold Store, Dunton Green Phase 2	09/02635	50	10.5	Very Good
Former West Kent Cold Store, Dunton Green Phase 3	09/02635	114	10.5	Very Good
Former West Kent Cold Store, Dunton Green Phase 5	09/02635	35	11.0	Very Good
Former West Kent Cold Store, Dunton Green Phase 6	09/02635	33	10.0	Very Good

* 1+ = Poor, 6+ = Average, 8+ = Good, 10+ = Very Good (scores are out of 12)

The development at 66 London Road comprises a four storey apartment block consisting of 17 one, two and three bedroom apartments. The site lies close to Sevenoaks Town Centre and scores well in terms of access to services and facilities and public transport. The scheme is reasonably well designed but could have benefitted by more attention to detail to make the scheme more distinctive.

The development at Morewood close comprises 6x3 bed, 39x2 bed and 10x1 bed apartments. The site lies close to Sevenoaks Station and surrounding retail/office development and scores well for services, facilities and public transport. This is a modern scheme with its own distinctive character. The design is in keeping with the surrounding non-residential development and includes good attention to details. Buildings turn corners well, balconies and landscaping are used to soften and set back edges.

The site at Moor Road scores "good". The scheme scores well in terms of location and provision of housing, however it has no significant architectural merit and does not integrate with or reflect the character of the local area. The materials used such as grey wood cladding is not found in the adjoining residential developments and the roofline and shape are not in keeping.

The former tekram site lies on the edge of a recently completed housing development near Edenbridge town centre. The site is well located with good services, facilities and transport links. The design of the site reflects the adjacent housing but there are no features consistent with the character of Edenbridge. There is some nice attention to detail including features around the window and rear porches fronting the road.

The development at the former West Kent Cold Store is split into phases. The first 5 phases are now complete and each phase was assessed using the building for life criteria. The development lies with Dunton Green close to existing services and facilities. The range of housing type and size helps to meet the needs of the local area. The development design overall uses a range of

materials, many of which are found in Kent, however there are no specific Kentish or Sevenoaks features. Each phase scored “very good” apart from phase 1. Phase 1 scored lower due to dominant car parking, limited attention to detail and poor design of buildings on corners leading to many blank aspects.

The buildings in phase 2 are set back from the main road and include some landscaping. Car parking also dominates the street scene although the materials on the road and pavements encourage multi use and low speeds.

There are some really well designed aspects within Phase 3 with the curved “mews” on the site edge facing the play area. However, the design is let down by poor design of buildings when turning corners. The phase is dominated by blank aspects especially as it abuts phase 6.

Phase 5a has the highest score as the overall layout of the buildings is better than in other phases. There are less blank aspects with better consideration of how buildings turn corners. Car parking is also less dense and therefore better integrated.

Phase 6 lies in the south east part of the edge adjoining Sevenoaks Wildlife Reserve. The phase includes a well designed terrace of town houses and a series of detached dwellings. Unfortunately treatment of corners in this phase is disappointing with one view looking east looking up onto several blank aspects.

Conservation Area Appraisals and Management Plans To show the Proportion of Conservation Areas with up to date Appraisals and Management Plans	
Local Plan Policy	SP1 Design of Development EN3 Demolition in Conservation Areas
Local Plan Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated. To ensure that the District's historic heritage is protected.
Local Plan Target	No reduction in the extent of Conservation Areas due to insensitive development.
Performance summary	Since reporting began 16 Conservation Area Appraisals incorporating Management Plans have been adopted.

Performance Analysis

Since reporting began 16 Conservation Area Appraisals incorporating Management Plans have been adopted, the most recent of which is the Westerham Conservation Area and Management Plan. There are now 42 Conservation Areas for which the Council are continually updating the Appraisal and Management Plan.

Table 3.1: Conservation Area Appraisal Management Plans (since reporting began)

Area	Date of Adoption
Sevenoaks High Street	Aug 2008
The Vine, Sevenoaks	May 2009
Vine Court, Sevenoaks	May 2009
Granville Road, Sevenoaks	Oct 2009
Kippington, Sevenoaks	Oct 2009
South Darenth	June 2010
Riverhead	June 2010
Otford	Nov 2010
Wilderness, Sevenoaks	Nov 2010
Hartslands, Sevenoaks	June 2011
Brittains Farm, Sevenoaks	Oct 2011
Chipstead Village	Oct 2011
Chiddingstone Hoath	Jan 2012
Edenbridge	Nov 2012
Sevenoaks Weald	July 2013
Westerham	October 2015

Conservation Area Extents To show any changes in Conservation Area Extents.	
Local Plan Policy	SP1 Design of Development EN3 Demolition in Conservation Areas
Local Plan Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated. To ensure that the District's historic heritage is protected.
Local Plan Target	No reduction in the extent of Conservation Areas due to insensitive development.
Performance summary	In 2015/16 there were no reductions made to the extent of Conservation Areas due to insensitive development

Performance Analysis

In 2015/16 there were no reductions made to the extent of Conservation Areas due to insensitive development

Conservation Area Demolitions To show how many demolitions granted contrary to advice from the Conservation Officer and/or English Heritage.	
Local Plan Policy	SP1 Design of Development EN3 Demolition in Conservation Areas
Local Plan Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated. To ensure that the District's historic heritage is protected.
Local Plan Target	No reduction in the extent of Conservation Areas due to insensitive development.
Performance summary	There were no demolitions granted contrary to advice from the Conservation Officer/or English Heritage in 2015/16.

Performance Analysis

In 2015/16 there were no demolitions granted contrary to advice from the Conservation Officer/or English Heritage.

Heritage Assets To show any losses or additions to the number of buildings/areas under protection.	
Local Plan Policy	SP1 Design of Development EN4 Heritage Assets
Local Plan Objective	To ensure that new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated. To ensure that the District's historic heritage is protected.
Local Plan Target	No loss of listed buildings, historic parks and gardens, scheduled ancient monuments or sites of archaeological interest.
Performance summary	There were no new listings of buildings in 2015/16. There were no changes in the number of historic parks and gardens in 2014/15 There were no changes in the number of scheduled ancient monuments in 2014/15

Performance Analysis

Although there were no new listings of buildings in 2015/16, the War Memorials in Kemsing and Shoreham were listed.

There were no additional Heritage Assets identified in the District in 2015/16.

The first stage of the District's Historic Parks and Gardens review has been completed. Surveys were carried out on 20 sites which were identified because of their design and/or historical significance. The results from this review are now available and will be published on our website in due course.

The Council, working in partnership with the Sevenoaks Society, have identified a number of structures and buildings across Sevenoaks town to be locally listed. A consultation was undertaken on the first tranche of these identified heritage assets in Autumn 2016. All the comments are being reviewed and a report will be presented to the Planning Advisory Committee in Spring 2017 to formally adopt the local list as a Supplementary Planning Document. The committee will also advise on a public consultation on the next round of listing.

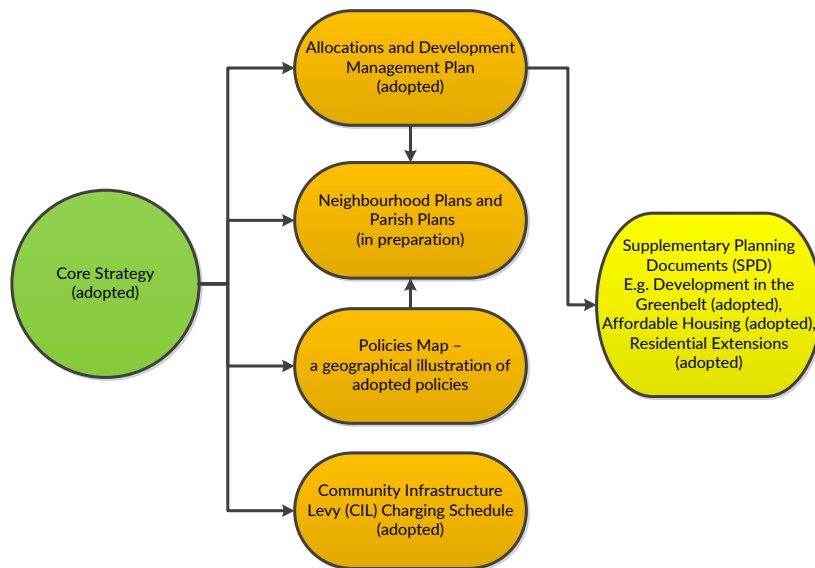
Adoption of Parish Plans To monitor progress adopting Parish Plans across the District	
Local Plan Policy	LO7 Development in Rural Settlements
Local Plan Objective	<p>To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities.</p> <p>To ensure that a new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated.</p>
Local Plan Target	None
Performance summary	No Parish Plans were adopted in 2015/16

Performance Analysis

The Council has one adopted Parish Plan, the Otford Parish Plan, which was adopted by the District Council as a supplementary planning document following a public consultation in June 2012.

A Village Design Statement for Otford Village was adopted as a Supplementary Planning Document in November 2015. The planning policy team is continuing to work with local communities to develop additional design statements.

The diagram below (Figure 3.1) outlines the relationship between planning policy documents which will be, or have already been, produced.



Neighbourhood Plans To monitor progress of Neighbourhood Plans across the District	
Local Plan Policy	LO1 Distribution of Development
Local Plan Objective	To safeguard the countryside around the District's main towns and villages and promote change within them by making the best use of previously developed land. To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.
Local Plan Target	None
Performance summary	In 2015/16 no new Neighbourhood Plan Areas were designated.

Performance Analysis

Sevenoaks District is entirely covered by 31 Town and Parish Councils. A Town and Parish forum was held in May 2015 and included a neighbourhood planning briefing.

As of 31st March 2016 the Council has designated 8 neighbourhood areas.

Currently, there are no neighbourhood plans that are ready for submission. However, it is expected that the Neighbourhood Plan for Ash-cum-Ridley could be submitted for independent examination shortly.

The Council continues to hold town and parish forums, which offer town and parish councils the opportunity to discuss best practice for neighbourhood planning. Officers also attend meetings of neighbourhood plan steering groups to offer advice on a one-to-one basis.

4. Sustainable Development

The Government is changing the building regulations towards “zero carbon homes” removing requirements from the Planning process.

The Code for Sustainable Homes was withdrawn from 27th March 2015. Therefore the Council is no longer requiring new developments to meet the Code and BREEAM requirements set out in Policy SP2.

Large Scale Renewable, Decentralised and Combined Heat and Power Schemes Installed by Capacity and Type To show the amount of renewable and low carbon energy generation by installed capacity and type	
Local Plan Policy	SP2 Sustainable Development
Local Plan Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy. To ensure new development takes place in a way that contributes to an improvement in the District's air quality.
Local Plan Target	None
Performance summary	There were 3 applications for large scale renewable, decentralised or combined heat and power schemes granted planning permission during 2015/16.

Performance Analysis

There were 3 large scale renewable, decentralised and combined heat and power schemes granted during the reporting year. These included 16 solar panels installed on a church roof, 180 solar panels attached to the roof of an extension to an Employment building in Enterprise Way, and a ground mounted photovoltaic array in the grounds of Riverhill House, Riverhill. We are aware of other schemes across the District that may not have needed planning permission.

The Feed in Tariff (FIT) scheme was introduced on 1st April 2010. This scheme encourages the deployment of small scale (less than 5MW) low carbon electricity generation.

In 2015/16 there were 179 Photovoltaic (FIT) Installations across the District, 165 domestic installations and 14 commercial installations, resulting in a total installed capacity of 1.143 MW.

Changes in Air Quality Management Areas To show the changes to the extents of the Air Quality Management Areas across the District.	
Local Plan Policy	SP2 Sustainable Development
Local Plan Objective	To ensure new development takes place in a way that contributes to an improvement in the District's air quality.
Local Plan Target	No increase in Air Quality Management Area extents due to new development.
Performance summary	There were no changes to the extent of Air Quality Management areas.

Performance Analysis

There were no changes to the extent of Air Quality Management areas during 2015/16.

The Number of Developments where a Travel Plan has been Adopted To measure the number of travel plans adopted in monitoring period	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.
Local Plan Target	None
Performance summary	There were 3 applications granted in 2015/16 that met with Kent County Council's requirement to include a Travel Plan.

Performance Analysis

During 2015/16 three applications were granted which met the requirement to include a Travel Plan, a proposed 75-bed Care Home in Seal, the redevelopment of a care home at Honeyfields, Hextable and the construction of a replacement meeting hall in Leydenhatch Lane, Swanley. Travel Assessments/Statements have been prepared in respect of 4 planning applications, for a 15 unit residential development in Bradbourne Vale Road, Sevenoaks, the erection of 38 dwellings at London Road, Westerham, the conversion of a residential dwelling to 10 houses at Bluebell Farm, Seal and the change of use of the site from recycling facility to flexible B use at the Teardrop Centre in Farningham.

Progress in Implementing schemes identified through the Local Transport Plan and the Sevenoaks District Strategy for Transport To measure the progress on the schemes	
Local Plan Policy	SP2 Sustainable Development
Local Plan Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.
Local Plan Target	None
Performance summary	Awaiting response from KCC

Performance Analysis

Awaiting response from KCC

Number of developments which include publicly assessable electric vehicle charging points To show the number of developments of publicly assessable electric vehicle charging points.	
Local Plan Policy	SP2 Sustainable Development T3 Provision of Electrical Vehicle Charging Points
Local Plan Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.
Local Plan Target	A net increase in electric vehicle charging points over the plan period.
Performance summary	No schemes completed in 2015/16 which were required to include a publicly assessable electric vehicle charging point.

Performance Analysis

This Policy only applies to development granted after the Allocations and Development Management Plan was adopted. No schemes which were granted under this policy have yet been completed. Since March 2016, 3 significant applications have been granted; 98-116 London Road in Sevenoaks, Land North of Railway Line and West of St Johns Way in Edenbridge and United House in Swanley all of which will provide electric vehicle charging points.

Number of developments which depart from Vehicle Parking Guidance Note To show the number of development which depart from Vehicle Parking Guidance Note.	
Local Plan Policy	SP2 Sustainable Development T2 Vehicle Parking
Local Plan Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.
Local Plan Target	No developments permitted which depart from Vehicle Parking Guidance Note
Performance summary	There were no developments permitted in 2015/16 which departed from Vehicle Parking Guidance Note

Performance Analysis

This Policy only applies to development granted after the Allocations and Development Management Plan was adopted. All of the applicable applications completed within the current monitoring period either complied with Local Plan Policy or the Council departed from the established standards to take account of specific local circumstances, namely the site's accessibility to public transport, shop and services.

Percentage of travel plan progress reports where the travel plan is achieving its modal split target(s) or has taken additional measures to achieve the target. To monitor the achievement of travel plans	
Local Plan Policy	SP2 Sustainable Development
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.
Local Plan Target	None
Performance summary	Data is currently being collected from Kent County Council for this indicator for 2015/16

Performance Analysis

No information was available on the progress against previous modal split targets in agreed travel plans at time of reporting.

The Action Plan within the Travel Plan which formed part of the planning application at the Lidl Store, London Road, Sevenoaks, sets out the requirement to survey staff travel modes, to identify performance against first year targets and to inform any necessary changes (following consultation with KCC). The Action plan within the Travel Plan, which formed part of the planning application at the Marks and Spencer Store in Sevenoaks, sets out the plan for the implementation of the various measures associated with the Travel Plan along with who is responsible and how funding will be secured. The travel plan will be reviewed by the Travel Plan Co-ordinator. Data for 2015/16, in relation to these plans, is currently being collected from Kent County Council at the time of publication.

5. Settlement Hierarchy

Settlement Hierarchy To monitor changes in the Settlement Hierarchy services and facilities score for individual settlements.	
Local Plan Policy	LO7 Development in Rural Settlements CF2 Loss of Local Services and Facilities SC1 Presumption in Favour of Sustainable Development
Local Plan Objective	To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities.
Local Plan Target	No loss of services and facilities that serve the local community within rural settlements.
Performance summary	The Settlement Hierarchy will be reviewed in 2016/17.

Performance Analysis

The performance indicator for Policy LO7 requires change in the Settlement Hierarchy scores to be monitored for individual settlements. A total of 56 settlements in the District were surveyed to account for a settlement's current population, range of shops and services, the access to education and access to health services. The Settlement Hierarchy for 2014-2015 can be found in the [Authority Monitoring Report 2014/15](#) and will be updated for the monitoring period 2016/17.

6. Affordable Housing

Affordable Housing Completions To show affordable housing delivery	
Local Plan Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
Local Plan Objective	To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to buy in the open market. To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Local Plan Target	From adoption of the Core Strategy an average of 66 affordable housing completions per annum (Note: This target is to be reviewed in conjunction with the Housing Strategy review)
Performance summary	115 new built affordable housing units were completed in 2015/16.

Performance Analysis

In 2015/16, all of the 115 newly built affordable units were provided in the Sevenoaks Urban Area. Included in this figure are 29 units at Rockdale, Rockdale Road, Sevenoaks, 11 units on the old ambulance station site, Moor Road, Sevenoaks, 4 units at 66 London Road, Sevenoaks, 7 units on the old Sevenoaks Police Station site, Morewood Close, Sevenoaks, and 64 units at West Kent Cold Store, Dunton Green. The number of affordable completions this year is above the Core Strategy target. We also have extant permissions for approximately 230 affordable units which have not been started or are under construction. We can expect further affordable housing to be supplied as future development is permitted.

An additional 7 affordable units were gained through Moat's 'Do It Yourself Shared Ownership Scheme' (existing housing stock with a change of tenure from open market to shared ownership), and a conversion and refurbishment at Sevenoaks Almshouses (the caretaker's store was converted to residential unit). A further 2 units were gained through a purchase and repair in Caxton Close, Sevenoaks, (existing housing stock with a change of tenure from open market to affordable rent) and a mortgage rescue in Swanley Lane, Swanley (existing housing stock with a change of tenure from open market to affordable rent).

Figure 6.1: Affordable Housing Completions since beginning of plan period

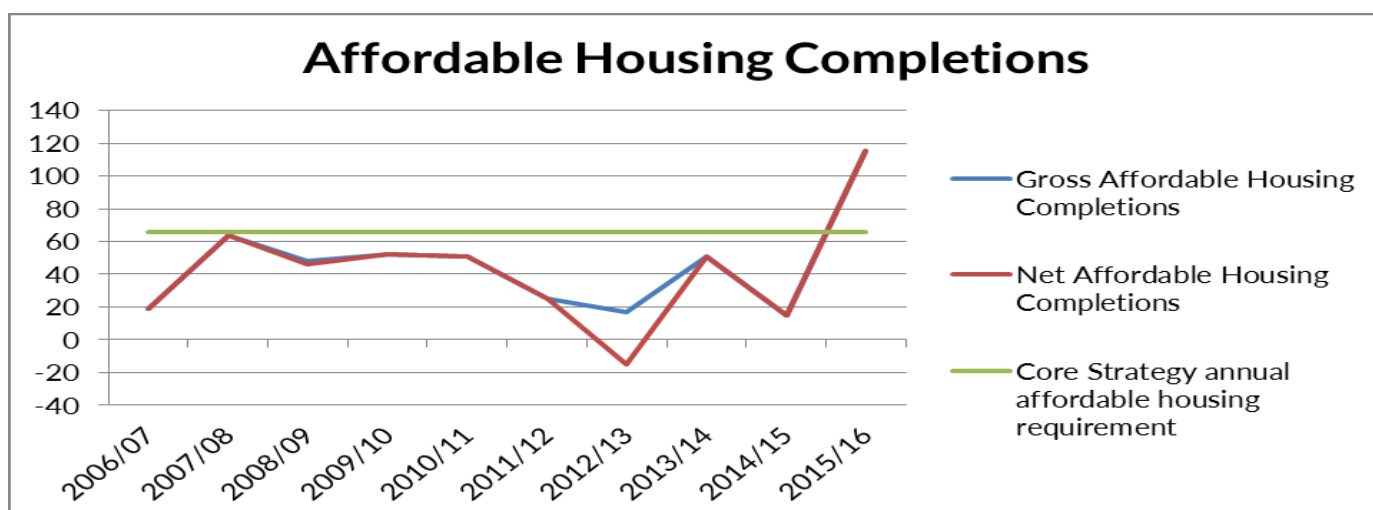


Table 6.1: Number of new affordable housing units completed

Monitoring Year	2011/12	2012/13	2013/14	2014/15	2015/16
All new build housing units completed (market & affordable)	225	195	264	259	479
Number of housing units lost (market & affordable)	51	54	40	60	65
NET number of new build housing units completed (market & affordable)	174	141	224	199	*414
All new build affordable housing units completed (Gross)	25	17	51	15	115
All affordable housing units lost	0	-32	0	0	0
Net number of new build affordable housing units completed	25	-15	51	15	115
*NET figure					

Table 6.1 outlines the affordable housing completions within the District. Whilst net completions identify the increased number of units available to provide housing for those that need it, gross completions also include redevelopments of existing units, which should improve the quality of housing in the affordable sector.

479 gross housing units were completed in 2015/16. 232 of these were granted FULL or OUTLINE permission following the adoption of the Core Strategy (1st March 2011). 76 (of the 232) were not required to provide on site affordable housing because they fell below the SP3 threshold (5 units). 19 (of the 232) were granted permission during the period when the change to the NPPG meant that Councils were no longer able to secure contributions towards affordable housing schemes of ten or fewer units. 70 (of the 232) were Prior Approval applications and therefore not required to make a financial contribution. The remaining 67 units were on 7 sites, within the SP3 threshold, and subject to the provision of affordable housing. 3 of the sites provided the expected provision of affordable housing, and a total of 35 units, 3 of the sites provided a financial contribution towards off-site affordable housing provision in accordance with the Policy, and a Variation to the Conditions on the remaining site, meant that under the new guidance, amended on 28.11.14, the Council could no longer seek provision on developments of 10 units or less.

On 28 November 2014 the Government issued a Written Ministerial Statement that amended National Planning Practice Guidance (PPG) to restrict the circumstances where contributions for affordable housing should be sought. Under that guidance, other than in designated rural areas, contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floor space of no more than 1000sqm. This is a material consideration that should be taken into account when determining planning applications and must be weighed against Policy SP3 of the Core Strategy. It is noteworthy that the material consideration post dates the Core Strategy and was confirmed by the Court of Appeal in 2015 and thus afforded weight.

Gross Affordable Housing Completions by Type To show type of affordable housing delivery	
Local Plan Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
Local Plan Objective	To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to buy in the open market. To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Local Plan Target	At least 65% of completed affordable housing units to be for social/affordable rent
Performance summary	28 of the affordable housing units completed were for rent (social/affordable rented) and 87 were for shared ownership/intermediate housing.

Performance Analysis

Core Strategy Policy SP3 requires a mix of onsite affordable units with at least 65% to be social rented. A new definition of Affordable Housing – ‘Affordable Rent’ was added by Government in June 2011 after the adoption of the Core Strategy. In applying Core Strategy policy, references to social rented should be taken as including affordable rent. 24% (28 of the 115) of the affordable units completed in 2015/16 were social/affordable rented.

Financial Contributions towards Affordable Housing To show the financial contributions received under policy SP3 for offsite Affordable Housing	
Local Plan Policy	SP3 Provision of Affordable Housing
Local Plan Objective	To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to buy in the open market. To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Local Plan Target	Financial contributions for the provision of affordable housing under policy SP3 to be received from all relevant schemes.
Performance summary	£654,464 has been received in affordable housing contributions during the monitoring period 2015/16.

Performance Analysis

Core Strategy Policy SP3 states: “In residential developments of less than 5 units that involve a net gain in the number of units a financial contribution based on the equivalent of 10% affordable housing will be required towards improving affordable housing provision off site”

Sevenoaks District Council has received £654,464 in affordable housing contributions in 2015/16. During this period the Council allocated funds of £107,342 to specific projects within the general guidelines set out in the Affordable Housing SPD. These included –

- Under Occupation officer + Small is Beautiful grant 2015/16 *(To continue to deliver Sevenoaks District Council's and WKHA's under-occupation work programme and to make best use of the limited social housing stock)*
- Sevenoaks Almshouses *(To undertake extensive refurbishment works to preserve this stock as affordable housing into the future)*
- Private Sector Lettings incentive offer for landlords *(to encourage private sector landlords to offer their homes for low-income households nominated by Sevenoaks District Council)*
- Hard to treat Homes 1 *(To provide grants to improve the condition of private sector properties which are let to low-income households nominated by SDC)*
- Rural Housing Enabler *(To provide a share of funding for the Kent RHE service and to pay for additional parish needs surveys)*

During this period a further £95,215 has been committed but not yet spent.

The Housing Policy team continue to work on projects to increase the level of affordable housing within the District including the re-use of existing homes. In addition to the projects listed above, the following new affordable housing has been provided through the re-use of existing homes –

- 7 affordable homes through the DIYSO project *(SDC's and Moat Housing's bespoke "a home of your own" affordable housing product to assist first time buyers who are unable to afford to buy on the open market and get onto the housing ladder)*
- 2 completions in Swanley, *a purchase and repair (existing housing stock with a change of tenure from open market to affordable rent) and a mortgage rescue (existing housing stock to affordable rent).*
- *A conversion and refurbishment at Sevenoaks Almshouses, where the caretaker's store was converted to a residential unit.*

Alongside the projects listed above, the team also seek to make the best use of existing housing stock including through bringing empty homes back into use. In 2015/16 the Council enabled the return of 7 long term empty homes and currently have an additional 47 under review.

Gross Affordable Housing Completions in Rural Areas (Granted Under Policy SP4) To show affordable housing delivery in rural areas	
Local Plan Policy	SP4 Affordable Housing in Rural Areas
Local Plan Objective	To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Local Plan Target	Meet the needs of the District and the requirement for affordable housing as set out in the Housing Needs Survey.
Proposed Local Plan Target	None
Performance summary	There were no completed affordable housing units provided through Rural Exceptions Schemes during 2015/16.

Performance Analysis

Government guidance allows for small scale affordable housing to be provided through the use of a “rural exceptions site policy” under which small sites that would not normally be suitable for development because of restraint policies can be developed solely for affordable housing to serve local communities. Policy SP4 seeks to ensure that affordable housing is delivered in rural areas where there is local need. During the monitoring period we have commissioned Parish Needs Surveys for Seal and Leigh. In addition to these, Chiddingstone have commissioned a Parish Needs Survey.

7. Housing Size, Type and Density

Net additional Pitches (Gypsy and Traveller) To show the number of permanent Gypsy and traveller pitches delivered	
Local Plan Policy	SP6 Provision for Gypsies and Travellers and Travelling Showpeople
Local Plan Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population and meets the needs of the Gypsy and Traveller community.
Proposed Local Plan Target	To be set by the Allocations and Development Management Plan
Performance summary	There were 4 permanent pitches granted during 2015/16 for Gypsy and Traveller use. 3 of the 4 pitches which were previously temporary pitches.

Performance Analysis

There were 4 permanent pitches granted during 2015/16 for Gypsy and Traveller use. These were granted at Holly Mobile Home Park in Swanley, where there has been a change of use from 3 temporary mobile homes to 4 permanent static/mobile homes.

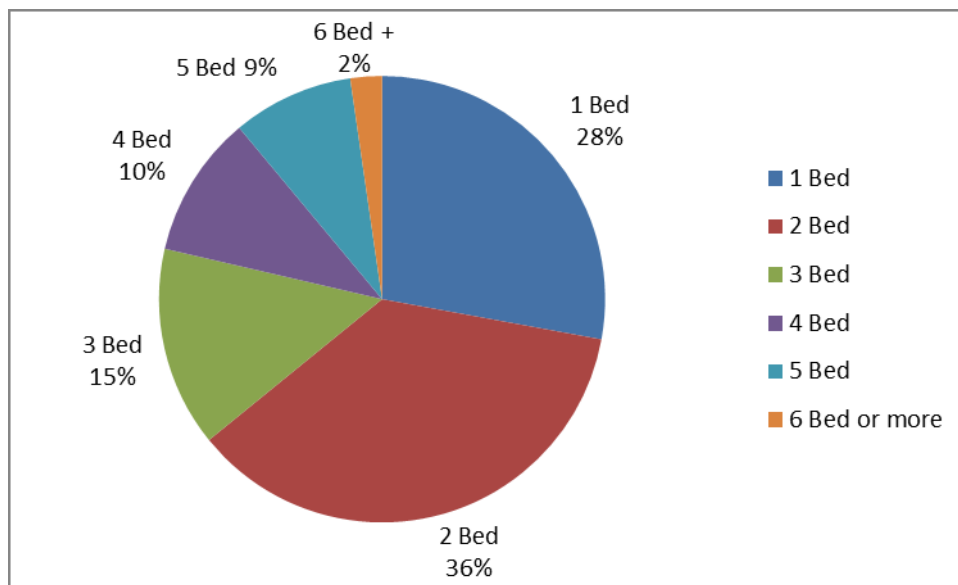
Gypsy and Traveller Accommodation will be identified within the emerging Local Plan (2015-2035). The Council have appointed consultants to undertake a new Gypsy and Traveller Accommodation Assessment (GTAA) taking account of the latest definition within National Policy. The GTAA will identify the need for pitches up to 2035.

Proportion of New Dwellings of Different Sizes To show the size of dwellings being completed	
Local Plan Policy	SP5 Housing Size and Type
Local Plan Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households.
Local Plan Target	New Housing development to contribute to a mix of different housing types. It will seek the inclusion of small units (less than 3 bedrooms) in new development schemes in suitable locations.
Performance summary	64% of housing units completed during 2016/17 have less than three bedrooms*

Performance Analysis

Core Strategy Policy SP5 seeks to achieve a mix of different housing sizes in new developments. There is a particular emphasis on the inclusion of smaller units of less than three bedrooms in new schemes in order to increase the proportion of smaller units in the District housing stock. The composition of dwellings by bedroom size for housing units completed in 2015/16 can be seen in figure 7.1 below

Figure 7.1: New Dwellings of Different Sizes by Number of Bedrooms*



64% of the completed dwellings have less than three bedrooms, with 28% having one bedroom and 36% having two bedrooms*. This is an increase of 8% on last year's figure of 56%. This was mainly due to the developments at Rockdale in Sevenoaks, 66 London Road in Sevenoaks and Horizon House in Swanley.

*Note: The figures quoted do not include the units completed (218) at West Kent Cold Store, where the data is currently being collected.

Additional Extra Care and Sheltered Housing To show the number of sheltered housing and extra care units completed across the District	
Local Plan Policy	SP5 Housing Size and Type
Local Plan Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households.
Local Plan Target	None
Performance summary	There were 2 additional bedrooms providing residential care completed in 2015/16.

Performance Analysis

There were 2 additional bedrooms providing residential care completed in 2015/16. These were provided through the re-configuration and conversion of a former physiotherapy room into two bedsits for residential care. In addition to the completed units in 2015/16, a further 4 planning applications, for an additional 238 bedrooms, in Bouchier Way, Sevenoaks, Wildernesse House, Wildernesse Avenue, Sevenoaks and Honeyfields, Hextable are under construction. Further planning applications, for an additional 158 bedrooms (net), are yet to commence, providing an outstanding total of 396 bedrooms.

The Strategic Housing Market Assessment 2015 estimates the current supply of specialist housing for older people (C3) in Sevenoaks to be 1592 and the present supply of Registered Care housing (C2) to be 850. As the number of older people is expected to increase it is expected that in the future the provision of housing for older people will also increase.

Lifetime Homes Standard To show the percentage of new completed units meeting the lifetimes home standard	
Local Plan Policy	SP5 Housing Size and Type
Local Plan Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households.
Local Plan Target	None
Performance summary	48% of the completed housing units (232 of the 479) were granted after adoption of the Core Strategy 15% of these units achieved lifetime homes standard.

Performance Analysis

Ordinary homes built to the Lifetime Homes standard will have incorporated 16 design criteria that support the changing need of individuals and families at different stages of life. For more information please visit www.lifetimehomes.org.uk.

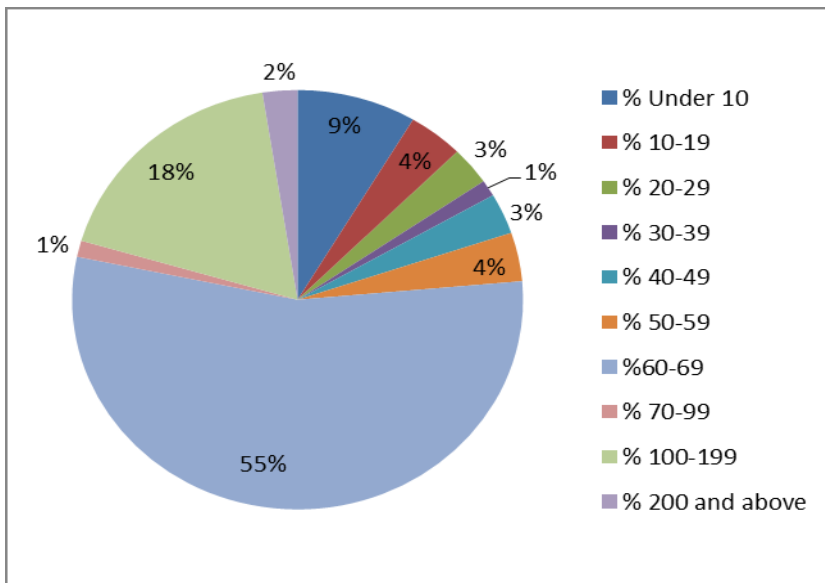
Core Strategy policy SP5 encourages (but does not require) new housing to be built to the Lifetime Homes standard. The policy was adopted on the 22nd February 2011 and for monitoring purposes only completed units which were granted after that date are monitored for the indicator. 48% of the completed units were granted after adoption of the Core Strategy and 15% of those achieved Lifetime Homes Standard.

Density of New Development To show the density of housing completions	
Local Plan Policy	SP7 Density of Housing Development
Local Plan Objective	<p>To make efficient use of urban land for housing, with higher density development focussed on the most accessible locations in and adjoining town centres, through well-designed schemes that do not compromise the distinct character of the local environment.</p> <p>To increase the average density of housing development in areas of Sevenoaks with good access to the town centre and main line railway station through well designed schemes which do not compromise the distinct character of the local environment.</p>
Local Plan Target	Average density of 40 dwellings per hectare across the District.
Performance summary	The average density of completed housing units across the district in 2015/16 was 79 dwellings per hectare.

Performance Analysis

Core Strategy Policy SP7 seeks to ensure that all new housing will be developed at a density which makes efficient use of land and is appropriate to the location and which achieves good design. The policy sets a target for the average density across the district to be 40 dwellings per hectare. This year the average housing density across the district was 79 dph, exceeding the LDF target. This was mainly due to the completion of a number of larger sites at higher densities.

Figure 7.2: Proportion of New Dwellings at different Densities (dwellings per hectare)



83% of new dwellings completed in the reporting year were built at 40 dph or above, this includes 29 units at Rockdale in Sevenoaks, 11 units at Sevenoaks Ambulance Station, 14 units at the former Tekram Site in Edenbridge, a further 218 units at the former West Kent Cold Store in Dunton Green, 17 units at 66 London Road in Sevenoaks, and 56 units at Horizon House in

Swanley. A significant proportion of them were built at a density between 60-69 dph (including West Kent Cold Store, Rockdale, Former Tekram Site) and between 100-199 dph (including 66 London Road and Horizon House). This percentage of high density development is to be expected for large scale developments, and includes conversions, change of use, redevelopments and new builds.

16% of completions were below 40 dph. 12% of new dwellings completed in 2015/16 were at densities of below 20 dwellings per hectare. This percentage of low density development is to be expected for small scale developments, given the established character of the towns and villages and the rural nature of the district.

Core Strategy Policy SP7 also requires specific densities to be met in certain areas subject to qualifications in the Policy. The targets and performance for 2015/16 is outlined in Table 7.1.

Table 7.1: Gross Housing Units Completed at Different Densities across the District

	Main Settlements	Sevenoaks Urban Area	Sevenoaks Town Centre	Swanley	Swanley Town Centre	Edenbridge	Rest of District
Target	40dph	40dph	75dph	40dph	75dph	40dph	30dph
Density	87dph	72dph	140dph	187dph	n/a**	66dph	30dph
Gross Completions 2015/16	407	322	21	56	0	29	72

**No completions in 2015/16

In 2015/16 all of the density targets were met or exceeded across the District. This is to be expected given that the average density of new dwellings in the District also exceeded the target.

The average density of development in Sevenoaks Town Centre is higher than usual this year due to a number of applications for change of use from office to residential, and the redevelopment at 66 London Road. This is also the case in Swanley with the change of use from office to residential at Horizon House, Azalea Drive, Swanley, and providing 56 units at a density of 186 dph.

As most of our replacements units are in the Rest of the District, this keeps the density here relatively low, compared with elsewhere. The density in the Sevenoaks Urban Area, Swanley and Edenbridge is above target. The table below shows the density of sites with 10 or more units completed in 2015/16 and included in Table 7.1.

Density of sites with 10 or more units completed in 2015/16

Site Address	Settlement	Number of units completed in 2015/16	Site density
Summerbank, Rockdale	Sevenoaks Urban Area	10	48
Sevenoaks Ambulance Station	Sevenoaks Urban Area	11	55
Laurie House, Rockdale	Sevenoaks Urban Area	19	66
West Kent Cold Store	Sevenoaks Urban Area	218	67
66 London Road (Marks and Spencer)	Sevenoaks Urban Area	17	142
Horizon House	Swanley	56	187
Former Tekram Site	Edenbridge	14	64

8. Employment Land

The following Employment Allocations, in accordance with SP8 of the Core Strategy, will be retained, intensified and regenerated for B1-B8 uses.

Table 8.1: Employment Allocations

Reference	Site Address		Total Area (hectares)
EMP1(a)	Vestry Road	Sevenoaks	11.3
EMP1(b)	Bat & Ball Enterprise Centre	Sevenoaks	1.8
EMP1(c)	British Telecom	Sevenoaks	1.8
EMP1(d)	Erskine House	Sevenoaks	0.5
EMP1(e)	Hardy's Yard	Riverhead	1.3
EMP1(f)	High Street	Sevenoaks	1.5
EMP1(g)	London Road	Sevenoaks	4
EMP1(h)	Morewood Close (Excluding Housing Area)	Sevenoaks	3.7
EMP1(i)	South Park	Sevenoaks	0.2
EMP1(k)	Lime Tree Walk	Sevenoaks	0.6
EMP1(l)	Wested Lane Industrial Estate	Swanley	8.2
EMP1(m)	Swanley Town Council Offices	Swanley	0.4
EMP1(n)	Swan Mill, Goldsel Road	Swanley	2.6
EMP1(p)	Media House	Swanley	0.3
EMP1(q)	Moreton Industrial Estate	Swanley	1.8
EMP1(r)	Park Road Industrial Estate	Swanley	1.3
EMP1(s)	Southern Cross Industrial Estate	Swanley	1.9
EMP1(t)	Teardrop Industrial Estate	Swanley	3.4
EMP1(u)	The Technology Centre	Swanley	1.9
EMP1(v)	Station Road	Edenbridge	18.8
EMP1(w)	Edenbridge/Warsop Trading Estate	Edenbridge	1.6
EMP1(x)	Westerham Trading Estate	Westerham	3.7
EMP1(y)	Blue Chalet Industrial Park	West Kingsdown	0.9
EMP1(z)	West Kingsdown Industrial Estate	West Kingsdown	0.5
EMP1(zz)	Horton Kirby Trading Estate	South Darenth	0.8

The following sites have been allocated as major developed employment sites in the Green Belt (EMP2) in the ADMP and are considered to be important employment generating sites, where proposals consistent with Green Belt policy will be supported.

Reference	Site address		Total Area (hectares)
MDES 1	Fort Halstead	Halstead	40.1
MDES 2	North Downs Business Park	Dunton Green	6.1
MDES 3	Chaucer Business Park	Kemsing	4.4

Maintenance of Employment Allocations and Major Developed Employment Sites in the Green Belt

To show any changes in floor space on Employment Allocation sites and Major Developed Employment Sites in the Green Belt.

Local Plan Policy	<p>SP8 Economic Development and Land for Business EMP1 Land for Business EMP2 Major Developed Employment Sites in the Green Belt EMP3 Redevelopment of Fort Halstead EMP4 Business Allocation at Broom Hill, Swanley EMP5 Non Allocated Employment Sites</p>
Local Plan Objective	<p>To provide land for employment development to support the future development of the District's economy.</p> <p>To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises</p> <p>To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.</p> <p>To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.</p>
Local Plan Target	No loss of Employment Allocations and Major Developed Employment Sites in the Green Belt.
Performance summary	<p>In 2015/16 there was a net loss of 11024 sq m of employment floor space on Employment Allocation Sites.</p> <p>There were no changes to the Major Developed Employment Sites in the Green Belt.</p>

Performance Analysis

In 2015/16 there was a net loss of 11024 sq m of employment floor space on Employment Allocation Sites.

The net loss is due to two applications to change the use from Class B1a (offices) to residential. A loss of 9530 sq m at Tubs Hill House, Sevenoaks, which is currently under construction to provide 95 units and a loss of 1494 sq m at Ryedale Court, Riverhead, last used for 3 years as a school, which is currently under construction to provide 16 units.

There were no changes to the Major Developed Employment Sites in the Green Belt in 2015/16. However, there are 2 applications which haven't been started, at North Down Business Park, Dunton Green for the redevelopment of site with removal of ready mix concrete plant and erection of Class B1/B2/B8, resulting in 778 sq m of employment space and an outline application for a mixed-use development at Fort Halstead with 450 residential units, a hotel and up to 27,000sq m of employment space has been granted. This redevelopment includes the retention of more than 1000 jobs.

Progress on Broom Hill Development (EMP4) To measure the progress of the Broom Hill Development (EMP4)	
Local Plan Policy	SP8 Economic Development and Land for Business EMP4 Business Allocation at Broom Hill, Swanley
Local Plan Objective	To provide land for employment development to support the future development of the District's economy. To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.
Local Plan Target	Development completed within the Plan period
Performance summary	No application has been received for employment development at Broom Hill

Performance Analysis

ADMP Policy EMP4 allocates land at Broom Hill for employment use. There has been no application received by the Council for employment development at Broom Hill in accordance with policy EMP4.

There is currently an outstanding planning permission for 61 new dwellings on land adjacent to the EMP4 allocation.

Change in Employment Floor space – by Type To show the amount and type of completed employment floor space (gross and net)	
Local Plan Policy	SP8 Economic Development and Land for Business EMP1 Land for Business EMP2 Major Developed Employment Sites in the Green Belt EMP3 Redevelopment of Fort Halstead EMP4 Business Allocation at Broom Hill, Swanley EMP5 Non Allocated Employment Sites
Local Plan Objective	To provide land for employment development to support the future development of the District's economy. To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises. To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
Local Plan Target	The overall stock of employment land to be maintained
Performance summary	In 2015/16 there was a net loss of 13,909 sq m of employment floor space across the District

Performance Analysis

Table 8.2: Change in Employment Land Supply – Amount and Type 2014/15

	B1a	B1b	B1c	B2	B8	BX*	Total
Gain	359	0	320	0	74	0	753
Loss	13428	0	0	212	1022	0	14662
Net	-13069	0	320	-212	-948	0	-13909

* Mixed B uses. See Appendix 3 for description of use classes.

Figures include losses on under construction and completed sites.

In 2015/16 the majority of the 13428 sq m B1a (office space) has been converted to residential on Prior Approval Change of Use (PAC) applications, made under the temporary change to Permitted Development. Some of the PAC applications have subsequently been granted FULL permission. The 3 sites where the majority of the B1a loss has taken place are Epicurus House in Sevenoaks, Tubs Hill House in Sevenoaks and Ryedale Court (former temporary school) in Riverhead. The office space converted to residential through Prior Approval Change of Use applications has resulted in additional housing units which have been included in the District's housing supply. Further information can be found in Table 8.3.

In 2015/16 there has been a small gain in the B1c use class. This is mainly due to the conversion of a barn into two B1c units at Warren Farm, Knockholt.

There have been further losses in the B2 and B8 use classes. The B2 loss was due to the change of use of a building from B2 to ancillary residential in Westerham. Although there was a small gain in the B8 use, the extension of an existing B8 building at Gabriels Farm, Marsh Green, Edenbridge, there was an overall loss of 1022 sq m. At the Gaza Trading Estate in Leigh an application was granted for the demolition of an existing ancillary building and the erection of an ancillary building to provide site manager's accommodation. The other losses were at the former Carlton Works, St John's Hill Sevenoaks, currently under construction to provide 8 residential apartments, and Knole House, Sevenoaks where work is underway to change the use of an existing B8 building to provide conservation educational space.

The Council expects the changes to permitted development rights allowing changes of use from office to residential to represent a significant threat to the supply of office floor space in the District.

The Council have produced an Economic Needs Study (ENS) to support the emerging Local Plan. The study has identified the need for an additional 11.6ha of employment land up to 2035. For detailed information the ENS can be found on the Council's webpage <http://www.sevenoaks.gov.uk/services/environment-and-planning/planning/local-plan-and-planning-policy/new-local-plan-2015-35>

Table 8.3: Loss of Office Space (B1a) due to Prior Approval Applications 2015/16

Planning Reference	Address	Parish	Status	B1a Loss (sqm)	Number of housing units	Decision Date
SE/15/03499/PAC	114 St Johns Hill	Sevenoaks	Completed	50	1	31/12/2015
			TOTAL	50	1	
Planning Reference	Address	Parish	Status	B1a Loss (sqm)	Number of housing units	Decision Date
SE/15/01248/PAC	Ryedale Court	Riverhead	Under Construction with Completed employment Loss	1494	16	29/05/2015
SE/15/00305/PAC	The Barn and Tackle Shop, 83 High Street	Edenbridge	Under Construction with Completed employment Loss	128	1	02/04/2015
			TOTAL	1622	*17	
Planning Reference	Address	Parish	Status	B1a Loss (sqm)	Number of housing units	Decision Date
13/03336/PAC	Spar Till Technology, Apex House, Main Road	Edenbridge	Not Started	516	1	03/01/2014
14/01202/PAC	First Floor & Second Floor, 96 High Street	Sevenoaks	Not Started	590	6	03/06/2014
14/01353/PAC	Sevenoaks Sound and Vision, 109-113 London Road	Sevenoaks	Not Started	460	6	20/06/2014
14/01577/PAC	1st Floor and Second Floor, 14-18 London Road	Sevenoaks	Not Started	242	3	11/07/2014
14/02773/PAC	Barclays Bank, 30 Swanley Centre, London Road	Swanley	Not Started	150	2	15/10/2014
14/02774/PAC	First Floor, 33 Swanley Centre, Swanley	Swanley	Not Started	882	10	15/10/2014
14/03292/PAC	64a High Street	Sevenoaks	Not Started	150	1	05/12/2014
15/00039/PAC	South Park Studios, South Park	Sevenoaks	Not Started	72	1	02/03/2015
15/01177/PAC	3 Locks Yard, High Street	Sevenoaks	Not Started	100	3	19/06/2015
15/02695/PAC	3 Webbs Court, Buckhurst Lane	Sevenoaks	Not Started	76	1	14/10/2015
15/02700/PAC	1 The Square	Riverhead	Not Started	70	1	21/10/2015
15/03341/PAC	115a St Johns Hill	Sevenoaks	Not Started	45	1	24/11/2015
15/03550/PAC	Mills Family Ltd, Axel House, 3 London Road	Farningham	Not Started	145	1	05/01/2016
15/03607/PAC	Berkeley House, 7 Oakhill Road	Sevenoaks	Not Started	1337	27	11/01/2016
15/03901/PAC	Formgraphics, 49a College Road	Hextable	Not Started	60	1	02/02/2016
			TOTAL	**4895	*65	
*Housing units on sites that are currently under construction or not started have been included in the outstanding planning permissions.						
**The loss of employment floorspace is only counted when sites are under construction and the loss has taken place.						

Change in Employment Floor space in the Main Settlements To show the amount and type of completed employment floor space in the main settlements	
Local Plan Policy	L02 Development in Sevenoaks Urban Area LO4 Development in Swanley LO6 Development in Edenbridge EMP1 Land for Business EMP4 Business Allocation at Broom Hill, Swanley EMP5 Non Allocated Employment Sites SC1 Presumption in Favour of Sustainable Development
Local Plan Objective	To provide land for employment development to support the future development of the District's economy. To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises. To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
Local Plan Target	The overall stock of employment land to be maintained
Performance summary	There was a net loss of 13,087 sq m employment floor space in the main settlements. There was a net loss of 822 sq m in employment floor space across the rest of the District.

Performance Analysis

In 2015/16 there was an overall loss of 13087 sq m in employment floor space within the main settlements. A breakdown of the change in employment floor space across the district is shown in Table 8.4.

Table 8.4: Net change in employment floor space across the District 2015/16

	B1a	B1b	B1c	B2	B8	BX*	Total
Sevenoaks Urban Area	-12408	0	0	0	-512	0	-12920
Swanley	-39	0	0	0	0	0	-39
Edenbridge	-128	0	0	0	0	0	-128
Main Settlements	-12575	0	0	0	-512	0	-13087
Rest of District	-494	0	320	-212	-436	0	-822
TOTAL	-13069	0	320	-212	-948	0	-13909

* Mixed B uses. See Appendix 3 for description of use classes.

Within Sevenoaks Urban Area 12,920 sq m net has been lost in the B1a and B8 use classes with no change in the other use classes. The 3 sites where the B1a losses have taken place are Tubs Hill House and Epicurus House, Sevenoaks and Ryedale Court, Riverhead, where office space has been lost to residential. These applications, when complete, will provide a total of 117 residential units. Within Sevenoaks Urban Area, there was also a B8 net loss of 512 sq m. This was due to the change of use of a commercial building to residential, providing 8 units when complete.

There was an overall net loss of 39 sq m of B1a use in Swanley. Although there was a small gain in office space due to the change of use from a public convenience to office, there was also a loss due to the change of use from B1a to D1 Health and Beauty.

In Edenbridge there was a small loss of 128 sq m of B1a due to change of use from office to residential.

Within the Rest of the District 822 sq m net has been lost. The most significant being the loss of office space at Kent and Surrey Golf Club, which is currently under construction to provide a 14 bedroom hotel.

Homeworking

While a large number of residents travel to their place of work, there are a proportion of residents in Sevenoaks District who work from home. For the purposes of clarity, the Office of National Statistics (ONS) defines home working as “those who usually spend at least half of their working time using their home, either within their grounds or in different places and using it as a base”.

Data shows that Sevenoaks District has a higher proportion of residents who work from home, in comparison to the South East and national averages. Sevenoaks Town has the highest number of residents working at home (795)* with Swanley and Edenbridge having a high proportion of residents working from home (274 and 317 respectively)*. For information on the number of people that work at home across the District, please see the [Authority Monitoring Report 2014/15](#).

*Source: 2011 Census

Change in Employment Floor space in non allocated sites To show the amount and type of completed employment floor space in the main settlements	
Local Plan Policy	EMP1 Land for Business EMP4 Business Allocation at Broom Hill, Swanley EMP5 Non Allocated Employment Sites SC1 Presumption in Favour of Sustainable Development
Local Plan Objective	To provide land for employment development to support the future development of the District's economy. To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.
Local Plan Target	No annual net loss of employment floor space across the District
Performance summary	There was a net loss of 2885 sq m employment floor space in non allocated sites prior to the adoption of the Allocations and Development Management Plan.

Performance Analysis

The Allocations and Development Management Plan allocates land for employment uses and was adopted in February 2015.

In 2015/16 there was a net loss of 2885 sq m of employment floor space in non allocated sites. This was mainly due to 2 sites, a change of use from office to residential at Epicurus House in Sevenoaks, currently under construction and a change of use from office to a 14 bed hotel at Kent and Surrey Golf Club in Edenbridge, currently under construction. The remaining non -allocated sites are protected under Policy EMP5.

District Unemployment To measure the levels of District unemployment	
Local Plan Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policy	EP1 Employment Allocations EP8 Business Areas
Local Plan Objective	<p>To provide land for employment development to support the future development of the District's economy.</p> <p>To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises</p> <p>To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.</p> <p>To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.</p>
Local Plan Target	None
Performance summary	In April 2016 0.8% of the population of Sevenoaks claimed out of work benefits.

Source: Office for National Statistics.

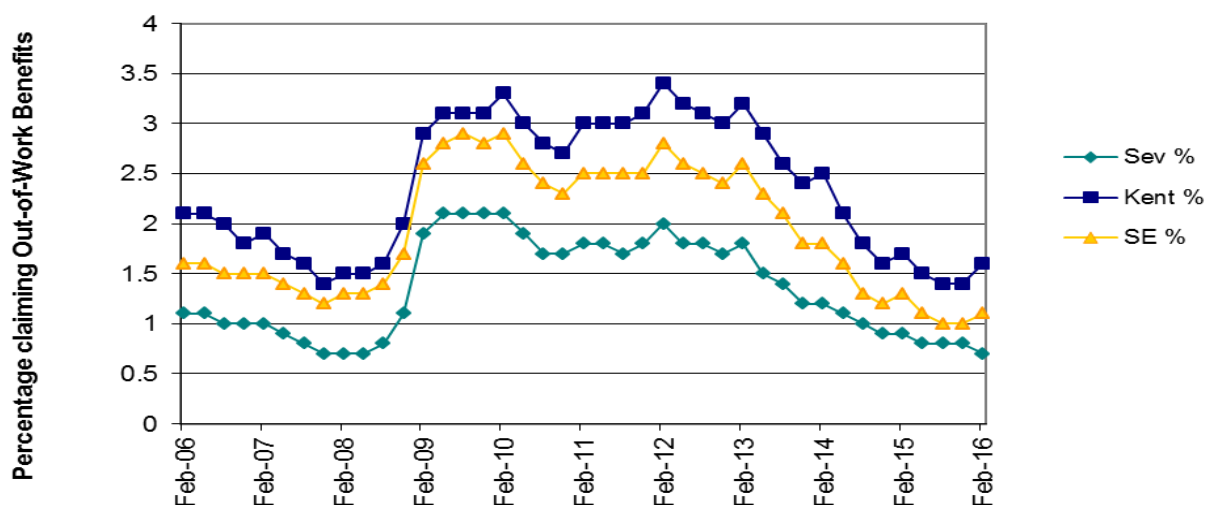
Performance Analysis

In April 2016 0.8% of the population of Sevenoaks who claimed out of work benefits (ONS claimant count. % is number of claimants as a proportion of resident population of area aged 16-64 and gender) which is lower than the Kent and South East percentages. This percentage remains the same as last year despite an overall fall in the employment floor space within the District.

The claimant count is the number of people claiming benefit principally for the reason of being unemployed. This is measured by combining the number of people claiming Jobseeker's Allowance (JSA) and National Insurance credits with the number of people receiving Universal Credit principally for the reason of being unemployed.

Figure 8.2: Percentage of Population Claiming Out-of-Work Benefits

Source: NOMIS official labour market statistics, ONS



Proportion of Workforce with No Qualifications To measure the percentage of the District workforce with no qualifications	
Local Plan Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policy	EP1 Employment Allocations EP8 Business Areas
Local Plan Objective	To provide land for employment development to support the future development of the District's economy.
Local Plan Target	None
Performance summary	49.5% of the population of Sevenoaks are qualified at NVQ4 level and above.

Source: Office for National Statistics

Performance Analysis

Between Jan 15 – Dec 15, 49.5% of the population (ONS annual population survey) of Sevenoaks, aged 16-64, were qualified at NVQ4 level and above (HND, Degree and Higher Degree level qualifications or equivalent). This is an increase of 8.5% from last year and higher than Kent (34.3%) and the South East (39.8%).

Between Jan 15 – Dec 15, 90.1% of the population of Sevenoaks, aged 16-64, were qualified at NVQ1 level and above (fewer than 5 GCSEs at Grade A-C, foundation GNVQ, NVQ 1 or equivalent). This is higher than Kent (87%) and the South East (88.5%).

Between Jan 15 – Dec 15, 7.7% of the resident workforce in Sevenoaks, aged 16-64, did not have any qualifications. This level is higher than the average for the South East (6.3%) and lower than across Great Britain (8.6%).

9. Town Centres and Shopping

Change in Retail Floor space in the Main Settlements To measure the change in A1 floor space within Sevenoaks Urban Area, Swanley and Edenbridge	
Local Plan Policy	LO3 Development in Sevenoaks Town Centre LO5 Swanley Town Centre LO6 Development in Edenbridge TLC1 Sevenoaks Town Centre TLC2 Swanley Town Centre TLC3 Edenbridge Town Centre
Local Plan Objective	To sustain the role of Sevenoaks town centre and its continued vitality and viability whilst maintaining and enhancing the quality of the environment of the town centre area. To regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces. To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
Local Plan Target	Approximately 4,000 sq m net of additional retail floor space to be provided in Sevenoaks town centre by 2026.
Performance summary	There has been a net loss of 411 sq m of retail floor space within the main settlements

Performance Analysis

During the monitoring year there has been a net loss of 663 sq m of retail floor space across the District, 411 sq m in the main settlement of Sevenoaks and 252 sq m in the rest of the District. There was no change to the retail floor space in the settlements of Swanley or Edenbridge. The majority of the losses were due to the change of use to residential, and the remaining losses were due to change of use to other A use classes. One of the applications, which resulted in a loss of retail floor space, was granted following the Government's amendments to the General Permitted Development Order (GPDO) which included permitted development rights to allow changes of use of a building from a use falling within A1 or A2 uses to C3 (dwellings). See Table 9.1.

Since the beginning of the plan period there has been a net gain of 4906 sq m of retail floor space in Sevenoaks Town Centre, this is mainly due to the additional retail space at Waitrose and the Marks and Spencer development. The Core Strategy provision of 4000 sq m net additional floor space to be provided in Sevenoaks Town Centre by 2026 has now been met and has allowed Sevenoaks to remain a sustainable town centre.

Table 9.1 Loss of Retail Space (A1/A2) due to Prior Approval Applications 2015/16

Planning Reference	Address	Parish	Status	A1/A2 Loss (sqm)	Number of housing units	Decision Date
SE/15/01648/PAC	Gower, Knockholt Road	Halstead	Completed	25	*0	23/07/2015
			TOTAL	25	*0	

*Change of use of the single storey side extension from a retail shop to a residential use. No addition to housing stock.

Percentage of A1 frontage within Primary Frontages of Sevenoaks Town Centre To measure the change in A1 floor space within the Primary Frontages of Sevenoaks Town Centre	
Local Plan Policy	LO3 Development in Sevenoaks Town Centre TLC1 Sevenoaks Town Centre
Local Plan Objective	To sustain the role of Sevenoaks town centre and its continued vitality and viability whilst maintaining and enhancing the quality of the environment of the town centre area.
Local Plan Target	At least 70% of A1 frontage within Primary Frontage of Sevenoaks Town Centre
Performance summary	69% of the Primary Frontage within Sevenoaks Town Centre was in A1 use

Performance Analysis

In 2015/16 69% of the Primary Frontage within Sevenoaks Town Centre was in A1 use. This is slightly below the Local Plan target of 70%. It is noted that the Sevenoaks A1 Primary frontage has dropped below 70%. This is due to two A1 units being converted to A3 use class. The Nandos application retained a proportion of the unit for A1 use. This would have been sufficient to keep the primary frontage above 70%. However, an A1 unit was lost to a prior approval notification for an A3 use, which reduced the A1 primary frontage to 69%. Future town centre considerations will have regard to the current town centre monitoring position, as well as the Marks and Spencer development in Bligh's Meadow. This will have to be considered as part of the new Local Plan.

2 of the former vacant units have now been occupied, one by Barkers, and the other by Nandos which has retained a proportion of the unit for A1 use. There are currently 3 vacant units within the Primary Frontage, one of which is under construction for a change of use to A3.

Percentage of A1 frontage within Primary Frontages of Swanley Town Centre To measure the change in A1 floor space within the Primary Frontages of Sevenoaks Town Centre	
Local Plan Policy	LO5 Swanley Town Centre TLC2 Swanley Town Centre
Local Plan Objective	To sustain the role of Sevenoaks town centre and its continued vitality and viability whilst maintaining and enhancing the quality of the environment of the town centre area.
Local Plan Target	At least 70% of A1 frontage within Primary Frontage of Swanley Town Centre
Performance summary	79% of the Primary Frontage within Swanley Town Centre was in A1 use

Performance Analysis

In 2015/16 79% of the Primary Frontage within Swanley Town Centre was in A1 use. This exceeds the Local Plan target of 70%. There are a total of 4 vacant units within the Primary Frontage.

Percentage of A1 frontage within Primary Frontage of Edenbridge Town Centre To measure the change in A1 floor space within the Primary Frontage of Edenbridge Town Centre	
Local Plan Policy	LO6 Development in Edenbridge TLC3 Edenbridge Town Centre
Local Plan Objective	To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
Local Plan Target	At least 45% of A1 frontage within Primary Frontage of Edenbridge Town Centre
Performance summary	50% of the Primary Frontage within Edenbridge Town Centre was in A1 use

Performance Analysis

In 2015/16 50% of the Primary Frontage within Edenbridge Town Centre was in A1 use. This exceeds the Local Plan target of 45%. There are a total of 9 vacant units within the Primary Frontage.

Town Centre Health Checks To monitor the vitality of Sevenoaks, Swanley and Edenbridge Town Centres	
Local Plan Policy	LO3 Development in Sevenoaks Town Centre LO5 Swanley Town Centre LO6 Development in Edenbridge
Local Plan Objective	To sustain the role of Sevenoaks town centre and its continued vitality and viability whilst maintaining and enhancing the quality of the environment of the town centre area. To regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces. To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.
Local Plan Target	None
Performance summary	In 2015/16 retail data has been collected for Sevenoaks, Swanley and Edenbridge Town Centres as set out in Table 9.2

Performance Analysis

In 2015/16 retail data has been collected for Sevenoaks, Swanley and Edenbridge Town Centres as set out in Table 9.2

The vacancy rates in the Sevenoaks, Swanley and Edenbridge Town Centres have remained the same as last year.

Over the monitoring year there was a 129 sq m decrease in the amount of retail floor space in Sevenoaks Town Centre. This was mainly due to the change of use of an existing A1 use to an Insurance Brokers (A2). There was no change to the retail floor space in Swanley and Edenbridge Town Centre.

Table 9.2: Town Centre Health Check results for Sevenoaks, Swanley and Edenbridge

	Sevenoaks Town Centre										Swanley Town Centre										Edenbridge Town Centre									
Proportion of Vacant Units (August / September '14)	23/335 units are vacant = 7%										6/106 units are vacant = 6%										15/142 units are vacant = 11%									
	Vacant units in proposed primary frontage = 3/87 = 3%										Vacant units in proposed primary frontage = 4/38 = 11%										Vacant units in proposed primary frontage = 10/83 = 12%									
Proportion of use classes* (%)	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG	A1	A2	A3	A4	A5	B1	C3	D1	D2	SG
	48	11	8	1	1	10	15	1	1	4	36	14	9	2	6	3	13	7	0	10	40	12	5	3	4	7	22	4	0	4
Change in Retail Floor space	Decrease of 129 sq m (see previous comments)										No change to floor space										No change to floor space									
Changes in Public Transport Services	Centre of town served by 27 buses with varying frequencies <small>Source: Traveline South and East</small>										Centre of town served by 11 buses with varying frequencies <small>Source: Traveline South and East</small>										Centre of town served by 10 buses of varying frequencies <small>Source: Traveline South and East</small>									

*see Appendix 7 for description of use classes

Swanley Regeneration Scheme To monitor the progress of the regeneration of Swanley Town Centre	
Local Plan Policy	LO5 Swanley Town Centre TLC2 Swanley Town Centre
Local Plan Objective	To regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces.
Local Plan Target	A town centre regeneration scheme, consistent with the Core Strategy, to be approved within five years and completed within ten years of the Core Strategy adoption.
Performance summary	Following the results from the Master-Vision in 2017, further feasibility work is now being undertaken. This work will link to the issues and options consultation on the New Local Plan.

Performance Analysis

Policy LO5 of the Core Strategy outlines that Swanley Town Centre will be regenerated to better meet the needs of the population it serves. A consultant team led by Tibbalds was appointed in late 2015 to develop a twenty year Master Vision for Swanley and Hextable. Intensive stakeholder and public consultation was undertaken in spring 2016, to understand what people thought about Swanley and what they wanted to improve. A second round of consultation took place in autumn 2016 on a draft Master-Vision, which was informed by the initial consultation and focused on the regeneration of the town centre, new housing including in a Garden Village and improved infrastructure and transport links. This consultation included drop-in sessions, targeted stakeholder events and a survey was sent to all households in the area. Results of the consultation were reported in spring 2017 and the principle of regeneration and growth in Swanley and Hextable was supported. Further feasibility work is now being undertaken into infrastructure and transport and a financial assessment to refine to scale of development required to achieve a 'critical mass'. This work will link to the issues and options consultation on the new Local Plan.

New Ash Green Village Centre To measure the number and proportion of Vacant units in New Ash Green Centre	
Local Plan Policy	LO7 Development in Rural Settlements TLC4 Neighbourhood and Village Centres
Local Plan Objective	To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities.
Local Plan Target	None
Performance summary	At August/September 2016 there were 10 vacant units in New Ash Green. This accounts for 29% of the total units in the Village Centre.

Performance Analysis

In August/September 2016 there were 10 (29%) vacant units in New Ash Green; this percentage has slightly decreased from last year as one of the previously vacant units is now being occupied by Bluebells and Violets. There are currently 10 vacant units in New Ash Green Village Centre.

10. Infrastructure and Community Facilities

Infrastructure Delivery Schedule To measure the progress in implementing the Infrastructure Delivery Schedule	
Local Plan Policy	SP9 Infrastructure Provision
Local Plan Objective	To ensure that any infrastructure and service improvements needed to support delivery of Core Strategy objectives and policies or resolve existing deficiencies are brought forward in a co-ordinated and timely manner and that new development makes an appropriate contribution towards any improvements required as a result of new development.
Local Plan Target	None
Performance summary	Further improvements to Swanley Station that are not identified in the Schedule, are being planned and will be monitored

Performance Analysis

The Infrastructure Delivery Schedule lists schemes that have been identified by infrastructure providers as being likely to be completed during the Core Strategy period. To date, the proposed improvements at Sevenoaks and Swanley Stations have been completed. A number of projects are currently being discussed through different channels, including infrastructure feasibility work related to the Swanley and Hextable Master Vision.

The Infrastructure Delivery Schedule is a 'live' document and will be periodically updated. The first update of the schedule will need to reflect the Government's support for the dualling of the A21 between Tonbridge and Pembury where work is now underway. It is expected to be completed by the end of Spring 2017.

The Council has recently updated its Infrastructure Plan for CIL to show the requirements for certain types of infrastructure across the District. This will also be used to help prepare a new Infrastructure Delivery Schedule as part of the emerging Local Plan.

The Council adopted their CIL Charging Schedule for the District on 18 February 2014. This allows the Council to charge qualifying forms of development of development the CIL in order to pay for infrastructure, such as schools, health facilities and transport improvements. The Council began charging CIL on qualifying developments on 4 August 2014. The Council adopted its CIL Governance arrangements in November 2015. Under the arrangements, all town and parish councils will receive contributions equal to 25% of the top-rate CIL charge, irrespective of the type of development or Charging Area (Charging Area A or B). The Council also agreed to form a CIL Spending Board. This Board will meet twice a year and discuss how the remaining CIL contributions will be spent. Infrastructure providers and other organisations will be able to apply for funding via the Board, to support one-off projects that are credible infrastructure and support the delivery of development. The Board will use the Council's Regulation 123 List to inform the allocation of remaining CIL contributions. The Regulation 123 List is a list of strategic and priority infrastructure projects that are considered to be important in order to facilitate development across the District.

The purpose of CIL funding is to provide additional "top up" funding for infrastructure projects that are important to the District in order to facilitate development. This means that contributions that

are collected can not and will not be spent on the full cost for a project's delivery. Infrastructure providers, Parish and Town councils, and other groups can apply for additional "top up" funding as long as it is demonstrated that there is a funding gap to facilitate delivery.

The CIL Spending Board, which is responsible for allocation of CIL monies, did not sit in 2015/16. However, where future monies are allocated to infrastructure projects, they will be reported on.

Development of Redundant School Buildings To show how redundant school buildings are redeveloped	
Local Plan Policy	SP9 Infrastructure Provision CF1 Re-use of Redundant School Buildings
Local Plan Objective	To ensure priority given to reusing vacant or redundant school buildings to address local need for community facilities
Local Plan Target	No development of redundant school buildings where the applicant was not able to show that alternative community uses were not previously considered.
Performance summary	In 2015/16 Trinity School, the first of the 2 schools on the former Wildernesse School site has been completed. The erection of the Grammar school annexe has commenced.

Performance Analysis

In 2015/16 the redevelopment of the former Wildernesse School site continues. Trinity Free School has been completed and the Grammar annexe has commenced. This application is for the demolition of existing school building, retention and refurbishment of existing Sport Centre and the erection of two new secondary schools (a 6 form of entry Sevenoaks Grammar Annexe and a 4 form of entry Trinity School).

There have also been extensions to existing school buildings. A new sports hall at Walthamstow Hall School, Sevenoaks, and extensions at St Bartholomew's School and Horizon Primary School, Swanley, a nursery in St John Hill, Sevenoaks and a new museum space and classroom at Hever Castle, Hever.

11. Green Infrastructure, Open Space and Biodiversity

Additional Publicly Accessible Open Space To measure the amount of publically accessible open space provided through new development	
Local Plan Policy	SP10 Green Infrastructure, Open Space, Sport and Recreation Provision GI1 Green Infrastructure and New Development
Local Plan Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
Local Plan Target	None
Performance summary	During 2015/16 2 applications were granted for additional Open Space and no open space was lost on allocated sites in the District.

Performance Analysis

In 2015/16 an application was granted for the replacement of an existing sports hall at New Beacon School in Sevenoaks. A Community Use Agreement was put in place for the hall to be used outside of school hours to provide additional sports facilities in the locality, and opportunities for the local community and sports organisations to participate in sport and physical activity for health improvement and development of their skills. In addition to this, an extension to an existing burial ground at Holy Trinity Church in Crockham Mill was approved. This extension relates to a 0.06Ha parcel of agricultural pasture land this is situated adjacent to the existing Church cemetery.

Open Space Allocations To monitor the number of Open Space allocations	
Local Plan Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision GI1 Green Infrastructure and New Development GI2 Loss of Open Space
Local Plan Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
Local Plan Target	To maintain the Open Space allocations
Performance summary	There has been no loss of sites allocated for retained open space in 2015/16.

Performance Analysis

There has been no loss of sites allocated for retained open space in 2015/16.

Public Rights of Way and Cycle Routes To measure the change in length of Public Rights of Way and Cycle Routes	
Local Plan Policy	SP2 Sustainable Development GI1 Green Infrastructure and New Development
Local Plan Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.
Local Plan Target	None
Performance summary	There were 3 amendments to the Public Rights of Way network in the District during 2015/16

Performance Analysis

There were 3 amendments to the Public Rights of Way network

- A diversion of SR672, in Cowden, which resulted in the loss of 27 metres of footpath
- The amendment to the alignment of SR654, in Cowden, which resulted in an increase of 10 metres
- The recording of an additional 414 metres of SR68 on the border with London Borough of Bromley.

There were no additional cycle paths recorded in 2015/16. The Sevenoaks Cycling strategy has been produced by Kent County Council and identifies potential new routes for the future. Sevenoaks District Council continues to work with partners to implement the proposals in the Cycling strategy through the Sevenoaks Cycling Strategy Working Group. This group reports any progress made to the Sevenoaks Joint Transportation Board.

Green Infrastructure Network To measure the change in the Green Infrastructure Network	
Local Plan Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision GI1 Green Infrastructure and New Development
Saved Local Plan Policy	Not Applicable
Local Plan Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary. To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network.
Local Plan Target	No loss to the network
Performance summary	The ADMP identifies the green infrastructure network which covers approximately 8120ha of land within the District.

Performance Analysis

The Allocations and Development Management Plan defined the Green Infrastructure Network as:

National designations:

- Land of biodiversity value including Biodiversity Opportunity Areas
- Sites of Special Scientific Interest
- Registered Historic Parks and Gardens
- Land designated under The Countryside and Rights of Way Act 2000 including Common Land and Public Rights of Way (PROW)
- Kent Downs and High Weald AONB (not included in the extent)

Local designations:

- Local Wildlife Sites
- Kent Wildlife Trust Reserves
- Local Nature Reserves
- Roadside Nature Reserves
- Ancient Woodlands
- Country Parks
- Tree Preservation Orders
- River Corridors and open bodies of water
- Cycle routes
- Kent compendium of Historic Parks and Gardens
- Amenity Greenspace
- Natural and Semi-Natural Greenspace
- Provision for Children and Young People
- Outdoor Sports Facilities
- Allotments and Community Gardens
- Green Corridors
- Cemeteries and Churchyards

The network is made up of approximately 8120ha of land (excluding the AONB) and 759km of PROW and cycle routes. The ADMP seeks no net loss of the network and encourages opportunities to extend and improve the network.

Local Wildlife Sites To measure the change in the number of Local Wildlife Sites across the District	
Local Plan Policy	SP 11 Biodiversity
Saved Local Plan Policy	EN17B Nature Conservation
Local Plan Objective	To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network.
Local Plan Target	None
Performance summary	61 Local Wildlife Sites are located in, or partially in, the Sevenoaks District. A new site was approved in December 2016.

Performance Analysis

Sevenoaks District contains 61 separate Local Wildlife Sites managed by Kent Wildlife Trust.

Local Wildlife Sites (LWSs) are areas which are important for the conservation of wildlife. They may support threatened habitats, such as chalk grassland or ancient woodland, or may be important for the wild plants or animals which are present.

Local Wildlife Sites in Kent are identified and managed by Kent Wildlife Trust. They are selected by reference to a clear set of criteria, based on the importance of the sites for particular wildlife habitats or wild species.

An additional Local Wildlife Site was approved in December 2016 at Puckden & Russell's wood, Chiddingstone Hoath. The site consists of 7.27ha woodland and water habitat including ancient woodland. The site provides habitat for a variety of bats, deer and grass snakes.

One existing Local Wildlife Site in Cowden had an update approved in December 2016 with no change to its boundary.

Countryside Projects	
To monitor progress in implementing countryside projects in the District, including AONB Management Plan projects affecting the District.	
Local Plan Policy	LO8 The Countryside and The Rural Economy EN5 Landscape
Local Plan Objective	To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land. To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.
Local Plan Target	None
Performance summary	A variety of countryside projects are on going across the District.

Performance Analysis

The Council work with partner organisations including the High Weald AONB Unit, The North West Kent Countryside Partnership, The Kent Wildlife Trust and neighbouring authorities to provide countryside enhancements across the District. A list of some of the countryside projects taking place within 2015/16 can be found in Appendix 2.

The River Darent Catchment Improvement Plan is being developed by the North West Kent Countryside Partnership (NWKCP) in conjunction with other stakeholders. A large-scale £41k project at a weir in Sundridge is currently underway to create a bypass channel to allow fish to pass around the weir. An additional EA funded weir removal project will open up an additional 2.5km of the river for fish.

The NWKCP continue to provide support for habitat management, restoration and creation across the District. This includes woodland management in Hartley, water meadow management in Edenbridge and access and biodiversity improvements at Otford Quarry.

Community projects have also taken place including improvements to St Mary's Churchyard in Riverhead and woodlands in Horton Kirby/South Darenth.

The Council continues to support the recently approved Heritage Lottery Fund funded landscape partnership scheme for the Darent Valley and will work in conjunction with key partners to deliver projects within the valley.

Development of school playing fields To monitor development on school playing fields	
Local Plan Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision GI1 Green Infrastructure and New Development GI2 Loss of Open Space
Local Plan Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
Local Plan Target	No development of school playing fields contrary to policy or overturned at appeal.
Performance summary	There were no applications granted for development of school playing fields contrary to policy or overturned at appeal.

Performance Analysis

In 2015/16 there were no applications granted for development of school playing fields contrary to policy or overturned at appeal.

12. Leisure and Tourism

Additional Hotel and Tourist Accommodation units in Urban Confines and Green Belt To monitor additional Hotel and Tourist Accommodation units	
Local Plan Policy	LT1 Tourism Accommodation and Visitor Attractions
Local Plan Objective	To safeguard existing tourist accommodation and visitor attractions.
Local Plan Target	No net loss of hotel and tourist accommodation in the District
Performance summary	In 2015/16 there were no applications for additional tourist accommodation or visitor attractions.

Performance Analysis

In 2015/16 there were no applications for additional tourist accommodation and no applications for visitor attractions.

Additional Tourist attractions and facilities. To monitor additional tourist attractions and facilities	
Local Plan Policy	LT1 Tourism Accommodation and Visitor Attractions
Local Plan Objective	To safeguard existing tourist accommodation and visitor attractions.
Local Plan Target	No net loss of tourist attractions and facilities in the District.
Performance summary	In 2015/16 there were no applications for additional tourist attractions or facilities.

Performance Analysis

In 2015/16 the new museum space and classroom at Hever Castle, Hever has been completed. The major development at Knole House, Sevenoaks, where an application has been approved for the repair, alterations and change of use to the barn, provision of new conservation studios, new roof, extension and alterations to the existing Café and Brewhouse Courtyard is underway. A new conservation education space will also be provided in the old Hayloft. In addition to this the extension to the village hall in New Ash Green has been completed.

Number of equestrian related applications overturned at appeal. To show the number of equestrian related applications overturned at appeal.	
Local Plan Policy	LT2 Equestrian Development
Local Plan Objective	To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and the High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.
Local Plan Target	No refused equestrian related development overturned at appeal.
Performance summary	In 2015/16 there was one application overturned at appeal for equestrian related development

Performance Analysis

In 2015/16 there was one application overturned at appeal for replacement stables, tack room and storage barn at Court View, Ash-cum-Ridley. Although the council originally refused planning permission, as it was considered to be inappropriate development with the Green Belt, the Inspector felt that the proposal did not amount to inappropriate development and that it would not materially harm the openness or the character of the Green Belt or conflict with policy.

Development at Brands Hatch. To monitor the development at Brands Hatch	
Local Plan Policy	LT3 Brands Hatch
Local Plan Objective	To safeguard existing tourist accommodation and visitor attractions.
Local Plan Target	No refused proposals for development at Brands Hatch overturned at appeal
Performance summary	There were no applications refused for development at Brands Hatch overturned at appeal in 2015/16

Performance Analysis

In 2015/16 there were no applications refused for development at Brands Hatch overturned at appeal.

APPENDIX 1 - Five-Year Housing Supply

Table A1: Outstanding Planning Permissions (Sites of less than 0.2Ha)

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
23 Dynes Road Kemsing TN15 6RA	Kemsing	SE/03/00670	2	0	0	0	0
80 St Johns Road Sevenoaks TN13 3PB	Sevenoaks	SE/03/02900	0	2	0	0	0
Beechwood Four Elms Road TN8 6AB	Edenbridge	SE/07/03609	3	0	0	0	0
Polefields Cottage Spode Lane TN8 7HP	Cowden	SE/08/02771	1	0	0	0	0
31 Serpentine Road TN13 3XR	Sevenoaks	SE/09/01132	1	0	0	0	0
The Barn Sharps Place Baileys Hill Road TN8 7AS	Chiddingstone	SE/09/02295	1	0	0	0	0
Land West Of 96 - 98 High Street Edenbridge TN8 5AR	Edenbridge	SE/10/00847	6	0	0	0	0
48 High Street BR8 8BQ	Swanley	SE/10/00939	1	0	0	0	0
Pitts Farm Cottage Scabharbour Road TN14 6NL	Sevenoaks Weald	SE/11/02372	1	0	0	0	0
Public Convenience St Johns Hill	Sevenoaks	SE/11/02692	1	0	0	0	0
Bucklers The Coppice Lower Bitchett Green TN15 0NB	Seal	SE/11/03230	1	0	0	0	0
64 High Street	Edenbridge	SE/12/00948	4	0	0	0	0
Land Rear of The Hollies Rowhill Road Hextable BR8 7RL	Hextable	SE/12/01501	1	0	0	0	0
Land Rear of the Hollies Rowhill Road Hextable BR8 7RL	Hextable	SE/12/01568	1	0	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Scarletts Coach House Furnace Lane Cowden TN8 7JT	Cowden	SE/12/01943	0	1	0	0	0
Land rear of Woodhurst Swanley Village Road Swanley BR8 7NF	Swanley	SE/12/02265	0	1	0	0	0
Brook Farm Station Road COWDEN TN8 5PE	Cowden	SE/12/02689	0	1	0	0	0
1 Herbert Road BR8 7SD	Hextable	SE/12/02916	1	0	0	0	0
94 - 96 London Road	Sevenoaks	SE/12/03119	0	14	0	0	0
Holyoake Room Holyoake Terrace Sevenoaks TN13 1PA	Sevenoaks	SE/12/03255	0	3	0	0	0
19 - 21 High Street	Swanley	SE/13/00238	4	0	0	0	0
48 Ladds Way Swanley BR8 8HW	Swanley	SE/13/00640	0	1	0	0	0
Little Buckleberry Bayleys Hill Road Chiddingstone TN8 7AS	Chiddingstone	SE/13/00646	1	0	0	0	0
14a High Street Seal TN15 OAJ	Seal	SE/13/00757	0	1	0	0	0
Convent of Mercy Sycamore Drive Swanley BR8 7AY	Swanley	SE/13/01087	0	9	0	0	0
Capital House Bradbourne Vale Road Sevenoaks TN13 3QL	Sevenoaks	SE/13/01168	0	1	0	0	0
2 Northdown Road Kemsing TN15 6SB	Kemsing	SE/13/01224	0	1	0	0	0
Land Adj to Woodseaves 5 Knole Paddock Seal Hollow Road	Sevenoaks	SE/13/01343	0	1	0	0	0
203 Main Road Sundridge TN14 6EJ	Sundridge	SE/13/01367	0	1	0	0	0
96 High Street	Sevenoaks	SE/13/01726	8	0	0	0	0
Land to the south of 22 Westways Westerham TN16 1TT	Westerham	SE/13/02287	1	0	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
12 Egerton Avenue Hextable BR8 7LQ	Hextable	SE/13/02962	0	1	0	0	0
The Castle 87 St John's Hill TN13 3PE	Sevenoaks	SE/13/03333	0	3	0	0	0
Orchard Barn London Road Badgers Mount TN14 7AP	Halstead	SE/13/03647	0	1	0	0	0
River House London Road Riverhead TN13 2BY	Riverhead	SE/13/03658	0	3	0	0	0
Barn west of Widhurst Farm Shoreham Lane Halstead TN14 7BY	Halstead	SE/14/00046	0	1	0	0	0
Land South East of 4 Hawkes Place TN13 2PF	Sevenoaks	SE/14/00123	0	1	0	0	0
Land West of 9 Mount Harry Road TN13 3JJ	Sevenoaks	SE/14/00188	0	1	0	0	0
49 Granville Road Sevenoaks TN13 1HB	Sevenoaks	SE/14/00367	0	4	0	0	0
Land adj to 15 Mill Road Dunton Green TN13 2UZ	Dunton Green	SE/14/00700	0	1	0	0	0
Le Stocks Farm Church Road DA3 8DR	Hartley	SE/14/00829	0	1	0	0	0
Land to the south west of 39 Park Hill Road TN14 1EU	Otford	SE/14/00846	0	1	0	0	0
The Beeches Orpington Bypass Badgers Mount TN14 7AG	Badgers Mount	SE/14/00863	0	0	0	0	0
Land rear of 138-148 High Street TN13 1XE	Sevenoaks	SE/14/00967	0	4	0	0	0
18 Riverside Eynsford DA4 0AE	Eynsford	SE/14/01071	1	0	0	0	0
Site of Edenbridge Bowling Club Grange Close TN8 5LT	Edenbridge	SE/14/01153	0	0	6	0	0
Land West of Elite Motors Foxy Garage Orpington Bypass Road Badgers Mount TN14 7AP	Badgers Mount	SE/14/01434	0	4	0	0	0
Land to the North East of 6 Hollybush Close TN13 3XW	Sevenoaks	SE/14/01494	0	1	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Land North East to 96 Weald Road	Sevenoaks	SE/14/01518	0	1	0	0	0
Paxform Properties Ltd 11-13 High Street Swanley BR8 8AE	Swanley	SE/14/01646	0	4	0	0	0
Land south of Roxborough Pound Lane TN14 7NA	Knockholt	SE/14/01679	0	1	0	0	0
10 The Old Garden Chevening	Chevening	SE/14/01933	1	0	0	0	0
109-111 St Johns Hill	Sevenoaks	SE/14/02114	0	2	0	0	0
Ashgrove Cottage Chevening Lane Knockholt TN14 7LA	Knockholt	SE/14/02289	1	0	0	0	0
Middle Farm Church Road DA3 8DW	Hartley	SE/14/02376	5	0	0	0	0
10 The Drive TN13 3AE	Sevenoaks	SE/14/02434	0	1	0	0	0
Former Unigate Dairies Ltd and Devonian Main Road TN8 6HZ	Edenbridge	SE/14/02527	7	0	0	0	0
139 London Road TN13 1BH	Sevenoaks	SE/14/02652	0	0	7	0	0
48 Well Road TN14 5PT	Otford	SE/14/02917	1	0	0	0	0
Weald Cottage & South Cottage Four Elms Road TN8 6AB	Edenbridge	SE/14/03037	7	0	0	0	0
115 Hever Avenue TN15 6DS	West Kingsdown	SE/14/03093	2	0	0	0	0
Hobbs Hill House Bradley Road Blackham	Chiddingstone	SE/14/03206	0	1	0	0	0
Denal Marine Consultants Ltd 156 High Street TN13 3XE	Sevenoaks	SE/14/03235	0	3	0	0	0
Preet Niwas Church Road DA3 8DN	Hartley	SE/14/03251	3	0	0	0	0
43 St James Road TN13 3NG	Sevenoaks	SE/14/03291	1	0	0	0	0
37 Oakhill Road TN13 1NS	Sevenoaks	SE/14/03664	1	0	0	0	0
Land to the South of 109 Cramptons Road TN14 5DU	Sevenoaks	SE/14/03699	0	1	0	0	0
2a, b and c Upper Street South DA3 8JJ	Ash-cum- Ridley	SE/14/03844	0	3	0	0	0
3-5 Upper Street South DA3 8JJ	Ash-cum- Ridley	SE/14/03906	0	2	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Brenden Billet Hill TN15 7HE	Ash-cum- Ridley	SE/14/03939	0	1	0	0	0
2 Locks Yard High Street TN13 1LT	Sevenoaks	SE/14/04017	0	1	0	0	0
Land South of Pilgrims Way Cottage Pilgrims Way West TN14 5JG	Otford	SE/14/04060	1	0	0	0	0
Land to East of Badgers Set and Chart View West End TN15 6PX	Kemsing	SE/15/00083	0	1	0	0	0
12 Hillfield Road TN13 2UH	Dunton Green	SE/15/00172	1	0	0	0	0
Meeting Point Day Centre Rural Age Concern 27-37 High Street BR8 8EA	Swanley	SE/15/00216	0	0	14	0	0
23 Vine Court Road TN13 3UY	Sevenoaks	SE/15/00233	1	0	0	0	0
Land North of Ivy Cottage Stonehouse Road Halstead TN14 7HN	Halstead	SE/15/00240	0	1	0	0	0
Land to the South of Fairacre Wood Shoreham Road TN14 5RN	Otford	SE/15/00246	1	0	0	0	0
6 Station Road TN13 2XA	Dunton Green	SE/15/00270	0	1	0	0	0
Land at the rear of Fox & Manwaring 11 High Street TN8 5AB	Edenbridge	SE/15/00326	0	3	0	0	0
Epicurus House 1-3 Akehurst Lane	Sevenoaks	SE/15/00338	6	0	0	0	0
St Annes Stack Lane DA3 8BL	Hartley	SE/15/00422	0	1	0	0	0
Land East of North Lodge Combe Bank Drive TN14 6AG	Sundridge	SE/15/00578	0	1	0	0	0
St Edward the Confessor Church Long Barn Road	Sevenoaks Weald	SE/15/00689	0	1	0	0	0
121 St Johns Hill TN13 3PE	Sevenoaks	SE/15/00762	0	4	0	0	0
Land north of Parklands 14 Westerham Road TN13 3PU	Chevening	SE/15/00805	1	0	0	0	0
The Horns 66 High Street TN14 5PH	Otford	SE/15/00839	2	0	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
1 West View Road BR8 8JP	Crockenhill	SE/15/01121	1	0	0	0	0
17 Springfield Road TN8 5HQ	Edenbridge	SE/15/01138	0	1	0	0	0
Northside 51 Bradbourne Vale Road TN13 3QG	Sevenoaks	SE/15/01141	0	15	0	0	0
38 The Rise TN13 1RJ	Sevenoaks	SE/15/01232	1	0	0	0	0
7 Greenhill Road TN14 5RR	Otford	SE/15/01372	1	0	0	0	0
Land East of Little Grange Duncans yard, Fullers Hill TN16 1AD	Westerham	SE/15/01447	0	1	0	0	0
7 Wickenden Road TN13 3PL	Sevenoaks	SE/15/01531	0	1	0	0	0
1 Orchard Place TN14 6EN	Sundridge	SE/15/01680	0	1	0	0	0
60 High Street TN14 5PH	Otford	SE/15/01711	0	5	0	0	0
52 Lynden Way BR8 7DW	Swanley	SE/15/01754	0	1	0	0	0
Land North West of 45 Springfield Road TN8 5HH	Edenbridge	SE/15/01989	0	1	0	0	0
Holly Cottage (formerly Little Blackhall Cottage) Blackhall Lane TN15 0HS	Sevenoaks	SE/15/02117	1	0	0	0	0
Brackens Plot 1 (Front) Blackhall Lane TN15 0HU	Sevenoaks	SE/15/02195	0	1	0	0	0
Chiswell Farm Shernden Lane Marsh Green TN8 5PR	Edenbridge	SE/15/02450	0	1	0	0	0
Chipstead Gorsewood Road DA3 7DH	Hartley	SE/15/02519	1	0	0	0	0
43 Station Road BR8 8ES	Swanley	SE/15/02590	1	0	0	0	0
Fairhavens Mussenden Lane DA3 8NX	Horton Kirby & South Darent	SE/15/02895	0	1	0	0	0
Carlton Works St Johns Hill TN13 3NS	Sevenoaks	SE/15/02932	8	0	0	0	0
First Floor Premises 41 Dartford Road TN13 3TE	Sevenoaks	SE/15/03002	0	-1	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
53 & 55 Oakhill Road TN13 1NT	Sevenoaks	SE/15/03139	0	1	0	0	0
5 Mills Crescent TN15 0DD	Seal	SE/15/03155	0	1	0	0	0
Preet Niwas Church Road DA3 8DN	Hartley	SE/15/03264	0	1	0	0	0
Capital House Bradbourne Vale Road TN13 3QL	Sevenoaks	SE/15/03333	0	3	0	0	0
46 South Park TN13 1EJ	Sevenoaks	SE/15/03356	1	0	0	0	0
25 Bradbourne Road TN13 3PZ	Sevenoaks	SE/15/03369	0	1	0	0	0
53 Wickenden Road TN13 3PL	Sevenoaks	SE/15/03476	0	1	0	0	0
The Gallery Franks Hall Franks Lane DA4 9JJ	Horton Kirby & South Darent	SE/15/03560	0	1	0	0	0
Clover Cottage Wickhurst Road TN14 6LX	Sevenoaks Weald	SE/15/03573	0	1	0	0	0
1 Brattle Wood TN13 1QS	Sevenoaks	SE/15/03630	0	1	0	0	0
4 Littlecourt Road TN13 2JG	Sevenoaks	SE/15/03814	1	0	0	0	0
Land East of 5 Ellerby Mews Ash Road DA3 8ER	Hartley	SE/15/03987	0	1	0	0	0
TOTAL			98	138	27	0	0
LESS 11% UNIMPLEMENTATION RATE			87	123	24	0	0
Total number of outstanding planning permissions (Full & Outline) <0.2Ha minus 11% unimplementation rate			234				

Table A2: Outstanding Planning Permissions (Sites of 0.2Ha or more)

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Eden Hall Stick Hill TN8 5NN	Cowden	SE/02/01391	0	28	0		0
Keston and The Beeches Swanley	Swanley	SE/04/02248	0	0	25	0	0
West Kent Cold Store Rye Lane TN14 5HD	Dunton Green	SE/09/02635	48	86	27	0	0
Fairview Church Road Longfield DA3 8DY	Hartley	SE/10/01240	1	0	0	0	0
Ludwells Barn Ludwells Farm Spode Lane TN8 7HN	Cowden	SE/12/00833	1	0	0	0	0
Falconers Down Pilgrims Way KEMSING TN15 6TE	Kemsing	SE/12/01695	4	0	0	0	0
Dawning House Seal Hollow Road TN13 3SH	Sevenoaks	SE/12/01980	2	0	0	0	0
Four Seasons Bitchet Green Seal TN15 0NB	Seal	SE/12/02408	1	0	0	0	0
Hartley Car Breakers Hartley Bottom Road Hartley DA3 8LJ	Hartley	SE/12/03044	0	1	0	0	0
St Andrews Court London Road BR8 7AY	Swanley	SE/12/03223	28	0	0	0	0
Broom Hill Site London Road Swanley	Swanley	SE/12/03421	0	30	31	0	0
15 Greenhill Road Otford TN14 5RR	Otford	SE/13/00687	1	0	0	0	0
Former Stacklands Retreat House School Lane West Kingsdown TN15 6AN	West Kingsdown	SE/13/00723	0	4	0	0	0
Land adj Whyteladies Wilderness Avenue Sevenoaks	Sevenoaks	SE/13/01178	0	1	0	0	0
The Oast House Great Hollenden Farm	Seal	SE/13/01446	0	1	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Mill House Mill Lane Sevenoaks TN14 5BX	Sevenoaks	SE/13/01635	0	26	0	0	0
Woodend London Road West Kingsdown TN15 6AR	West Kingsdown	SE/13/01731	0	2	0	0	0
Bramblefield Close and Park Drive Hartley DA3 7RT	Hartley	SE/13/02032	0	71	0	0	0
Land Rear of High Trees Wilderness Avenue	Sevenoaks	SE/13/02393	0	2	0	0	0
Former site of the Farmers London Road	Sevenoaks	SE/13/03596	0	0	0	0	39
Site of Bambi Cottage Parkfield TN15 OHX	Sevenoaks	SE/14/00068	0	1	0	0	0
Hunters Lodge Cotmans Ash Lane Kemsing TN15 6NG	Kemsing	SE/14/00185	0	1	0	0	0
7 Burntwood Road Sevenoaks TN13 1PS	Sevenoaks	SE/14/00412	1	0	0	0	0
Old Powder Mills Powder Mill Lane TN11 9AN	Leigh	SE/14/00487	24	49	0	0	0
Land to rear of Lynchets Clarendon Road	Sevenoaks	SE/14/00845	0	4	0	0	0
Franks Hall Franks Lane Horton Kirby DA4 9JJ	Horton Kirby & South Darent	SE/14/00917	0	1	0	0	0
Land at Junction of Hopgarden Lane & Grassy Lane TN13 1PX	Sevenoaks	SE/14/00932	0	4	0	0	0
52B Pilgrims Way East Otford TN14 5QW	Otford	SE/14/01074	1	0	0	0	0
Tri Officers Mess 1-4 Armstrong Close TN14 7BS	Halstead	SE/14/01363	0	0	10	0	0
Wilderness House Wilderness Avenue TN15 0EB	Seal	SE/14/01562	0	3	0	0	0
Swaylands School Farm Poundsbridge Lane Poundsbridge TN11 8AG	Penshurst	SE/14/01736	0	1	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Bartram Farm Old Otford Road TN14 5EZ	Otford	SE/14/02279	0	-2	0	0	0
1 & 2 Cross Cottage Valley Road DA3 8LX	Fawkham	SE/14/02630	2	0	0	0	0
96 Oakhill Road TN13 1NU	Sevenoaks	SE/14/02811	0	1	0	0	0
Dinas Hatch Bitchet Green TN15 0ND	Seal	SE/14/02840	1	0	0	0	0
25 Burntwood Road TN13 1PS	Sevenoaks	SE/14/03156	1	0	0	0	0
Land south of 65 Kippington Road	Sevenoaks	SE/14/03244	0	1	0	0	0
57 Top Dartford Road	Hextable	SE/14/03347	0	2	0	0	0
Boons Park Toys Hill Road TN8 6NP	Brasted	SE/14/03641	1	0	0	0	0
Pells Farm Pells Lane TN15 6AU	West Kingsdown	SE/14/03807	0	0	6	0	0
61 High Street Chipstead TN13 2RW	Chevening	SE/14/03878	2	0	0	0	0
Farm Cottage (Farm Bungalow on GISMO) Oakdale Lane Crockham Hill	Westerham	SE/14/03968	1	0	0	0	0
Tickners Spode Lane TN8 7HW	Cowden	SE/15/00044	1	0	0	0	0
22 Burntwood Road TN13 1PT	Sevenoaks	SE/15/00057	0	1	0	0	0
Shelbor Cattery Hartfield Road Edenbridge TN8 5NH	Edenbridge	SE/15/00125	1	0	0	0	0
Kaye Cottage (plot 2) 18 Old Downs DA3 7AA	Hartley	SE/15/00150	1	0	0	0	0
Tubs Hill House London Road TN13 1BL	Sevenoaks	SE/15/00466	91	0	0	0	0
Fort Halstead Crow Drive TN14 7BU	Halstead	SE/15/00628	0	0	0	75	75
Land west of Dairy House Shoreham Road TN14 7UD	Shoreham	SE/15/00808	0	1	0	0	0
Tickners Ravenscroft Farm Spode Lane TN8 7HW	Cowden	SE/15/00914	2	0	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
Land to South West of Holmesdale Hall Park Gate Road BR6 7PX	Crockenhill	SE/15/00917	0	1	0	0	0
Austin Lodge Golf Club Upper Austin Lodge Road DA4 0HU	Eynsford	SE/15/00933	0	1	0	0	0
Greensleeves The Coppice Lower Bitchett TN15 0NB	Seal	SE/15/01022	1	0	0	0	0
Tubs Hill House London Road TN13 1BL	Sevenoaks	SE/15/01508	4	0	0	0	0
Shipley Little Norman Street TN14 6BL	Sundridge	SE/15/01628	1	0	0	0	0
The Garage Rogers Wood Lane Fawkham DA3 8NP	Fawkham	SE/15/01827	0	1	0	0	0
Brackens Plot 2 (Rear) Blackhall Lane TN15 0HU	Sevenoaks	SE/15/02207	0	1	0	0	0
Bluebell Farm Church Street TN15 0AR	Seal	SE/15/02270	10	0	0	0	0
Land South West of the Bower Barn Hever Road TN8 7LE	Hever	SE/15/02546	0	1	0	0	0
Jade Cottage Wilderness Mount TN13 3QS	Sevenoaks	SE/15/02759	2	0	0	0	0
Land South of Blackhall Spinney Blackhall Lane TN15 0HP	Sevenoaks	SE/15/03053	0	1	0	0	0
Land West of Rosslare Close (former Churchill School) London Road	Westerham	SE/15/03394	0	0	19	19	0
TOTAL			234	326	118	94	114
LESS 5% UNIMPLEMENTATION RATE			222	310	112	89	108
Total number of outstanding planning permissions (Full & Outline) 0.2Ha and over minus 5% unimplementation rate			841				

Table A3: Outstanding Planning Permissions (Prior Approval)

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
115a St Johns Hill TN13 3PE	Sevenoaks	SE/15/03341/PAC	1	0	0	0	0
1 The Square TN13 2AA	Riverhead	SE/15/02700/PAC	1	0	0	0	0
3 Locks Yard High Street TN13 1LT	Sevenoaks	SE/15/01177/PAC	3	0	0	0	0
3 Webbs Court TN13 1JN	Sevenoaks	SE/15/02695/PAC	1	0	0	0	0
64a High Street Sevenoaks TN13 1JR	Sevenoaks	SE/14/03292/PAC	1	0	0	0	0
Barclays Bank (1st Floor above bank) 30 Swanley Centre BR8 7TF	Swanley	SE/14/02773/PAC	2	0	0	0	0
South Park Studios South Park	Sevenoaks	SE/15/00039/PAC	1	0	0	0	0
First Floor & Second Floor 14-18 London Road TN13 1AJ	Sevenoaks	SE/14/01577/PAC	3	0	0	0	0
Old Dean Bottom Farm Dean Bottom DA4 9JX	Horton Kirby & South Darent	SE/15/03556/PAC	0	1	0	0	0
Barn A Cliftons Farm Main Road TN14 7NT	Knockholt	SE/14/02838/PAC	0	1	0	0	0
Formgraphics 49a College Road	Hextable	SE/15/03901/PAC	1	0	0	0	0
Ridley Farm Bunkers Hill Road	Ash-cum- Ridley	SE/15/02222/PAC	0	1	0	0	0
Oast House Nursery Residence Ash Road TN15 7HJ	Ash-cum- Ridley	SE/15/02243/PAC	0	1	0	0	0
Sevenoaks Sound & Vision 109-113 London Road TN13 1BH	Sevenoaks	SE/14/01353/PAC	6	0	0	0	0
Land South of The Hutch Wilson Lane DA4 9JT	Horton Kirby & South Darent	SE/15/01862/PAC	0	1	0	0	0
Mills Family Ltd Axel House 3 London Road	Farningham	SE/15/03550/PAC	1	0	0	0	0
Rowhill Farm Top Dartford Road BR8 7SG	Hextable	SE/15/02964/PAC	0	2	0	0	0
Land South East of Deerleap House Deerleap Lane TN14 7NP	Knockholt	SE/15/02704/PAC	0	1	0	0	0

Address	Parish	Planning Reference	Phasing Year 1	Phasing Year 2	Phasing Year 3	Phasing Year 4	Phasing Year 5
First Floor, 33 Swanley Centre BR8 7TL	Swanley	SE/14/02774/PAC	10	0	0	0	0
Beaumonts Farm Five Fields Lane TN8 6NA	Hever	SE/15/01183/PAC	0	2	0	0	0
Spar Till House Ltd Apex House Main Road TN8 6HZ	Edenbridge	SE/13/03336/PAC	1	0	0	0	0
First Floor & Second Floor 96 High Street	Sevenoaks	SE/14/01202/PAC	6	0	0	0	0
Chads Farm New Street Road TN15 7JY	Ash-cum- Ridley	SE/15/01129/PAC	0	3	0	0	0
Berkeley House 7 Oakhill Road TN13 3NQ	Sevenoaks	SE/15/03607/PAC	27	0	0	0	0
The Barn & Tackle Shop 1st Floor, 83 High Street TN8 5AU	Edenbridge	SE/15/00305/PAC	1	0	0	0	0
Land South East of Brookside Cottages Egg Pie Lane TN14 6NP	Leigh	SE/14/03446/PAC	1	0	0	0	0
Blueberry Farm Blueberry Lane TN14 7NH	Knockholt	SE/15/03098/PAC	1	0	0	0	0
Ryedale Court (Trinity School) TN13 2DN	Riverhead	SE/15/01248/PAC	16	0	0	0	0
TOTAL			84	13	0	0	0
LESS 10% UNIMPLEMENTATION RATE			76	12	0	0	0
Total number of outstanding planning permissions (Prior Approval) minus 10% unimplementation rate			88				

Table A4: Allocated Sites within the 5 year Land Supply and the remaining Plan Period

Ref	Site Address	Settlement	5 year land supply contribution	Remaining Plan Period supply contribution
H1(a)	Car Park, Hitchen Hatch Lane	Sevenoaks	0	17
H1(b)	Cramptons Road Water Works	Sevenoaks	50	0
H1(c)	Sevenoaks Gasholder Station, Cramptons Road	Sevenoaks	0	39
H1(d)	School House, Oak Lane & Hopgarden Lane (Upper)	Sevenoaks	0	13
H1(e)	Johnsons, Oak Lane & Hopgarden Lane	Sevenoaks	0	18
H2(a)	Delivery & Post Office/BT Exchange, Station Road	Sevenoaks	0	42
H1(g)	Bevan Place, Swanley	Swanley	46	0
H1(h)	Bus Garage/Kingdom Hall, London Road	Swanley	0	30
H1(i)	Land West of Cherry Avenue	Swanley	50	0
H2(b)	United House, Goldsel Road	Swanley	185	0
H1(p)	Land West of Enterprise Way	Edenbridge	150	126
H2(d)	Station Approach	Edenbridge	20	0
H1(j)	57 Top Darford Road, Hextable	Rest of District	0	12
H1(k)	Foxs Garage London Road, Badgers Mount (outside of Planning Permission)	Rest of District	11	0
H1(m)	Currant Hill Allotments, Rysted Lane, Westerham	Rest of District	0	20
H1(n)	Land at Croft Road, Westerham	Rest of District	15	0
H1(o)	Warren Court, Halstead	Rest of District	25	0
H2(e)	New Ash Green Village Centre	Rest of District	0	50
	TOTAL		552	367

Sites are as at 31st March 2016. These are sites are allocated for residential development in the Allocations and Development Management Plan. All sites are 0.2ha or above within existing urban areas and have been identified as being deliverable in the next 5 years and the remaining plan period.

APPENDIX 2 – Green Infrastructure Priorities and Projects

The Council fund the North West Kent Countryside Partnership (NWKCP) to deliver countryside projects and enhancements across the District. Below is a selection of the projects carried out in 2015/16.

Project	Project Summary
Water Framework Directive Delivery and River Enhancement	
River Darent	Project management and hosting catchment Improvement Group, delivery of river restoration and work with ZSL on eel passage
River catchment development	Developing the partnership with the South East Rivers Trust to submit catchment based funding
Horton Kirby and South Darent River Action Team	The new River Action Team has been working with the NWKCP to carry out practical tasks such as clearing invasive species and clearing debris
Horton Kirby and South Darent hedge planting	An old hedge, of little value to wildlife, was removed and a native species-rich one planted in its place alongside the River Darent at Westminster Field. The NWKCP has revisited the site to ensure the new hedgerow is complete and in good health.
Ordinary watercourses - flood mitigation project	Reducing flooding and managing water flow on the ordinary watercourses (non main river) through advice and delivery funded through KCC flood and biodiversity teams. A feasibility report has been produced by SERT to identify the main sources and routes of surface flood water and provide attenuation measures. NWKCP officers have been working to gather landowner engagement and support for attenuation measures.
Sundridge Weir	A large-scale project is currently underway with £41k funding to hit WFD targets. A bypass channel will be created to allow fish to pass around the weir, and the EA will be funding another weir removal which will open up 2.5km of the river for fish. The project is likely to be completed in 2017
Habitat Enhancement, Restoration and Creation	
Eynsford Allotments	Allotment management on a site owned by Eynsford Parish Council
Greatness Pond	Pond management and advice
Hartley Woods	NWKCP has carried out coppicing to help manage the woodland for wildlife and access.
Old Chalk New Downs	Identifying BAP potential habitat linkages for downland restoration using new GIS deOfrgmentation tool from Kemsing to Detling. Seeking landowner co-operation for targeted habitat restoration using new GIS habitat fragmentation tools.
Oxford Cemetery	Practical maintenance of veteran trees in the cemetery.
Oxford Quarry	The NWKCP volunteer team have carried out a number of practical taks days to improve access to the quarry site and maintain it for biodiversity
Rectory Meadow	Ongoing maintenance of the Rectory Meadow local nature reserve to prevent scrub encroachment on this valuable wild flower meadow.
St Mary's church,	NWKCP worked with St Mary's to secure funding from the Tesco

Riverhead	Community Fund to develop their churchyard for wildlife and access
Woodland Trust	Woodland management projects at Saxtens Wood/ Blackbush Shaw/ Hollows Wood
Edenbridge Water Meadows	NWKCP continues to work alongside the Great Stonebridge Trust volunteers on several task days each year undertaking coppicing and vegetation management.
Accessibility and Community Involvement	
Health and Wellbeing	NWKCP are currently developing health and wellbeing projects focussing on Green Spaces, in partnership with SDC.
100 year wood	Practical management of the site for access and biodiversity, creation of a "Friends Of" group, holding community fun days. NWKCP assisting in clearing the site for access and continue to support the wood with regular volunteer task days, advice and support.
Landscape Enhancement	
Sevenoaks Green Infrastructure delivery	SOLL partnership working to aid delivery of Sevenoaks Green & blue infrastructure
Darent Valley Landscape Partnership Scheme	The NWKCP will be working as a delivery agent for projects within the scheme

APPENDIX 3 – Non-Implementation Rate

The non-implementation rate provides a reasonable estimate of the sites that will not come forward because they are no longer deliverable, available, suitable and/or viable (in accordance with footnote 11 to para 47 of the NPPF). It is calculated by looking at the proportion of dwellings on planning permission of less than 0.2Ha and 0.2Ha or above that were due to expire in previous years that did expire, see table below. This percentage is then deducted from the outstanding permissions in the trajectory (page 18) and the 5 year land supply (page 21).

Table A5:

Non-implementation rate 2016	<0.2Ha	11.15%
Non-implementation rate 2016	>=0.2Ha	5.01%

2015/16		
	<0.2	>=0.2
Expired 2015/2016	15	17
Granted 2012/2013 (Full & Outline)	108	93
% expired	0.13889	0.18280

2014/2015		
	<0.2	>=0.2
Expired 2014/15	6	5
Granted 2011/2012 (Full & Outline)	60	88
% expired	0.10000	0.05681

2013/2014		
	<0.2	>=0.2
Expired 2013/14	7	22
Granted 2010/2011 (Full & Outline)	151	679
% expired	0.046358	0.0324006

2012/2013		
	<0.2	>=0.2
Expired 2012/13	24	31
Granted 2009/2010 (Full & Outline)	138	138
% expired	0.173913	0.2246377

2011/2012		
	<0.2	>=0.2
Expired 2011/2012	26	20
Granted 2008/2009 (Full & Outline)	99	172
% expired	0.262626	0.1162791

2010/2011		
	<0.2	>=0.2
Expired 2010/2011	32	5
Granted 2007/2008 (Full & Outline)	134	171
Granted 01/04/2005 - 22/08/2005	60	67
	<u>194</u>	<u>238</u>
% expired	0.164948	0.0210084

2009/2010		
	<0.2	>=0.2
Expired 2009/2010	32	12
Granted 2006/2007 (Full & Outline)	163	470
Granted 2004/2005 (Full & REM)	184	184
	<u>347</u>	<u>654</u>
% expired	0.092219	0.0183486

2008/2009		
	<0.2	>=0.2
Expired 2008/2009	14	9
Granted 2003/2004 (Full & REM)	201	313
Granted 23/08/05 - 31/03/06	96	40
Granted 2005/2006 (outline without REM)	5	1
	<u>302</u>	<u>354</u>

$<0.2Ha = (15+6+7+24+26+32+32+14)/(108+60+151+138+99+134+60+163+184+201+96+5)=0.1115$

$0.2Ha \text{ and over} = (17+5+22+31+20+5+12+9)/(93+88+679+138+172+171+67+470+184+313+40+1)=0.050$

APPENDIX 4 – Completions by Ward

Table A6: Number of Units Completed by Ward

Ward	2012/13	2013/14	2014/15	2015/16
Ash And New Ash Green	1	0	0	0
Brasted, Chevening And Sundridge	6	12	6	3
Cowden & Hever	5	1	1	2
Crockenhill & Well Hill	1	3	0	0
Dunton Green & Riverhead	33	43	59	220
Edenbridge North & East	39	25	0	9
Edenbridge South & West	6	7	4	20
Eynsford	0	6	0	1
Farningham, Horton Kirby & South Darenth	1	6	11	12
Fawkham & West Kingsdown	5	11	0	-1
Halstead, Knockholt and Badgers Mount	7	0	0	5
Hartley & Hodsoll Street	1	2	8	-2
Hextable	0	0	1	1
Kemsing	0	8	2	3
Leigh & Chiddingstone Causeway	1	17	-2	3
Otford & Shoreham	0	6	6	2
Penshurst, Fordcombe & Chiddingstone	1	-1	1	3
Seal & Weald	5	3	11	4
Sevenoaks Eastern	4	1	15	1
Sevenoaks Kippington	7	1	48	15
Sevenoaks Northern	6	1	1	13
Sevenoaks Town and St. John's	30	26	19	63
Swanley Christchurch & Swanley Village	2	11	0	56
Swanley St Mary's	1	2	2	-28
Swanley White Oak	-28	27	0	0
West Kingsdown	0	0	5	0
Westerham and Crockham Hill	7	6	1	9
Net Completions	141	224	199	414

A minus figure/loss occurs when a demolition or demolitions have taken place in the reporting year, but the replacement dwelling or dwellings remain under construction.

APPENDIX 7 – Use Classes

Use Class	Description
A1	Shops e.g. Shops, retail warehouses, hairdressers, undertakers, travel agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2	Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
A3	Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4	Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).
A5	Hot food takeaways - For the sale of hot food for consumption off the premises.
B1	Business (a) Offices (other than those that fall within A2), (b) research and development of products and processes, (c) light industry appropriate in a residential area.
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.
D1	D1 Non-residential institutions - Clinics, health centres, day nurseries, day centres, schools, art galleries museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
D2	Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations
Sui Generis	Sui Generis - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

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