

Local Plan



Authority Monitoring Report 2014/15



Contents

Introduction	5
The District	6
Methodology and Preparation	7
Progress on the Development Plan	8
Duty to Co-operate	10
Executive Summary	13
1. Delivery of Housing	16
2. Distribution of Development	23
3. Design of new Development	39
4. Sustainable Development	45
5. Settlement Hierarchy	51
6. Affordable Housing	53
7. Housing Size, Type and Density	58
8. Employment	63
9. Town Centres and Shopping	74
10. Infrastructure and Community Facilities	80
11. Green Infrastructure, Open Space and Biodiversity	82
12. Leisure and Tourism	88
Appendix 1 – Five Year Housing Land Supply	90
Appendix 2 – Green Infrastructure Priorities and Projects	104
Appendix 3 – Non-implementation Rate	106
Appendix 4 – Completions by Ward	108
Appendix 5 – Settlement Hierarchy	109

Appendix 6 – Homeworking Data	117
Appendix 7 – Use Classes	118

Tables

Table I	Progress on the Development Plan	8
Table II	Duty to Co-operate	10
Table 1.1	Housing Trajectory for AMR 2015	18
Table 1.2	Five Year Land Supply for AMR 2015	21
Table 2.1	Housing Completions in the Main Settlements	24
Table 2.2	Progress on delivering new housing on Housing Allocation Sites	29
Table 2.3	Housing Supply by Location	32
Table 3.1	Conservation Area Appraisal Management Plans	40
Table 4.1	Transport Infrastructure schemes update 2014/15	49
Table 6.1	Gross number of new affordable housing units completed	54
Table 7.1	Housing Units Completed at Different Densities across the District	62
Table 8.1	Employment Allocations	63
Table 8.2	Change in Employment Land Supply – Amount and Type	66
Table 8.3	Loss of Office Space due to Prior Approval Applications	68
Table 8.4	Net change in Employment floor space across the District	69
Table 8.5	Homeworking	70
Table 9.1	Loss of Retail floor space due to Prior Approval Applications	75
Table 9.2	Town Centre Health Check results for Sevenoaks Swanley and Edenbridge	78
Table A1	Outstanding Planning Permissions (sites of less than 0.2ha)	90

Table A2	Outstanding Planning Permissions (Sites of 0.2ha or more)	97
Table A3	Outstanding Planning Permissions (Prior Approvals)	101
Table A4	Identified Sites within the 5 year land supply and the remaining Plan Period	103
Table A5	Non-Implementation Rate	106
Table A6	Number of Units Completed by Ward	108
Table A7	Homeworking by Parish	117

Figures

Figure I	Diagram showing the links between the Community Plan, the Sustainability Appraisal, and how they feed into the LDF and the AMR	5
Figure II	Sevenoaks District	6
Figure 1.1	Housing Trajectory for AMR 2015	19
Figure 1.2	Five Year Land Supply for AMR 2015	21
Figure 2.1	Proportion of Housing Completions in the Main Settlements of Sevenoaks, Swanley and Edenbridge	24
Figure 2.2	Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge	32
Figure 3.1	Relationship between Planning Policy documents	43
Figure 5.1	Settlement Hierarchy categorisation	51
Figure 6.1	Affordable Housing Completions since the Beginning of the Plan Period	53
Figure 7.1	New Dwellings of Different Sizes by Number of Bedrooms	59
Figure 7.2	Proportion of New Dwellings at different Densities (dwellings per hectare)	61
Figure 8.2	Percentage of Population Claiming Jobseekers Allowance	72

Introduction

This is the eleventh Authority Monitoring Report (previously called Annual Monitoring Reports). It covers the period 1st April 2014 to 31st March 2015.

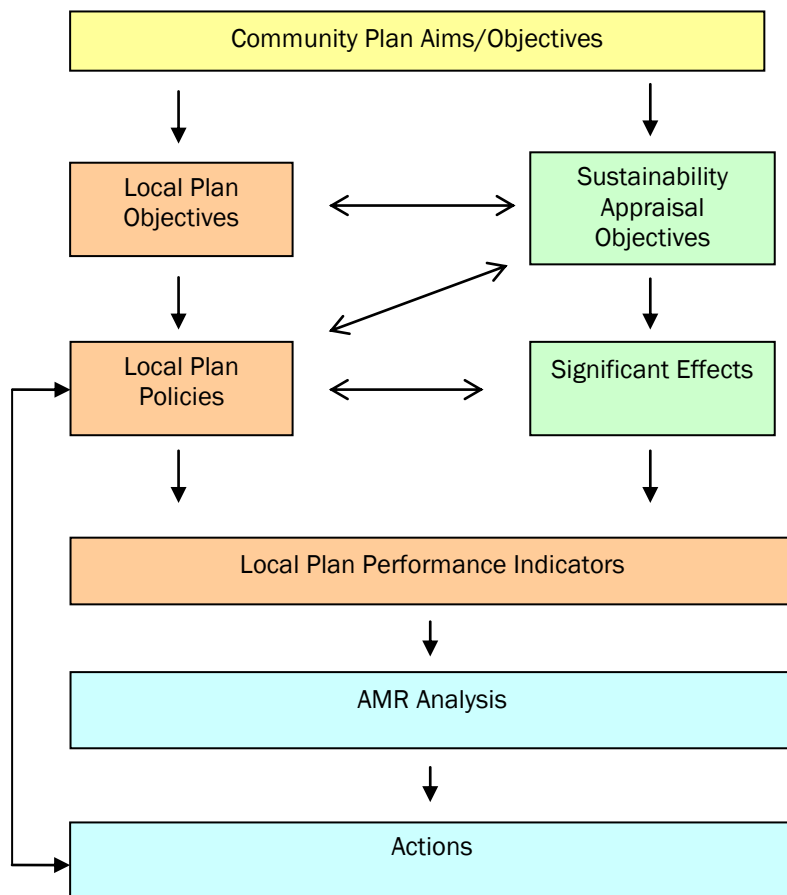
The report provides information about the District, what's happening now and what could happen in the future. This document is used to track progress against policies and targets set out in the Council's adopted Planning Documents.

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 up to 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 117,811 residents (2014 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.

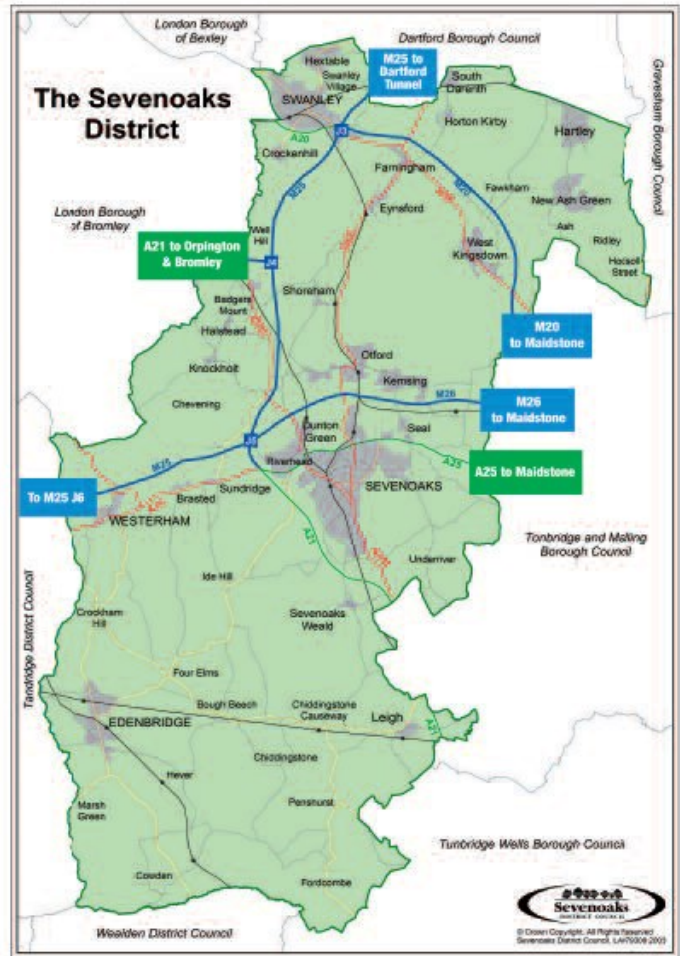


Figure II: Sevenoaks District

An overall impression of affluence masks some pockets of urban and rural deprivation with 2 Wards in the 10% most deprived Lower Super Output Areas in Kent (ranked 64 and 73 out of 90)¹. Inequalities within the District are highlighted by a lack of affordable housing and by the fact that the average house price in 2014 was £432,375 compared with £260,943 in Kent¹. The District has one of the most sparse 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

¹ Kent County Council

² Office for National Statistics midyear population estimates for 2014

- 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. We are currently in the early stages of the plan making process.

Methodology and Preparation

This eleventh report, for the period 1st April 2014 to 31st March 2015, is the fifth 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 is preparing a revised Local Development Scheme which sets out the timetable for progressing the Council's 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
Allocations and Development Management Plan	DPD	March 2014 - Examination Hearings February 2015 - Adoption	The ADMP was found sound by the planning inspector and adopted by the Council in Feb 2015.
Gypsy and Traveller Plan	DPD	Winter 2014 – Supplementary Site Options Consultation Summer/Autumn 2015 – Pre-submission Consultation Winter 2015 - Submission	The Council consulted on the Supplementary Site Options for the Plan from Nov 2014 – Jan 2015. In May 2015 the Government issued a new definition for Gypsy, Travellers and Travelling Showpeople for Planning. As a result, the Gypsy and Traveller Accommodation Assessment, which informs the Plan, can no longer be used as a robust evidence base. The Planning Advisory Committee (Oct 2015) agreed that the accommodation for Gypsy and Travellers will be delivered through the Local Plan.
CIL Charging Schedule		February 2014 - Adoption	The CIL Charging Schedule was adopted in Feb 2014 and charging began in August 2014

Local Plan Review	DPD	Winter 2014 – Start work	<p>Work has begun on the new Local Plan which will replace the Core Strategy and the ADMP. The Strategic Housing Market Assessment has been completed and other evidence base documents including the Economic Needs Study, Open Space, Sport and Leisure Study and the Retail Study.</p> <p>Consultants are also undertaking a masterplan for Swanley and Hextable.</p>
Swanley Residential Character Area Assessment	SPD	2016 – document to be produced	No work has yet started on this document.
Edenbridge Residential Character Area Assessment	SPD	2016 – document to be produced	The Edenbridge Character Area Assessment is being produced by a consultation appointed by the Neighbourhood Plan committee working in conjunction with the Planning Policy Team.
Green Belt	SPD	February 2015 - Adoption	Document adopted in Feb 2015.
Statement of Community Involvement		<p>Summer 2014 – Consultation</p> <p>November 2014 - Adoption</p>	Document adopted in November 2014.

Other Local Plan progress in 2014/15

The Council has also adopted the Otford Village Design Statement in November 2015.

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.

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 2014/15

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	The Planning Policy Team have had quarterly meetings with our adjoining authorities to discuss Duty to Co-operate issues such as Housing need, employment, provision for Gypsy and Travellers. These discussions will continue throughout the Local Plan process and will be detailed in a Duty to Co-operate Paper to be produced to accompany the plan.
Transport Infrastructure providers	Network Rail	The Planning Policy Team has had a meeting with Network Rail and remain in contact with them. Issues such as the capacity of the rail network, potential land for development and future development pressures were discussed.
Landscape and Countryside	Natural England	The Planning Policy Team met with Natural England and discussed a landscape and biodiversity issues. It was agreed that Natural England would have an input in the development of a new Landscape Character Area Assessment as well as the Sustainability Appraisals. Other issues discussed include the methodology to assess potential development sites and additional constraint mapping. It was agreed that there would be regular contact.

Flooding and Biodiversity	Environment Agency	The Planning Policy Team met with the Environment Agency to discuss the development of the new Local Plan. Issues such as the refreshing of the Strategic Flood risk assessment, the river catchment plans, updated flood mapping and the arrangement of bidding for Community Infrastructure Levy.
	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 have met with the HCA to discuss housing issues including potential land for development, starter homes, rural exceptions sites, affordable housing and recent changes in Government policies and planning decisions.
Health	Clinical Commissioning Groups: - West Kent - Dartford, Gravesham and Swanley	The Planning Policy Team met with the two CCG which cover the District. Issues discussed include health pressures, caring for the elderly and disabled, housing requirements and pressures resulting from the new local plan. The need to plan effectively for the ageing population and opportunities for future development.
Other Infrastructure Providers contacted	Civil Aviation Authority Utility Companies Transport for London Thames Water	Each organisation declined a meeting at this stage but would be open to discussions further in the Plan Making process.

We have also contacted Historic England, Kent County Council, Kent Fire and Rescue, Kent Police and Highways England but have been unable to meet with them at present.

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)

- 199 net additional dwellings were completed in 2014/15 exceeding the target of 165 (see page 16 for further details).
- At 31 March 2015, the District has a housing supply of 4957 units up to 2026, 1657 above the Core Strategy requirement (see page 18 for further details).
- At 31 March 2015, The District exceeds the requirement for a 5 year supply (+5%) of housing land by 1192 units (approximately a further 7 years supply) (see page 20 for further details).

Distribution of Development (page 23)

- 76% of housing completions were built within the main settlements. 73% within Sevenoaks Urban Area, 1% within Swanley and 2% within Edenbridge (see page 23 for further details).
- 53% of the outstanding housing supply is predicted to be within Sevenoaks Urban Area and Swanley. 66% of the outstanding housing supply is predicated to be within Sevenoaks Urban Area, Swanley or Edenbridge (see page 31)
- No applications were granted contrary to Environment Agency advice on flooding (see page 33 for further details).
- 95% of the newly built employment B Class Use was within the Urban Confines (see page 35 for further details).
- 88% of the net housing completions number of housing units in 2014/15 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, Conversion and redevelopment of existing buildings/sites and were granted in accordance with the Green Belt Policy and did not impact on the openness of the Green Belt (see page 36 for further details).

Design of New Development (page 39)

- Since reporting began 16 Conservation Area Appraisals incorporating Management Plans have been adopted (see page 40 for further details).
- There was one new listing of a building in 2014/15 (see page 42 for further details)
- 2 Neighbourhood Plan Areas were designated for Seal Parish and Swanley Town (including Swanley Village) (see page 44 for further details).

Sustainable Development (page 45)

- 5 applications for renewable, decentralised or combined heat and power schemes were granted planning permission during 2014/15 (see page 45 for further details).
- 134 renewable electricity installations were registered for the Feed In Tariff (see page 45 for further details).
- No changes were made to the extent of Air Quality Management Areas (see page 46 for further details).

Settlement Hierarchy (page 51)

- In 2014/15 a total of 56 settlements were surveyed. There has been an overall increase in the level of provision of facilities and services available to residents across the District (see page 51)
- Sevenoaks Town and Edenbridge have seen an increase in the number of individual shops provided and an increase in population.
- South Darenth has moved up the Hierarchy following the completion of the Horton Kirby Paper Mills redevelopment which included new shops and services.
- Other settlements have seen minor changes to their service scores (see page 52 for further details).

Affordable housing (page 53)

- 15 net new affordable housing units were completed in 2014/15. Although this is below the Core Strategy target, we have additional permissions for approximately 230 affordable units which have not been started or are under construction (see page 53 for further details).
- £723,855 has been received in affordable housing contributions during the monitoring period 2014/15. £1,196,612 has been allocated to specific projects including DIYSO, SDC/Moat Shared Ownership Phase 4, Accredited Tenants Scheme and an Under Occupation Officer (see page 55 for further details).

Housing size type and density (page 58)

- No permanent gypsy and traveller pitches were granted during 2014/15. 4 Pitches were granted for the continued use of existing gypsy and traveller pitches for a limited period (see page 58 for further details).
- 56% of housing units completed had less than three bedrooms (see page for further details).
- The average density of completed units across the district was 48 dwellings per hectare (see page 61 for further details).

Employment Land (page 63)

- There was a net loss of 842 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 and 450 housing (see page 65 for further details)
- There was a net loss of 21490 sq m in employment floor space across the District in 2014/15. This is mainly due to the loss of the former pharmaceutical and redevelopment establishment at the Old Powder Mill site in Leigh. However the new planning application, currently under construction, makes provision for a building of 1582 sq m for B1a and B1b employment use (see page 66)

- In 2014/15 5379 sq m of B1a office space has been lost to residential on Prior Approval applications, made under the temporary change to Permitted Development (see page 67)
- 5 new industrial units have been built in Vestry Road, Otford and a further 2 units on a redevelopment site in Fircroft Way, Edenbridge (see page 66 for further details).
- 5.44% of the residential population of Sevenoaks aged 16 to 75 work mainly at or from home (see page 70 for further details).
- In April 2015 0.8% of the population of Sevenoaks claimed jobseekers allowance. This is a decrease of 0.4% on last year's figure (see page 73 for further details).
- Between Jan 14 – Dec 14 41% of the population of Sevenoaks, aged 16-64, were qualified at NVQ4 level and above. This is a decrease of 8.4% on last year's figure, but is still higher than the figure for Kent and the South East (see page for further details).

Town Centres and Shopping (page 74)

- There was a net gain in retail floor space of 2818 sq m within the main settlements (see page 74 for further details).
- 71% of the Primary Frontage within Sevenoaks Town Centre was in A1 Retail use (see page 75 for further details).
- 80% of the Primary Frontage within Swanley Town Centre was in A1 use (see page 76 for further details).
- 51% of the Primary Frontage within Edenbridge Town Centre was in A1 Retail use (see page 76 for further details).

Infrastructure and Community Facilities (page 80)

- Improvements to Sevenoaks and Swanley Stations, identified in the Infrastructure Delivery Schedule, have been completed (see page 80 for further details)
- The Community Infrastructure Levy Charging Schedule has now been adopted. The Council adopted its CIL Governance arrangements in November 2015 (see page 80 for further details).

Green Infrastructure, Open Space and Biodiversity (page 82)

- During 2014/15 one application for additional Publicly Accessible Open Space was granted (see page 84 for further details).
- There were 2 amendments to the Public Rights of Way network in 2014/15 (see page 88 for further details).

Leisure and Tourism (page 88)

- 3 applications were granted for additional tourist accommodation and visitor attractions (see page 88 for further details).
- 2 applications were granted for additional tourist attractions and facilities (see page 88 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	199 net additional units were built in 2014/15

Performance Analysis

In 2014/15, 199 net housing units were completed across the district which is 34 units more than the average annual requirement from the Core Strategy. There have been 1924 units completed since 2006, which gives a surplus of 439 over the requirement of 1485 (165 x 9) 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.

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 housing units 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.

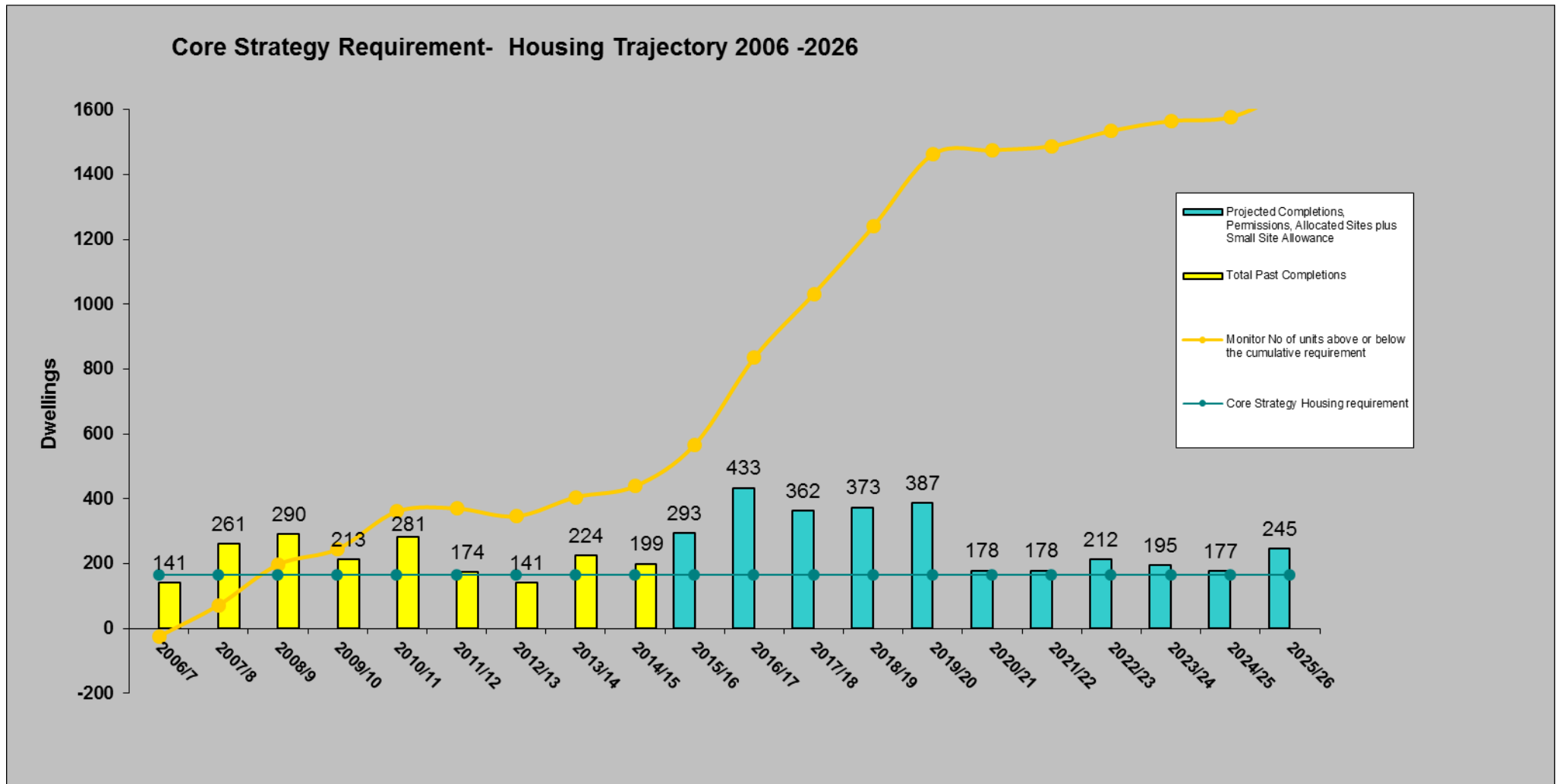
Table 1.1: Housing Trajectory

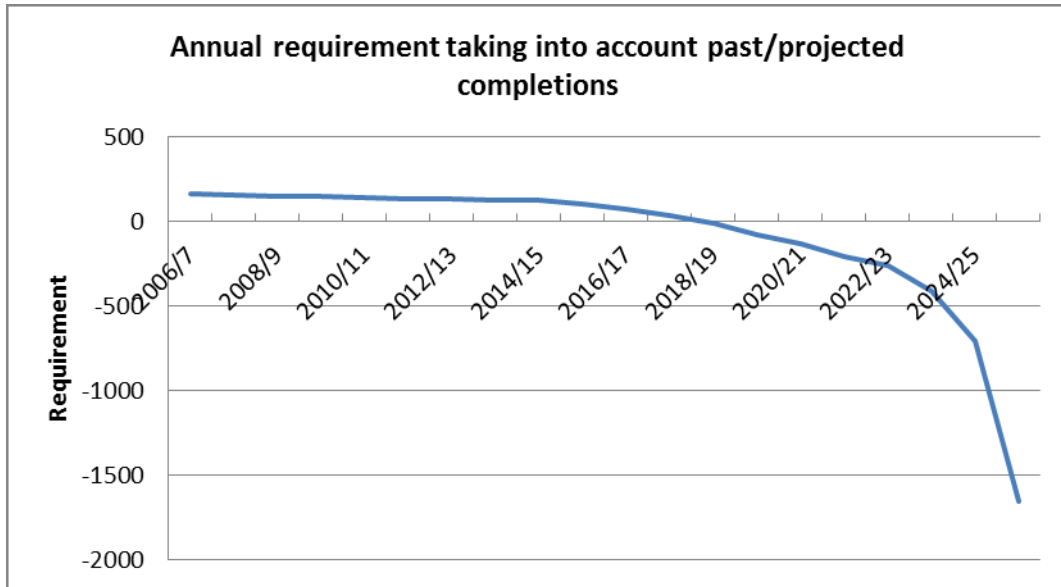
										1	2	3	4	5	6	7	8	9	10	11		
	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total	
Allocated Sites*										15	40	86	194	197	125	125	159	142	124	192	1399	
Outstanding Planning Permissions (Full & Outline) <0.2Ha minus 11% unimplementation										80	107	49	0	0								236
Outstanding Planning Permissions (Full & Outline) 0.2Ha and over minus 5% unimplementation										142	167	227	126	137								799
Outstanding Planning Permissions (Prior Approval) minus 10% unimplementation										56	119											175
Small Site Allowance													53	53	53	53	53	53	53	53		424
COMPLETIONS	141	261	290	213	281	174	141	224	199													1924
TOTAL	141	261	290	213	281	174	141	224	199	293	433	362	373	387	178	178	212	195	177	245	4957	
										1848												

*From Policies H1, H2 & EMP3

Note: In the 2013/14 trajectory we expected 251 units to be completed in 2015/16. However only 199 units were completed. The shortfall was mainly due to 2 sites, Rockale, Rockdale Road, Sevenoaks and 66 London Road, Sevenoaks, which remained under construction at the end of March 2015.

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. 1376 dwellings remain to be completed in the period 2015 – 2026 (11 years) to meet the Council's Core Strategy housing target of 3300. This requires approximately 125 dwellings to be completed per annum for the remainder of the plan period and 625 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 31 units and, therefore, a target of 656 dwellings. See Table 1.2 on page 23.

Sevenoaks has a 5 year housing supply of 1848 net; this is 1192 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.

Figure 1.2: Five Year Land Supply

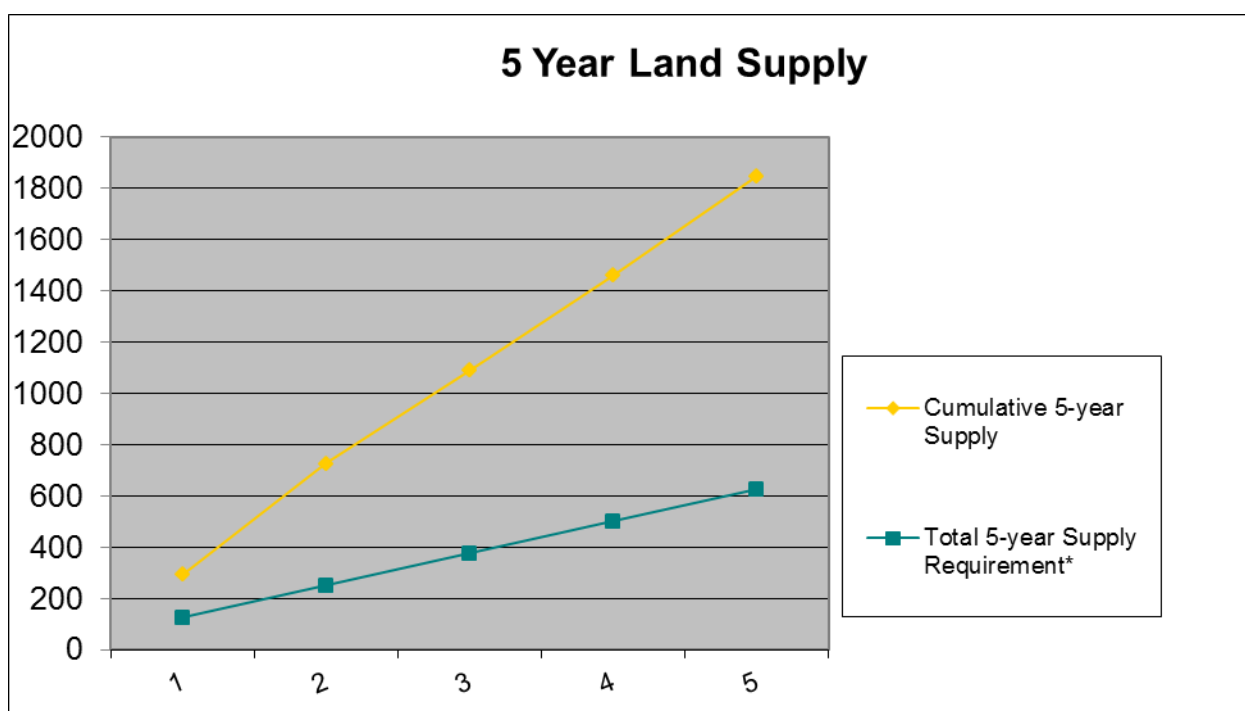


Table 1.2: Five Year Land Supply

	2015/16	2016/17	2017/18	2018/19	2019/20	
Net	1	2	3	4	5	Total
Allocated Sites	15	40	86	194	197	532
Outstanding Planning Permissions (Full & Outline) <0.2ha minus unimplementation	80	107	49	0	0	236
Outstanding Planning Permissions (Full & Outline) 0.2ha and over minus unimplementation	142	167	227	126	137	799
Outstanding Planning Permission (Prior Approvals) minus unimplementation	56	119	0	0	0	175
Windfall	0	0	0	53	53	106
Supply by year	293	433	362	373	387	1848
Cumulative 5-year Supply	293	726	1088	1461	1848	
Total 5-year Supply Requirement*	125	250	375	500	625	656

*The 5-year Supply requirement takes account of development already completed within the plan period. Since 2006, 1924 houses have been completed and therefore an additional 1376 need to be built up to 2026. This is an average of 125 dwelling a year for the remaining 11 years. This requires 625 dwellings to be completed over the next 5 years. The NPPF states a 5% buffer should also be included resulting in a target of 656 dwellings.

2. Distribution of Development

Proportion of Completed Housing in Main Settlements of Sevenoaks, Swanley and Edenbridge <i>To show the number of new dwellings built in the main settlements as opposed to the villages and Green Belt areas.</i>	
Local Plan Policy	L01- L06 Location of Development Policies
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 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.</p>
Local Plan Target	<p>50% of total housing to be within Sevenoaks Urban Area or Swanley</p> <p>66.7% ($\frac{2}{3}$) of total housing to be within Sevenoaks Urban Area, Swanley or Edenbridge</p>
Performance summary	<p>In 2014/15</p> <p>74% of housing completions were within Sevenoaks Urban Area or Swanley (73% in Sevenoaks Urban Area and 1% Swanley)</p> <p>76% housing completions were within the main settlements</p> <p>Since beginning of Plan Period:</p> <p>36% of housing completions were within Sevenoaks Urban Area or Swanley</p> <p>52% of housing completions were within the main settlements</p>

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 2014/15 76% (151 of the 199) of housing completions were within the main settlements. Of the 151 units completed, 56 units were completed at West Kent Cold Store, Dunton Green and 48 units at Sevenoaks Police Station, Morewood Close, Sevenoaks. This figure is higher than last year and 9.3% above the Core Strategy target of 66.7%. 50% (147 of the 199) of housing completions were within Sevenoaks Urban Area or Swanley. This figure is higher than last year and above the Core Strategy target of 50%.

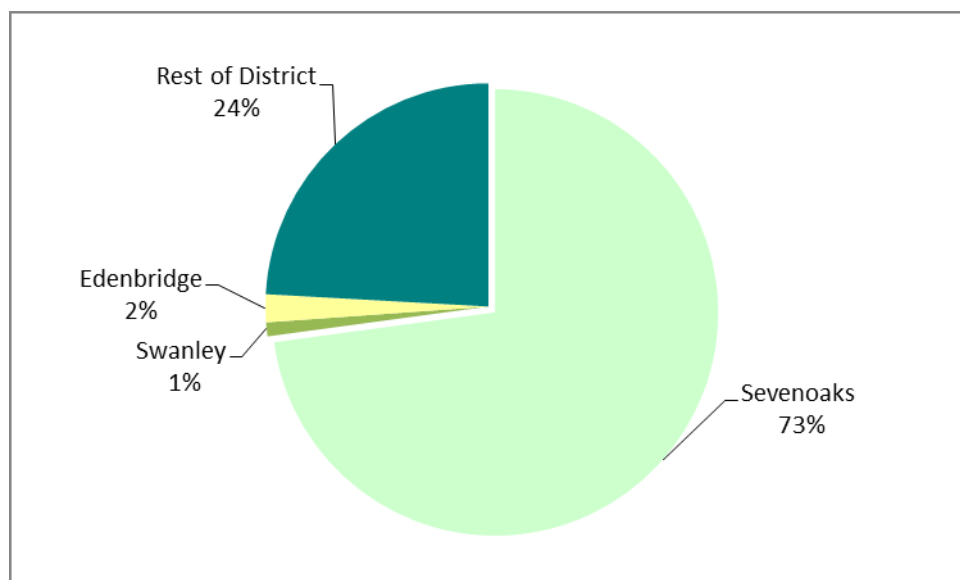
Since the beginning of the plan period 52% (1010 of the 1924) of total completions have been within Sevenoaks Urban Area, Swanley or Edenbridge, with 36% (699 of the 1924) within Sevenoaks Urban Area and Swanley. The Core Strategy distributes new housing

across the District with a focus in the District’s main towns. However, with the addition of housing and mixed use allocations at Fort Halstead and Land West of Enterprise Way, Edenbridge, it is likely that the targets set out in the Core Strategy will be difficult to meet.

Table 2.1: Housing Completions in the Main Settlements

Completions	Sevenoaks Urban Area	Swanley	Edenbridge	Rest of District	Total
06-07	32	0	46	63	141
07-08	34	34	103	90	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
14-15%	73%	1%	2%	24%	100%
Plan Period Total	539	160	311	914	1924
Plan Period %	28	8	16	48	100

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.

Different charges apply to new residential developments in different parts of the District. A charge of £75/m² will apply to the northern wards of the District and the two Edenbridge wards. In the remainder of the District, a charge of £125/m² will apply. 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 Council on a qualifying development. As the Council began charging CIL on qualifying development in August 2014, the number of liability notices will be lower in the first year in comparison to future years. A total of 56 liability notices were issued. The total value of liability notices issued was £314,475.00. No money has been received as payment to the Council during 2014/2015, as development hasn't commenced.

Under the current legislation, all town and parish councils are entitled to a proportion of CIL contributions where qualifying development has occurred in the parish area. The remainder of the CIL contribution is held by the District Council. Two payments are made at the end of October or the end of March in any given financial year. During 2014/15, no money was paid out to town or parish councils but this is expected to change in future years. In future years, the Council will report on the collection, allocation and expenditure of CIL receipts.

Development permitted contrary to Green Belt Policy <i>To show the number of new dwellings within the Green Belt allowed on appeal by the Planning Inspectorate.</i>	
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	There were 2 applications in the Green Belt overturned at appeal in 2014/15. Both were not considered to be inappropriate development.

Performance Analysis

During 2014/15 there were 2 Green Belt applications that were overturned at appeal. These were for a replacement dwelling in Hever and the replacement of a domestic outbuilding with a dwelling in Hartley. The Inspector concluded that these applications were not inappropriate development within the Green Belt.

Progress on delivering new Housing on Housing Allocation Sites <i>To monitor the progress on delivery of new housing on Housing Allocation sites.</i>	
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 2014/15 three of the sites allocated for housing in the ADMP have 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 2014/15 the Council contacted the land owners, developers or agents of all the Allocated sites where development hadn't started to ask for an update on the progress of their site. The information provided by them has been used to update the trajectory according to when the site is expected to be completed.

In 2014/15 three of the housing allocation sites received planning permission for all or part of the site. 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. <i>To monitor the progress on delivery of new housing on Mixed Use Allocation sites.</i>	
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	In 2014/15 one of the sites allocated for mixed use in the ADMP has received planning permission.

Performance Analysis

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

In 2014/15 the Powder Mill site in Leigh, which was allocated for mixed use in the ADMP has received planning permission. The development is now underway.

Since March 2015 an application at United House site in Swanley for 201 dwellings has been refused. The applicants have appealed the decision.

In December 2016 Outline planning permission was granted at Fort Halstead, a Major Developed Site in the Green Belt. The application is for a mixed-use development comprising of up to 27,000sq m commercial floorspace, 450 residential units, a hotel of up to 80 beds and a village centre. The redevelopment includes the retention of more than 1000 jobs.

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			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 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 for 26 dwellings*	2013/14	0
H1(g)	Bevan Place, Swanley	46	2017-2021	Not started			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 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 for 4 dwellings*	2014/15	11
H1(l)	Land adjacent to London Road, Westerham	30	2012-2016	Not started	SE/15/03394/FUL. Application for 38 dwelling pending consideration		30
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			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 for 300 dwellings refused. Appeal in progress		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/15/00118/FUL. Application for 201 dwelling refused		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	450
		1491					1399

*Units granted on these planning applications are included in the outstanding planning permissions in the Trajectory. The Allocated number of units has been reduced to reflect these applications and to avoid double counting.

Additional completed units from residential subdivision <i>To show the number of additional completed units from residential subdivision granted contrary to policy or overturned at appeal by the Planning Inspectorate.</i>	
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 2014/15 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 <i>To show the number of completed housing sites with a net loss of units.</i>	
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 2014/15, resulting in the net loss of one unit.

Performance Analysis

There has been a net loss of 1 housing unit on a site in Westerham during 2014/15. This was due to a change of use of the property from residential to a natural therapy centre and herbal dispensary. Since 2006, 720 housing sites have been completed of which 12 (1.66%) had an overall net loss of units.

Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge <i>To show the number of new dwellings to be built in the main settlements as opposed to the villages and Green Belt areas.</i>	
Local Plan Policy	L01- L06 Location of Development Policies, SC1 – Presumption in Favour of Sustainable Development
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 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.</p>
Local Plan Target	<p>50% ($\frac{1}{2}$) of total housing to be within Sevenoaks Urban Area or Swanley</p> <p>66.7% ($\frac{2}{3}$) of total housing to be within Sevenoaks Urban Area, Swanley or Edenbridge</p>
Performance summary	<p>53% of the outstanding housing supply is predicted to be within Sevenoaks Urban Area or Swanley.</p> <p>66% of the outstanding housing supply is predicted to be within Sevenoaks Urban Area, Swanley or Edenbridge.</p>

Performance Analysis

Sevenoaks District has an outstanding housing supply of 3033 units up to 2026. This is made up of outstanding planning permissions, allocated sites and a small sites allowance.

53% (1591 of the 3033) of the housing supply is predicted to be within Sevenoaks Urban Area or Swanley. 66% (2001 of the 3300) of the housing supply is predicted to be within Sevenoaks Urban Area, Swanley or Edenbridge.

36% of the new housing is predicted to come forward within the Sevenoaks Urban Area. This includes 379 units at the West Kent Cold Store Dunton Green site which is currently under construction with 121 units completed in total.

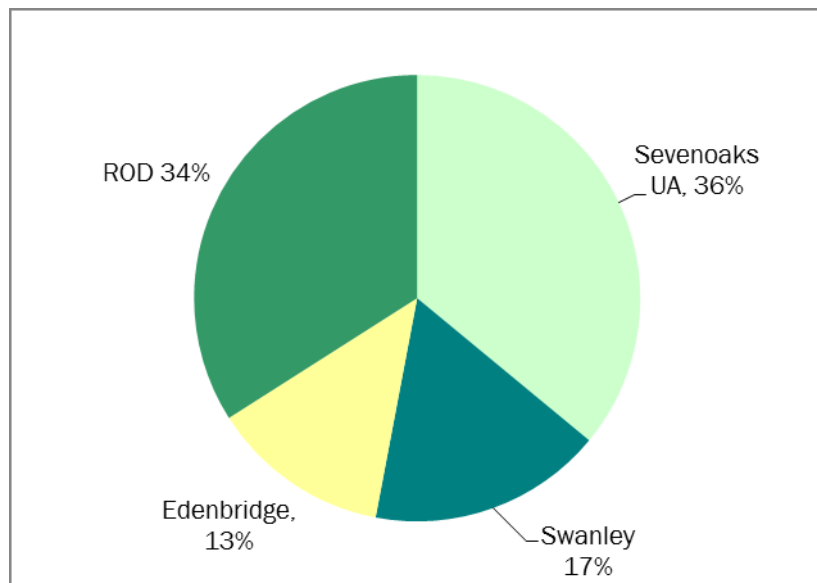
35% of the housing supply is expected to be built outside of the main settlements of Sevenoaks, Swanley and Edenbridge. This figure has risen due to the inclusion of 450 units at Fort Halstead, Halstead.

Table 2.3: Housing Supply by Location

	Oustanding Planning Permissions	9 year Windfall Allowance	Identified Sites	Total	%
Sevenoaks UA	698	207	179	1084	36
Swanley	161	35	311	507	17
Edenbridge	54	60	296	410	13
ROD	297	122	613	1032	34
	1210	424	1399	3033	100
*figures may not add up due to rounding					

The 9 year Windfall Allowance figure per settlement 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 (424).

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 <i>To show numbers of developments which are potentially located where they would be at risk of flooding or increase the risk of flooding elsewhere</i>	
Local Plan Policy	LO1 Distribution of Development SP2 Sustainable Development
Saved Local Plan Policy	EN1 Development Control: General design/amenity principles
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 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	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 2014/15 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 <i>To show how many new developments within the Green Belt are allowed on appeal by the Planning Inspectorate.</i>	
Local Plan Policy	L07 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.

Performance Analysis

In 2014/15 there were no additional dwellings or commercial units allowed on appeal by the Planning Inspectorate within the Green Belt.

Proportion of additional employment floor space in Urban Confines <i>To show the amount of completed employment in the Urban Confines.</i>	
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	90% of newly built employment (B use classes), excluding replacement buildings, to be within the Urban Confines during the plan period
Performance summary	In 2014/15 95% of the newly built B use class employment was within the Urban Confines

Performance Analysis

In 2014/15 95% of the newly built B use class employment floor space was within the Urban Confines. The 5% within the Green Belt was due to a small extension to a building used for B8 purposes at East Warren, Main Road, Sundridge.

Proportion of completed housing in Urban Confines <i>To show the amount of completed housing in the Urban Confines (outside of the green belt).</i>	
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 2014/15 88% of the gross number of housing units were built within the Urban Confines

Performance Analysis

In 2014/15 88% of the gross number of housing units was built within the Urban Confines (outside of the Green Belt). This figure exceeds the target of 80%.

In 2014/15 12% of the gross number of housing units was built within the Green Belt. Over half of these were replacement units and the remaining 13 units were provided through the change of use, conversion and redevelopment of existing buildings/sites 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 <i>To show how many applications for extensions, basements, outbuildings or replacement dwellings within the Green Belt are allowed on appeal by the Planning Inspectorate.</i>	
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 4 applications for extensions, basements, outbuildings or replacements dwellings within the Green Belt that were allowed on appeal.

Performance Analysis

In 2014/15 there were 2 applications for extensions and 2 for replacement dwellings within the Green Belt that were allowed on appeal. The Planning Inspector considered 3 of them not to be inappropriate development in the Green Belt and 1 of them to have the necessary very special circumstances to justify the development.

Net additional caravan/mobile home units for agricultural and forestry workers in the Green Belt <i>To show how many new developments within the Green Belt are allowed on appeal by the Planning Inspectorate.</i>	
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	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 2014/15 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 <i>To show the level of quality in new housing development</i>	
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	There were no new build housing schemes of 10 or more units to assess in 2014/15

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.

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 no new build housing schemes of 10 or more units to assess against the Building for Life Criteria in 2014/15.

Conservation Area Appraisals and Management Plans <i>To show the Proportion of Conservation Areas with up to date Appraisals and Management Plans</i>	
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 Darent	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 <i>To show any changes in Conservation Area Extents.</i>	
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 2015/15 there were no reductions made to the extent of Conservation Areas due to insensitive development

Performance Analysis

In 2015/15 there were no reductions made to the extent of Conservation Areas due to insensitive development

Conservation Area Demolitions <i>To show how many demolitions granted contrary to advice from the Conservation Officer and/or English Heritage.</i>	
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 2014/15.

Performance Analysis

In 2014/15 there were no demolitions granted contrary to advice from the Conservation Officer/or English Heritage.

Heritage Assets <i>To show any losses or additions to the number of buildings/areas under protection.</i>	
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 was one new listing of a building in 2014/15 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

There was one new listing of a building at Old Surrenden, Walters Green Road, Penshurst, in 2014/15.

There were no additional Heritage Assets identified in the District in 2014/15.

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 shortly.

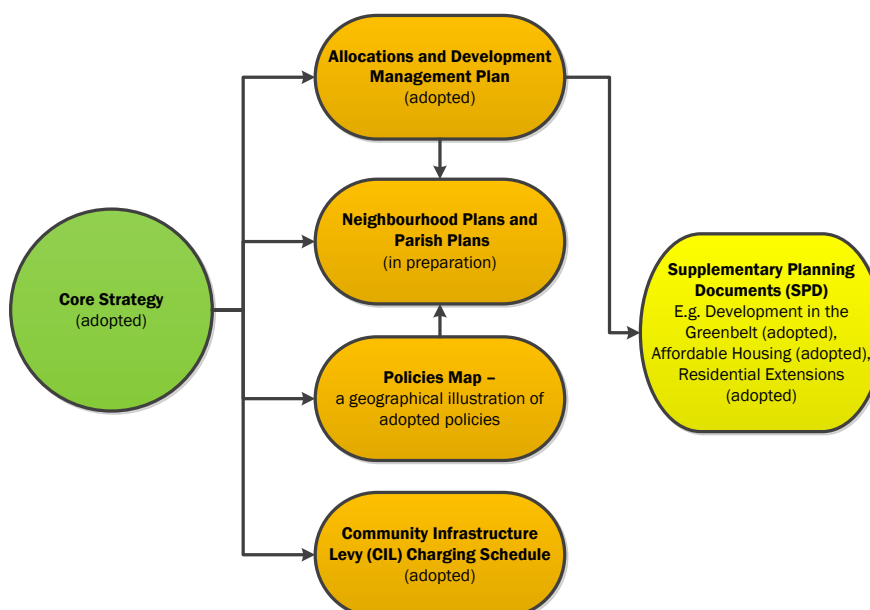
Adoption of Parish Plans <i>To monitor progress adopting Parish Plans across the District</i>	
Local Plan Policy	L07 Development in Rural Settlements
Local Plan Objective	To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities. 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.
Local Plan Target	None
Performance summary	No Parish Plans were adopted in 2014/15

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 has been prepared. Following a 6 week consultation and approval at Cabinet in November, the Council will shortly adopt this document as a Supplementary Planning Document. In addition to this a Village Design for the St. Lawrence part of Seal has been prepared. The Council plans to adopt this document as a Supplementary Planning Document following a 6 week consultation.

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



Neighbourhood Plans <i>To monitor progress of Neighbourhood Plans across the District</i>	
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 2014/15 two Neighbourhood Plan Areas were designated for Seal Parish and Swanley Town (including Swanley Village).

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 2015 the Council has designated 8 neighbourhood areas.

Currently, there are no neighbourhood plans that are ready for submission. However, it is expected that two plans could be submitted for independent examination during the next two monitoring periods (2015/16 and 2016/17).

The Council continues to hold town and parish forums, which offer town and parish councils the opportunity to discuss neighbourhood planning best practice. 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 <i>To show the amount of renewable and low carbon energy generation by installed capacity and type</i>	
Local Plan Policy	SP2 Sustainable Development
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 ensure new development takes place in a way that contributes to an improvement in the District’s air quality.</p>
Local Plan Target	None
Performance summary	There were 5 applications for renewable, decentralised or combined heat and power schemes granted planning permission during 2014/15.

Performance Analysis

There were 5 renewable, decentralised and combined heat and power schemes granted during the reporting year. These included ground mounted photo voltaic panels, free standing solar panels and a Biomass plant room to supplement Swanley School’s existing heating system. We are aware of other schemes across the District that may not have needed planning permission.

Policy SP2 of the Core Strategy requires 10% of the required CO₂ reduction of new housing and commercial units to be through the installation of on site renewable or low carbon technologies. This will increase the number of small scale installations.

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 2014-15 there were 134 (FIT) Installations across the District. 2 of these were non-domestic (commercial) installations and the rest were domestic photovoltaic solar panels.

Changes in Air Quality Management Areas <i>To show the changes to the extents of the Air Quality Management Areas across the District.</i>	
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 2014/15.

The Number of Developments where a Travel Plan has been Adopted <i>To measure the number of travel plans adopted in monitoring period</i>	
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 have been 2 applications granted in 2014/15 that met with Kent County Council's requirement to include a Travel Plan.

Performance Analysis

During 2014/15 two applications were granted which met the requirement to include a Travel Plan. A Travel Assessment has been prepared in respect of the planning application for a replacement meeting hall in Leydenhatch Lane, Swanley. An application for the construction of a 50 bed dementia care home at Salt Farms, Fawkham requires a Green Staff Travel Plan to be submitted prior to commencement.

There were no housing applications granted that required a Travel Plan.

Progress in Implementing schemes identified through the Local Transport Plan and the Sevenoaks District Strategy for Transport <i>To measure the progress on the schemes</i>	
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	Table 4.1 provides an update on the schemes identified in the strategy

Performance Analysis

The Sevenoaks District Strategy for Transport 2010-2026 includes an implementation plan which highlights future schemes and proposals for the transport infrastructure throughout the District. Table 4.1, provides an update on the schemes identified in the strategy.

Number of developments which include publicly assessable electric vehicle charging points <i>To show the number of developments of publicly assessable electric vehicle charging points.</i>	
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 2014/15 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 have been completed since February 2015.

Since March 2015 an application for a replacement meeting hall in Swanley has been granted which will provide the electrical infrastructure to enable retrofitting of publicly available electrical charging points at a later date.

Number of developments which depart from Vehicle Parking Guidance Note <i>To show the number of development which depart from Vehicle Parking Guidance Note.</i>	
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	Not currently available.

Performance Analysis

Information is not currently collected for this indicator. This will be reported on in the Authority Monitoring Report covering 2015/16.

Table 4.1: Transport Infrastructure Schemes update 2014/15

Scheme	Update
M25/M26 Provision of east facing slip lanes to existing motorway	KCC and Highways England are about to commission a joint study on this topic
M25 - Hard shoulder running between junctions 5 & 7	Highway Agency implemented this in the Spring of 2014
Visum transport modelling for Sevenoaks and Swanley	No update available
Swanley Urban Traffic Management Control*	This remains unfunded
Sevenoaks Urban Traffic Management Control*	This remains unfunded
Bus Routes 236 (Westerham, Edenbridge, East Grinstead) & 402 (Tun. Wells, Tonbridge, Sevenoaks, Bromley) improvements	A contribution is made by KCC to Surrey County Council for service 236 as a way of a cross boundary payment. The 402 service is run commercially by Arriva
Sevenoaks Town Centre traffic management improvements	New crossing facilities installed at High Street junction with Pembroke Road/Suffolk Way
A21/A25 Chipstead junction	No action and a significant project
District wide freight strategy	Strategy now in place see http://www.kent.gov.uk/about-the-council/strategies-and-policies/transport-and-highways-policies/freight-action-plan
Shoreham Village to rail station footway	No action to date
Footway link to Swanley 'Tear Drop' Centre	No action to date
A25 Brasted pedestrian crossing and upgrade to existing crossing	KCC currently establishing progress
A224 London Road, Riverhead	No action/remains unfunded
Otford Village pedestrian and cyclist improvements	No action/remains unfunded
A225 High Street, Eynsford	KCC currently establishing progress
District cycling strategy	Strategy now in place see http://www.kent.gov.uk/_data/assets/pdf_file/0006/7863/Sevenoaks-cycling-strategy.pdf
Sevenoaks & Swanley rail station redevelopments	KCC currently establishing progress
Swanley Town Centre	Limited improvements were made to bus stops and shelter, particularly at the High Street (new large shelter) and another shelter was provided on London Road outside the Premier Inn
Sevenoaks Quality Bus Partnership	Not taken up
Swanley rail station improvements	KCC currently establishing progress
New walking and cycling link between Swanley town centre and Swanley rail station	KCC currently establishing progress
Work to tackle Air Quality Management issues through joint Officer/Member working group	SDC/KCC continue to monitor

*UTMC systems are designed to allow the different applications used within modern traffic management systems to communicate and share information with each other. This allows often dispersed data from multiple sources such as Automatic Number Plate Recognition (ANPR) cameras, Variable-message sign (VMS), car parks, traffic signals, air quality monitoring stations and meteorological data, to be amalgamated into a central console or database. The idea behind UTMC is to maximise road network potential to create a more robust and intelligent system that can be used to meet current and future management requirements. UTMS is also sometimes referred to as "ITS" (Intelligent Transport Systems).

Source: Kent County Council

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. <i>To monitor the achievement of travel plans</i>	
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 2014/15 (at the time of publication)

Performance Analysis

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

There are 2 agreed Travel Plans at Lidl, London Road, Sevenoaks and Marks and Spencer, London Road, Sevenoaks. The Travel Plan Co-ordinators, in consultation with Kent County Council will monitor the Travel Plan surveys. Data is currently being collected from Kent County Council at the time of publication.

5. Settlement Hierarchy

Settlement Hierarchy <i>To monitor changes in the Settlement Hierarchy services and facilities score for individual settlements.</i>	
Local Plan Policy	L07 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	There has been an increase in the provision of facilities and services to residents across the District and 3 changes to settlements and their classifications.

Performance Analysis

The performance indicator for Policy L07 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 2014-2015 shows the position of the settlements against the last update which was carried out in 2009. The settlements are categorised and ranked accordingly (see diagram). Further information on the categorisation and methodology can be found in the supplementary report (Appendix 5).

Figure 5.1: Settlement Hierarchy categorisation



There has been an overall increase in the provision of facilities and services available to residents across the District. An increase in population scores and additional development across the period has improved service and facility provision. Sevenoaks Urban Area (including Sevenoaks Town, Riverhead, Dunton Green, Chipstead and Bessels Green) is designated as the “Principle Town Centre” with a service score on 511. While the general provision of services and facilities has appeared to increase, there have been changes to settlements and their classifications:

- Edenbridge is still designated as a “Rural Town Centre” despite having the same service score as Swanley (141). Edenbridge does not have a full range of services available (i.e. a secondary school) and the population is considerably smaller than Swanley. Edenbridge has seen an increase since 2009 due to the number of individual shops provided. There has also been a slight increase in the population (under 1000) since the last update.
- South Darenth has moved up the Hierarchy from “Service Villages B” to “Service Villages A” due to the completion of the development at Horton Kirby Paper Mills. The redevelopment included a number of shops and services including a convenience store. There has also been an increase in other services (2 x hairdressers, newsagents, small jewellers and chiropodists), increase in recreation grounds (including Upper and Lower Paddocks) and an increase in pubs/takeaways (Jolly Millers, The Queen, The Bridges, Turners Café).
- Fordcombe has moved down the Hierarchy from “Small Villages” to “Hamlets” as there appears to be an increase in services and facilities available in those settlements designated as “Small Villages”.
- Sevenoaks Town has seen an increase since 2009 due to the number of individual shops provided. The increase in score is also due to an increase in population since 2009.

6. Affordable Housing

Affordable Housing Completions <i>To show affordable housing delivery</i>	
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	15 new built affordable housing units were completed in 2014/15.

Performance Analysis

In 2014/15 15 new built affordable units were completed on the old Sevenoaks Police Station site. Although the number of affordable completions remains below the Core Strategy target, we 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 5 affordable units were gained through Moat's 'Do It Yourself Shared Ownership Scheme'.

Figure 6.1: Affordable Housing Completions since beginning of plan period

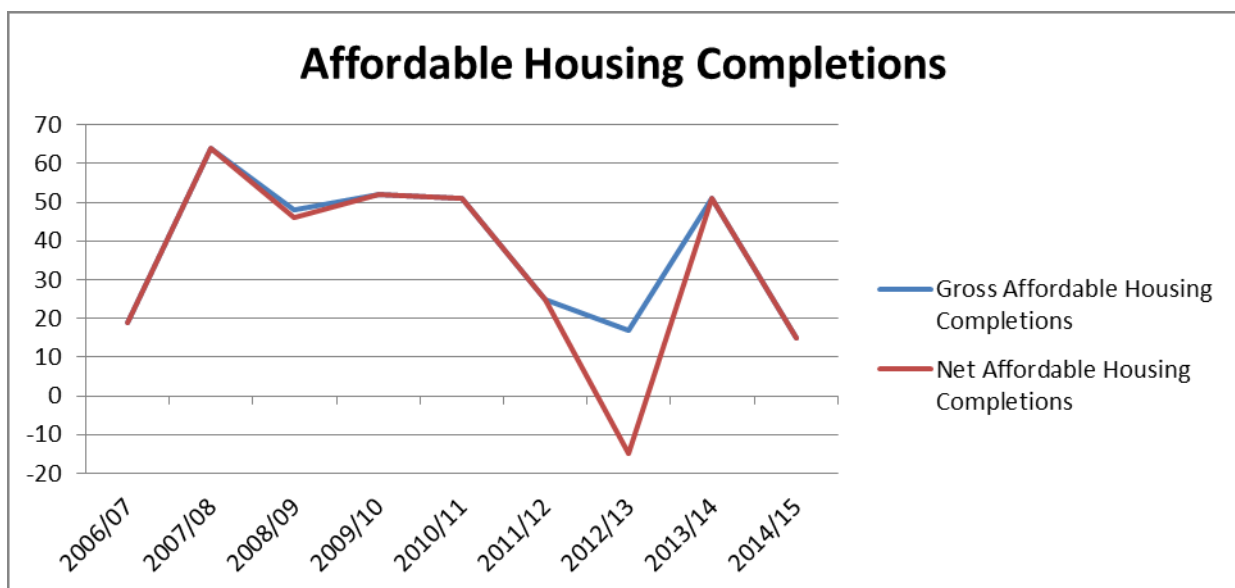


Table 6.1: Number of new affordable housing units completed

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

The level of affordable housing completed during the monitoring year continues to be below the Local Plan target. However, the Core Strategy policy SP3, which requires an affordable housing financial contribution or on site provision from all new housing development which results in an increase in units across the district, was only adopted in 2011.

259 gross housing units were completed in 2014/15. 184 of these were granted following the adoption of the Core Strategy (1st March 2011). 103 (of the 184) were not required to provide on site affordable housing because they fell below the SP3 threshold (5 units). The remaining 81 units were on 4 sites, within the SP3 threshold, and subject to the provision of affordable housing. The old Sevenoaks Police Station site, where 15 of the 22 affordable housing units have been completed in 2014/15 has met the expected provision of affordable housing. Of the 3 remaining sites, 1 site provided a financial contribution towards off-site affordable housing provision and the other 2 provided viability statements which showed that the schemes would not be deliverable with on-site affordable provision and could not support an affordable housing financial contribution.

Policy SP3 states that 'In exceptional circumstances where it is demonstrated to the Council's satisfaction through an independent assessment of viability that on-site provision in accordance with the policy would not be viable, a reduced level of provision may be accepted or, failing that, a financial contribution towards provision off-site will be required.' As the number of housing completions granted post-march 2011 grow, the number of onsite affordable housing units will increase. However, the Council expects to see a significant reduction in financial contributions as a result of recent Government changes to the National Planning Practice Guidance.

Gross Affordable Housing Completions by Type <i>To show type of affordable housing delivery</i>	
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	None
Performance summary	8 of the affordable housing units completed were for rent (social/affordable rented) and 7 were for shared ownership.

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. 53% (8 of the 15) of the affordable units completed in 2014/15 were social/affordable rented.

Financial Contributions towards Affordable Housing <i>To show the financial contributions received under policy SP3 for offsite Affordable Housing</i>	
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	£723,855 has been received in affordable housing contributions during the monitoring period 2014/15.

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 £723,855 in affordable housing contributions in 2014/15. During this period the Council allocated funds of £1,196,612 to specific projects within the general guidelines set out in the Affordable Housing SPD. These included –

- DIYSO (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 get onto the housing ladder)
- Accredited Tenants Scheme (To help private tenants to sustain tenancies)
- Under Occupation officer + Small is Beautiful 2013/14 and 2014/15 (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 Phase 3 (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)

During this period a further £306,707 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. 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 2014/15 the Council enabled the return of 12 long term empty homes and currently have an additional 38 under review.

Since April 2015 the Council has committed and spent £93,708 on further projects. Further money has been committed but not yet spent.

Proposals for spending the contributions received have been agreed by the relevant Portfolio Holders and will be reported in the 2016 AMR.

On 28th November 2014, the Government issued a Written Ministerial statement which amended the NPPG meaning that Councils were no longer able to secure contributions towards affordable housing on schemes of ten homes or fewer.

A High Court judgement on 31st July 2015 overturned the Government's decision and therefore Councils can now receive contributions towards affordable housing from one unit upwards in line with the Council's Supplementary Planning Guidance and Policy SP3 of the Core Strategy.

The actions of the Government to delete this guidance resulted in the Council not being able to secure Affordable Housing contributions on developments of 10 houses or less for at least 8 months.

Gross Affordable Housing Completions in Rural Areas (Granted Under Policy SP4) <i>To show affordable housing delivery in rural areas</i>	
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 2014/15.

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.

The Council is lobbying Government to allow more areas to benefit from the rural exceptions site policy.

7. Housing Size, Type and Density

Net additional Pitches (Gypsy and Traveller) <i>To show the number of permanent Gypsy and traveller pitches delivered</i>	
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 no permanent pitches granted during 2014/15 for Gypsy and Traveller use. However 4 pitches were granted for the continued use of existing Gypsy and Traveller sites for a limited period

Performance Analysis

There were no additional permanent pitches granted during 2014/15 for Gypsy and Traveller use.

There were 3 applications (4 pitches) granted during 2014/15 for the continued use of existing Gypsy and Traveller sites for a limited period.

Since the beginning of April, a further application has been granted at Holly Mobile Home Park in Swanley for 4 permanent static/mobile homes.

The Council commissioned a Gypsy, Traveller and Travelling Showpeople Local Needs Assessment in 2012 which identified a need for 72 pitches to be provided in the District over the remainder of the plan period. A Gypsy and Traveller Plan was in preparation to allocate land to meet this need.

In May 2015, the Government made changes to the definition of a Gypsy and Traveller for planning purposes. As a result, the Gypsy and Traveller Accommodation Assessment, which informs the Plan, can no longer be used as a robust evidence base.

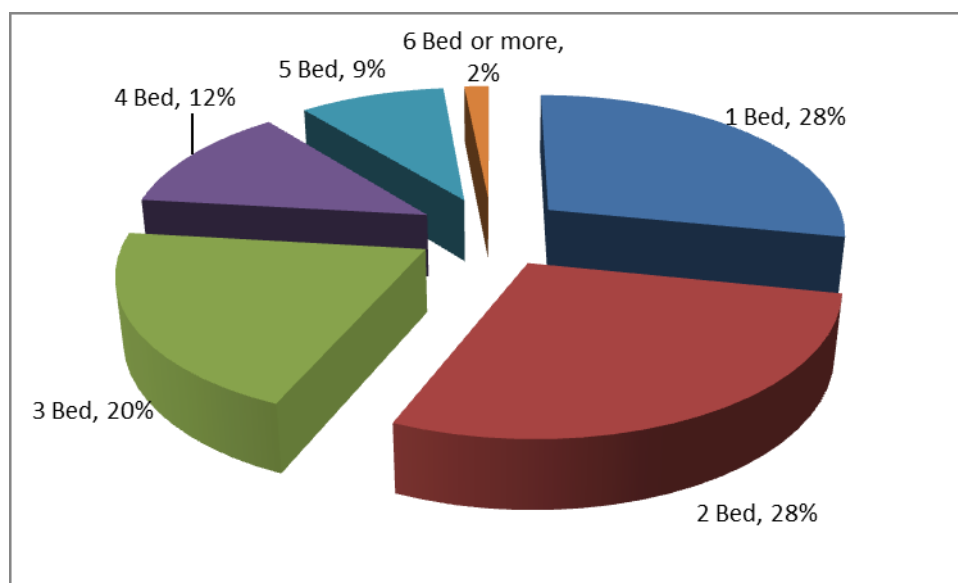
The Planning Advisory Committee (Oct 2015) agreed that the accommodation for Gypsy and Travellers will be delivered through the Local Plan.

Proportion of New Dwellings of Different Sizes <i>To show the size of dwellings being completed</i>	
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	56% of housing units completed during 2014/15 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 2014/15 can be seen in figure 7.1 below.

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



56% of the completed dwellings have less than three bedrooms, with an equal split of one and two bedrooms. This is an increase of 4% on last year's figure.

Additional Extra Care and Sheltered Housing <i>To show the number of sheltered housing and extra care units completed across the District</i>	
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 no additional bedrooms providing residential care completed in 2014/15.

Performance Analysis

There were no additional bedrooms providing residential care completed in 2014/15. However a new 90 bed care home in Sevenoaks is currently under construction and a further 3 planning applications, for an additional 194 bedrooms, are yet to commence.

The Strategic Market Housing 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 the in the future the provision of housing for older people will also increase.

Lifetime Homes Standard <i>To show the percentage of new completed units meeting the lifetimes home standard</i>	
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	50% of the completed housing units (130 of the 259) were granted after adoption of the Core Strategy 3% 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.

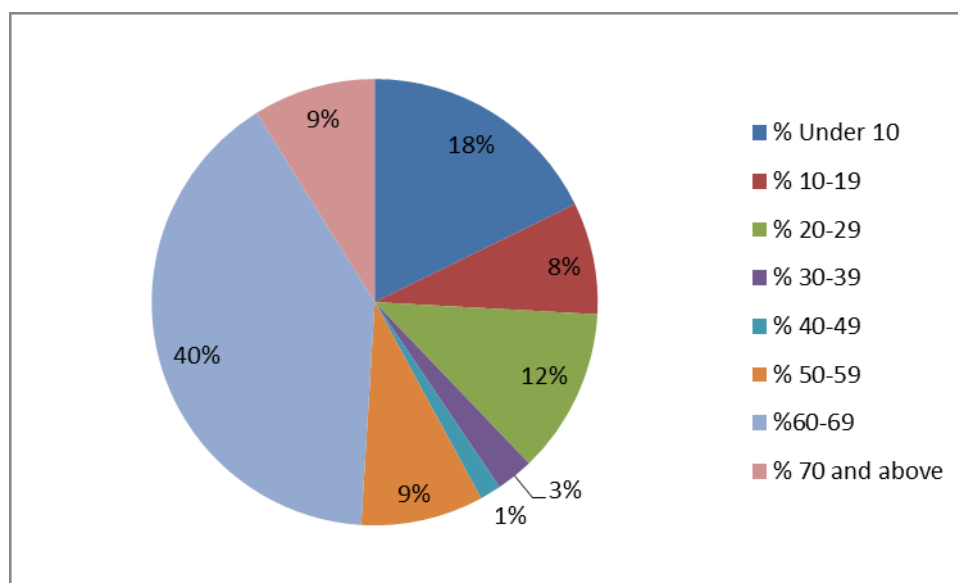
Core Strategy policy SP5 encourages (but does not require) new housing to be built to the Lifetime Homes standard. The policy was adopted on the 22nd February 2011 and for monitoring purposes only completed units which were granted after that date are monitored for the indicator. 50% of the completed units were granted after adoption of the Core Strategy and 3% of those achieved Lifetime Homes Standard.

Density of New Development <i>To show the density of housing completions</i>	
Local Plan Policy	SP7 Density of Housing Development
Local Plan Objective	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. 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.
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 2014/15 was 48 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 48 dph, exceeding the LDF target.

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



59% of new dwellings completed in the reporting year were built at 40 dph or above with a significant proportion of them at a density between 60-69 dph. This includes 48 units at Sevenoaks Police Station, Sevenoaks and 56 units at West Kent Cold Store, Dunton Green.

41% of completions were below 40 dph. 26% of new dwellings completed in 2014/15 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 2014/15 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	61dph	62dph	106dph	15dph	n/a*	60dph	23dph
Gross Completions 2014/15	171	163	13	2	0	6	88

*No completions in 2014/15

Almost all of the density targets were 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 completed housing units within Swanley was lower than the target of 40dph. This was due to one scheme completed in 2014/15 for 2 units at 15 dph.

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. Outside of the Town Centre, the redevelopment at Sevenoaks Police Station, Morewood Close and West Kent Cold Store, Dunton Green, providing 104 in total, were built at over 60dph.

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(j)	Tubs Hill House, Tubs Hill Road Sevenoaks	0.4
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(o)	Horizon House Swanley	0.3
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	Address
MDES 1	Fort Halstead Halstead
MDES 2	North Downs Business Park Dunton Green
MDES 3	Chaucer Business Park Kemsing

Maintenance of Employment Allocations and Major Developed Employment Sites in the Green Belt <i>To show any changes in floor space on Employment Allocation sites and Major Developed Employment Sites in the Green Belt.</i>	
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	<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	In 2014/15 there was a net loss of 842 sq m of employment floor space on Employment Allocation Sites. There were no changes to the Major Developed Employment Sites in the Green Belt.

Performance Analysis

In 2014/15 there was a net loss of 842 sq m of employment floor space on Employment Allocation Sites.

The net loss is mainly due to a B1a Loss of 3998sq m at Horizon House, Swanley, where an application for change of use from Class B1a (offices) to residential, is currently under construction to provide 56 units.

There has been a change of use, with no change in floor space, at Blue Chalet Industrial Estate in West Kingsdown, B1 use to B2 use of 62 sq m, changing from garage/workshop to MOT Station.

5 new industrial units, providing 1947 sq m of mixed B use, have been built on the Vestry Estate, Vestry Road, Otford.

At Fircroft Way, Edenbridge, the redevelopment of an existing factory site to provide two individual industrial units has been completed, providing just over 700 sq m of B2 floor

space. A new storage structure, providing 500 sq m of storage has been erected in Wested Lane, Swanley.

There were no changes to the Major Developed Employment Sites in the Green Belt in 2014/15. However, since March 2015 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) <i>To measure the progress of the Broom Hill Development (EMP4)</i>	
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 <i>To show the amount and type of completed employment floor space (gross and net)</i>	
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 2014/15 there was a net loss of 21490 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	420	0	109	1037	682	1947	4195
Loss	-6700	-16610	-1726	-109	-540	0	-25685
Net	-6280	-16610	-1617	928	142	1947	-21490

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

Figures include losses on under construction and completed sites.

In 2014/15 there has been a 1947 sq m gain in mixed B uses. This is due to 5 new industrial units in Vestry Road, Otford. A further B2 gain of 1037 sq m is mainly due to the redevelopment of an existing factory site in Fircroft Way, Edenbridge, to provide two individual industrial units.

In 2014/15 there has been a significant loss, on one site, in the B1b use class. This is due to the loss of the former pharmaceutical research and development establishment at the Old Powder Mills site in Leigh. However the new planning application, currently under construction, makes provision for a building for employment purposes (B1a and B1b)

amounting to 1582 sq m. This site was allocated for mixed use development, but planning permission was granted prior to adoption the Allocations and Development Management Plan.

In 2014/15 5968 sq m (of the 6700 sq m) of B1a office space, has been lost to residential. 5379 sq m (of the 5968) has been lost on Prior Approval applications, for a change of use from commercial to residential, made under the temporary change to Permitted Development. The office space lost through the Prior Approval 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.

There are a further 4 residential units on sites that have not started where prior notification for a change of use from agricultural use residential has been applied for.

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.

As part of the Local Plan review, the Council has appointed a consultant to undertake an Economic Need Study. This study will indicate the amount and type of employment land which the District needs to remain sustainable.

Table 8.3: Loss of Office Space (B1a) due to Prior Approval Applications 2014/15

Planning Reference	Address	Parish	Status	B1a Loss (sqm)	Number of housing units	Decision Date
SE/13/02581/PAC	1 Station Road	Edenbridge	Completed	170	2	11/10/2013
SE/13/02908/PAC	First & Second Floor, 29A Lond Road	Sevenoaks	Completed	208	2	06/11/2013
SE/13/03441/PAC	9 London Road	Sevenoaks	Completed	177	2	10/01/2014
SE/14/03012/PAC	Broomsleigh Farm, Watery Lane	Seal	Completed	128	1	05/11/2014
			TOTAL	683	7	
SE/13/02137/PAC	35 High Street, Westerham	Westerham	Under Constrution with Completed employment Loss	124	1	04/09/2013
SE/14/01042/PAC	Crest And Cormorant House, 32-34 High Street	Westerham	Under Constrution with Completed employment Loss	464	6	29/05/2014
SE/14/03952/PAC	First Floor, 98 High Street	Sevenoaks	Under Constrution with Completed employment Loss	110	2	12/02/2015
SE/15/00173/PAC	Horizon House, Azalea Drive	Swanley	Under Constrution with Completed employment Loss	3998	56	10/03/2015
			TOTAL	4696	65*	
SE/13/02859/PAC	Epicurus House, 1-3 Akehurst Lane	Sevenoaks	Not Started	1168	1	15/11/2013
SE/13/03336/PAC	Spar Till House Ltd, Apex House, Main Road	Edenbridge	Not Started	516	1	03/01/2014
SE/13/03481/PAC	Tubs Hill House, London Road	Sevenoaks	Not Started	9530	74	15/01/2015
SE/14/01202/PAC	First Floor & Second Floor, 96 High Street	Sevenoaks	Not Started	590	6	03/06/2014
SE/14/01353/PAC	Sevenoaks Sound & Vision, 109-113 London Road	Sevenoaks	Not Started	460	6	20/06/2014
SE/14/01425/PAC	Darenth House, 60 High Street	Otford	Not Started	379	4	27/06/2014
SE/14/01577/PAC	First Floor & Second Floor 14-18 London Road	Sevenoaks	Not Started	242	3	11/07/2014
SE/14/02773/PAC	Barclays Bank (1st Floor above bank)	Swanley	Not Started	150	2	15/10/2014
SE/14/02774/PAC	First Floor, 33 Swanley Centre	Swanley	Not Started	882	10	15/10/2014
SE/14/03292/PAC	64a High Street	Sevenoaks	Not Started	150	1	05/12/2014
SE/14/03345/PAC	Berkerley House, 7 Oakhill Road	Sevenoaks	Not Started	1337	12	11/12/2014
SE/15/00039/PAC	South Park Studios, South Park	Sevenoaks	Not Started	72	1	02/03/2015
			TOTAL	15476**	121*	

*Housing units on sites that are currently under construction or not started have been included in the outstanding planning permissions. See Table 1.1 on page 20.

**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 <i>To show the amount and type of completed employment floor space in the main settlements</i>	
Local Plan Policy	L02 Development in Sevenoaks Urban Area L04 Development in Swanley L06 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 5290 sq m employment floor space in the main settlements. There was a net loss of 16200 sq m in employment floor space across the rest of the District.

Performance Analysis

In 2014/15 there was an overall loss of 5290 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 2014/15

	B1a	B1b	B1c	B2	B8	BX*	Total
Sevenoaks Urban Area	-1248	0	-1037	34	0	0	-2251
Swanley	-3998	0	0	0	500	0	-3498
Edenbridge	-65	0	0	709	-185	0	459
Main Settlements	-5311	0	-1037	743	315	0	-5290
Rest of District	-969	-16610	-580	185	-173	1947	-16200
TOTAL	-6280	-16610	-1617	928	142	1947	-21490

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

Within Sevenoaks Urban Area 2251 sq m net has been lost in the B1a and B1c use classes with no, or minimal change in the other use classes. This is mainly due to a B1c loss of just over 1000 sq m at Mill House (Greatness Mill), Mill Lane, Sevenoaks, currently under construction to provide 26 dwellings. The main mill was a Grade II listed building, but was de-listed in March 2011. The main reason for this was because the mill had been subject to a major fire in the late 1920's and was extensively re-built (with further storey added) using modern building materials. The mill has been in use for commercial purposes, but was in need of redevelopment. This site was allocated for residential development, however planning permission was granted prior to adoption the Allocations and Development Management Plan. The B1a loss of 1248 sq m is due to change of use to residential and A2/D1 uses.

There was a net loss of 3498sq m mainly due to the loss of 3998 sq m at Horizon House, Swanley, where an application for change of use from Class B1a (offices) to residential, is under construction to provide 56 units. There was small gain of 500 sq m to provide storage in Wested Lane, Swanley.

There was an overall gain of 459 sq m of employment space in Edenbridge. This is mainly due to the redevelopment of an existing factory site in Fircroft Way, Edenbridge, to provide two individual industrial units.

Within the Rest of the District 16200 sq m net has been lost. The most significant being the loss of the former pharmaceutical research and development establishment at the Old Powder Mills site in Leigh. However the new planning application, currently under construction, makes provision for a building for employment purposes (B1a and B1b) amounting to 1582 sq m.

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. 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 (13,971) with Swanley and Edenbridge having a high proportion of residents working from home (11,808 and 6,414 respectively). See Table A7, Appendix 6.

Table 8.5 – Homeworking

	All Usual Residents Aged 16 to 74 (Persons) (Count)	Work Mainly at or From Home (Persons) (Count)	Work Mainly at or From Home (%) ¹
Sevenoaks	82,098	4,470	5.44
Tonbridge & Malling	86,435	3,768	4.36
Tunbridge Wells	82,052	4,851	5.91
Tandridge	59,457	3,581	6.02
South East	6,274,341	279,656	4.46
England	38,881,374	1,349,568	3.47

Source: ONS Neighbourhood Statistics

Change in Employment Floor space in non allocated sites <i>To show the amount and type of completed employment floor space in the main settlements</i>	
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 20,648 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 2014/15 there was a net loss of 20,648 sq m of employment floor space in non allocated sites. However over 17,000 sq m of the loss was on sites allocated for housing or mixed use – Mill House (Greatness Mill) and The Old Powder Mills site in Leigh. Both of these applications had already been granted before adoption of the Allocations and Development Management Plan and were taken into account when allocating land and drafting policy. The remaining non –allocated sites are protected under Policy EMP5.

District Unemployment <i>To measure the levels of District unemployment</i>	
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. To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises

	<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 2015 0.8% of the population of Sevenoaks claimed jobseekers allowance.

Source: Office for National Statistics.

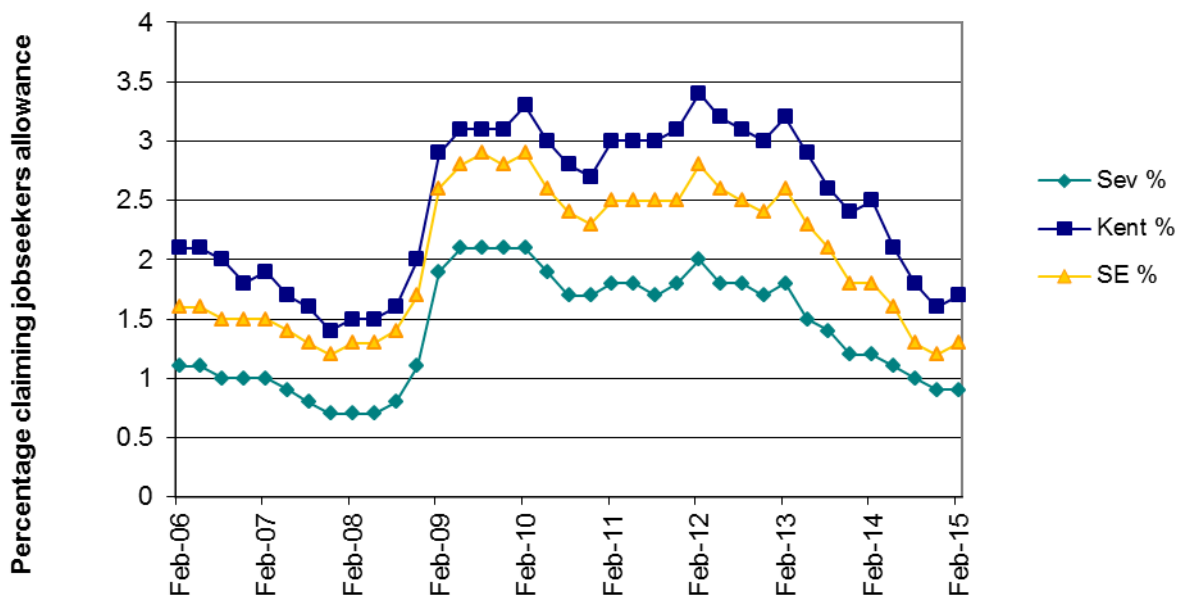
Performance Analysis

In February 2015 0.9% of the population of Sevenoaks claimed jobseekers allowance (ONS population estimates – local authority based by five year age band 2014) which is lower than the Kent and South East percentages. This is a decrease of 0.4% since April 2014 despite an overall fall in the employment floorspace within the District.

The Jobseeker's Allowance (JSA) is payable to people under pensionable age who are available for, and actively seeking, work of at least 40 hours a week.

Figure 8.2: Percentage of Population Claiming Jobseekers Allowance

Source: NOMIS official labour market statistics, ONS



Proportion of Workforce with No Qualifications <i>To measure the percentage of the District workforce with no qualifications</i>	
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	41% of the population of Sevenoaks are qualified at NVQ4 level and above.

Source: Office for National Statistics

Performance Analysis

Between Jan 14 – Dec 14 41% of the population (ONS Population estimates – local authority based by five year age band 2014) of Sevenoaks, aged 16-64, were qualified at NVQ4 level and above (HND, Degree and Higher Degree level qualifications or equivalent). This is a reduction of 8.4% from last year, however this is higher than Kent (32.4%) and the South East (39.1%).

Between Jan 14 – Dec 14 88.2% 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 (87.3%) and slightly lower than the South East (89.2%).

Between Jan 14-Dec 6.6% of the resident workforce in Kent, aged 16-64, did not have any qualifications. This level is higher than the average for the South East (5.6%) and lower than across Great Britain (8.8%). The sample size for Sevenoaks was too small for a reliable estimate.

9. Town Centres and Shopping

Change in Retail Floor space in the Main Settlements <i>To measure the change in A1 floor space within Sevenoaks Urban Area, Swanley and Edenbridge</i>	
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 gain of 2891 sq m of retail floor space within the main settlements

Performance Analysis

During the monitoring year there has been a net gain of 2818 sq m of retail floor space across the District, 2891 sq m in the main settlements and 73 sq m loss in the rest of the District. The majority of the gain in floor space is due to the completion of the Marks and Spencer development in Sevenoaks. The majority of the losses were due to change of use to other use classes including other A use classes, B1a and D1. The remaining losses were through change of use to residential, 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 5035 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 sqm 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 2014/15

Planning Reference	Address	Parish	Status	A1/A2 Loss (sqm)	Number of housing units	Decision Date
SE/14/03059/PAC	Thanksalatte, 36 Main Road	Hextable	Completed	45	1	24/11/2014
SE/14/03372/PAC	Deeside, Main Road*	Edenbridge	Completed	28	0	23/12/2014
			TOTAL	73	1	
*Application for change of use from A1 to incorporate ground floor retail shop into existing residential unit above (no net gain).						
Planning Reference	Address	Parish	Status	A1/A2 Loss (sqm)	Number of housing units	Decision Date
SE/14/02504/PAC	9 High Street	Edenbridge	Under Construction with completed employment loss	34	1	25/09/2014
SE/14/02505/PAC	RPDA Ltd (Ground Floor), 3-7 High Street	Edenbridge	Under construction with completed employment loss	143	3	25/09/2014
			TOTAL	177	4*	
*Housing units on sites that are currently under construction have been included in the outstanding planning permissions. See Table 1.1 on page 20.						

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	71% of the Primary Frontage within Sevenoaks Town Centre was in A1 use

Performance Analysis

In 2014/15 71% of the Primary Frontage within Sevenoaks Town Centre was in A1 use. This slightly exceeds the Local Plan target of 70%.

1 of the formerly vacant units has now been occupied by Neals Yard Remedies, leaving at total 3 vacant units, within the Primary Frontage.

Percentage of A1 frontage within Primary Frontages of Swanley Town Centre <i>To measure the change in A1 floor space within the Primary Frontages of Sevenoaks Town Centre</i>	
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	80% of the Primary Frontage within Swanley Town Centre was in A1 use

Performance Analysis

In 2014/15 80% of the Primary Frontage within Swanley Town Centre was in A1 use. This exceeds the Local Plan target of 70%.

2 of the formerly vacant units have now been occupied by Marie Curie Cancer Care and Clintons, leaving at total 4 vacant units, within the Primary Frontage.

Percentage of A1 frontage within Primary Frontage of Edenbridge Town Centre <i>To measure the change in A1 floor space within the Primary Frontage of Edenbridge Town Centre</i>	
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	51% of the Primary Frontage within Edenbridge Town Centre was in A1 use

Performance Analysis

In 2014/15 51% of the Primary Frontage within Edenbridge Town Centre was in A1 use. This exceeds the Local Plan target of 45%.

3 formerly vacant units have now been occupied by Your Good Health, Dominos Pizza and Edenbridge Hair Studio. This leaves a total of 9 vacant units within the Primary Frontage of Edenbridge Town Centre

Town Centre Health Checks <i>To monitor the vitality of Sevenoaks, Swanley and Edenbridge Town Centres</i>	
Local Plan Policy	L03 Development in Sevenoaks Town Centre L05 Swanley Town Centre L06 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 2014/15 retail data has been collected for Sevenoaks, Swanley and Edenbridge Town Centres as set out in Table 9.1

Performance Analysis

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

Over the monitoring year there was an increase in the amount of retail floor space in Sevenoaks Town Centre. This was mainly due to the completion of the new Marks and Spencer store in the town.

There was a slight decrease in retail floor space in Swanley and Edenbridge Town Centre. In Swanley Town Centre the retail floor space has been lost to residential and in Edenbridge Town Centre there has been a change of use to A3/A5 use.

In 2014/15 retail data has been collected for Sevenoaks, Swanley and Edenbridge Town Centres as set out in Table 9.2

Following consultation on the Sevenoaks Town Neighbourhood Plan and its Integrated Transport Study, Sevenoaks Town Council in collaboration with the Sevenoaks Town Partnership, Kent County Council (KCC) and bus operator Go-Coach, has provided an hourly orbital bus service around the Sevenoaks area. The service is funded through Section 106 funding arrangements with KCC. The service began to operate in October 2015 and is expected to run until at least the end of 2018.

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)	23/334 units are vacant = 7% Vacant units in proposed primary frontage = 3/86 = 1%										6/107 units are vacant = 6% Vacant units in proposed primary frontage = 4/38 = 11%										15/142 units are vacant = 11% Vacant units in proposed primary frontage = 9/83 = 11%									
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
	49	11	7	2	1	10	15	2	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	Increase of 3556 sq m (see previous comments)										Decrease of 151 sq m										Decrease of 134 sq m									
Changes in Public Transport Services	Centre of town served by 27 buses with varying frequencies Source: Traveline South and East										Centre of town served by 12 buses with varying frequencies Source: Traveline South and East										Centre of town served by 10 buses of varying frequencies Source: Traveline South and East									
Car Parking Survey information (2014/15)	Update to follow										Update to follow										Information not available. No council owned car parks.									

*see Appendix 7 for description of use classes

Swanley Regeneration Scheme <i>To monitor the progress of the regeneration of Swanley Town Centre</i>	
Local Plan Policy	L05 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	Regeneration schemes for Swanley are being actively planned.

Performance Analysis

Policy L05 of the Core Strategy sets out that Swanley Town Centre will be regenerated to better meet the needs of the population it serves. A formal redevelopment scheme is yet to be submitted and approved.

The Council has appointed consultants to prepare a Masterplan for Swanley and Hextable, this will form part of an Area Action Plan for the Swanley area as part of the emerging Local Plan.

New Ash Green Village Centre <i>To measure the number and proportion of Vacant units in New Ash Green Centre</i>	
Local Plan Policy	L07 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 2015 there were 11 vacant units in New Ash Green. This accounts for 33% of the total units in the Village Centre.

Performance Analysis

The Core Strategy requires the annual monitoring of the vacant units in New Ash Green Centre.

In August/September 2014 there were 11 (33%) vacant units in New Ash Green; this has increased since last year when only 7 units were vacant. The 4 additional vacant units were due to the closure of ACS Clothing Co., Vick's Veg, Gordy's Second Hand Shop and Spice Village.

10. Infrastructure and Community Facilities

Infrastructure Delivery Schedule <i>To measure the progress in implementing the Infrastructure Delivery Schedule</i>	
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	Improvements to Sevenoaks and Swanley stations, as identified in the Infrastructure delivery schedule, have been completed.

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 a number of infrastructure projects that will be addressed through the Swanley and Hextable Masterplan process.

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.

Development of Redundant School Buildings <i>To show how redundant school buildings are redeveloped</i>	
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 2014/15 the redevelopment of the former Wildernesse School site has commenced

Performance Analysis

In 2014/15 the redevelopment of the former Wildernesse School site has commenced. The 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). The Trinity Free School complex is currently under construction.

There have also been extensions to existing school buildings. A new indoor recreation building at Sevenoaks School, 2 new classrooms at St John’s Primary School, Sevenoaks and a single storey building at Lady Boswell School, Sevenoaks, to provide 6 classrooms, an extension to the existing hall and extensions to 2 existing classrooms.

11. Green Infrastructure, Open Space and Biodiversity

Additional Publicly Accessible Open Space <i>To measure the amount of publically accessible open space provided through new development</i>	
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 2014/15 one application for additional Publicly Accessible Open Space was granted.

Performance Analysis

In 2014/15 an application was granted for a new Care Home in Sevenoaks. This application includes an area of parkland to be retained for public use. The retained parkland will include a children's play area.

In 2014/15 an application was granted at Edenbridge Bowling club for the erection of 6 dwellings. The site has not been used as bowling club for over 8 years and all the buildings have been demolished and the site has become overgrown. The land had no real amenity value.

There have been applications granted for extensions to existing Village Halls in New Ash Green and Hodsell Street. Further permissions have been granted including a crematorium and memorial garden in Halstead and a replacement community/sports pavilion has been built on the recreation ground in Dunton Green. The Environmental Park in Sevenoaks has now been improved and has now reopened after being closed for some time.

Open Space Allocations <i>To monitor the number of Open Space allocations</i>	
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	During 2014/15 one application was granted for additional Open Space and no open space was lost on allocated sites

Performance Analysis

In 2014/15 an application was granted for a new Care Home in Sevenoaks. This application included an area of parkland to be retained for public use. The retained parkland will include a children's play area.

There has been no loss of sites allocated for retained open space in 2014-15.

Public Rights of Way and Cycle Routes <i>To measure the change in length of Public Rights of Way and Cycle Routes</i>	
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 2 amendments to the Public Rights of Way network in 2014/15.

Performance Analysis

There were 2 amendments to the Public Rights of Way network, an addition of Public Footpath SU49 at Sevenoaks (43 metres) and a diversion of part of the Public Footpath at Cowden.

There were no additional cycle paths recorded in 2014/15. 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.

Green Infrastructure Network <i>To measure the change in the Green Infrastructure Network</i>	
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 will form a baseline for this indicator. From 2015/16 the AMR will report on changes to this baseline.

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 19,794ha of land (excluding the AONB) and 766km 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 <i>To measure the change in the number of Local Wildlife Sites across the District</i>	
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	60 Local Wildlife Sites are located in, or partially in, the Sevenoaks District. No new Local Wildlife Site were designated in 2014/15

Performance Analysis

Sevenoaks District contains 60 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.

One existing Local Wildlife Site had an update approved in March 2015 and a further three in December 2015.

Countryside Projects <i>To monitor progress in implementing countryside projects in the District, including AONB Management Plan projects affecting the District.</i>	
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	
Performance summary	A variety of countryside projects are on going across the District, some have been completed.

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 2014/15 can be found in Appendix 2.

The River Darent Catchment Improvement Plan is being developed by the North West Kent Countryside Partnership in conjunction with other stakeholders. Projects continue to be developed and undertaken to improve the quality and flow of the river and surroundings.

The Save Our Magnificent Meadows project continues in the District. Projects include meadows restoration and improvements in Eynsford.

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.

The NWKCP continue to deliver training courses across the District. These include Invasive Non-Native Species and identifying Wildflowers.

Development of school playing fields <i>To monitor development on school playing fields</i>	
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 2014/15 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 <i>To monitor additional Hotel and Tourist Accommodation units</i>	
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 2014/15 there were 3 applications for additional tourist accommodation and visitor attractions.

Performance Analysis

In 2014/15 there were 3 applications for additional tourist accommodation. In Westerham, an existing barn has been converted to a 3 bed holiday let and an application was granted for new Bed & Breakfast accommodation in Hartley and in Hever a redundant agricultural buildings has been converted for holiday/respite accommodation.

At the Kent & Surrey Golf and Country Club, Crouch House Road, Edenbridge, an application has been granted for the change of use from office B2 to Hotel C1 to first floor incorporating 14 bedrooms.

Additional Tourist attractions and facilities. <i>To monitor additional tourist attractions and facilities</i>	
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 2014/15 there were 2 applications for additional tourist attractions and facilities.

Performance Analysis

In 2014/15 an application was granted for a proposed new museum space and classroom at Hever Castle, Hever. A £19 million major redevelopment is underway 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. A new conservation education space will also be provided in the old Hayloft.

Number of equestrian related applications overturned at appeal. <i>To show the number of equestrian related applications overturned at appeal.</i>	
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 2014/15 there were no applications overturned at appeal for equestrian related development

Performance Analysis

In 2014/15 there were no applications overturned at appeal for equestrian related development.

Development at Brands Hatch. <i>To monitor the development at Brands Hatch</i>	
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 2014/15

Performance Analysis

In 2014/15 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
Public Convenience St Johns Hill	Sevenoaks	SE/11/02692	1	0	0	0	0
11-13 Market Square	Westerham	SE/12/02588	0	2	0	0	0
121, 123 and 125 Wickenden Road TN13 3PW	Sevenoaks	SE/14/03823	0	1	0	0	0
18 Riverside Eynsford DA4 0AE	Eynsford	SE/14/01071	0	1	0	0	0
3A Dorset Street	Sevenoaks	SE/11/02848	0	1	0	0	0
48 Ladds Way Swanley BR8 8HW	Swanley	SE/13/00640	0	1	0	0	0
69 High Street TN8 5AL	Edenbridge	SE/14/01721	1	0	0	0	0
Lake House Four Elms Road Hever TN8 6NL	Hever	SE/12/03407	1	0	0	0	0
Land adj to 8 Lake View Road Sevenoaks	Sevenoaks	SE/14/02700	1	0	0	0	0
The Castle 87 St John's Hill TN13 3PE	Sevenoaks	SE/13/03333	0	3	0	0	0
3-7 High Street Edenbridge TN8 5AB	Edenbridge	SE/12/01237	2	0	0	0	0
Land rear of Woodhurst Swanley Village Road Swanley BR8 7NF	Swanley	SE/12/02265	0	1	0	0	0
Land adj to 45 Springfield Road Edenbridge TN8 5HH	Edenbridge	SE/13/00061	0	1	0	0	0
1 Herbert Road BR8 7SD	Hextable	SE/12/02916	0	1	0	0	0
10 High Street	Swanley	SE/12/01671	0	1	0	0	0
14a High Street Seal TN15 0AJ	Seal	SE/13/00757	0	1	0	0	0
16 Egerton Avenue BR8 7LQ	Hextable	SE/14/02526	1	0	0	0	0

3-5 Upper Street South	Ash-cum-Ridley	SE/14/03906	0	2	0	0	0
48 High Street BR8 8BQ	Swanley	SE/10/00939	1	0	0	0	0
48a High Street	Sevenoaks	SE/12/00012	0	1	0	0	0
57-59 High Street	Sevenoaks	SE/11/03041	0	1	0	0	0
6 Station Road TN13 2XA	Dunton Green	SE/14/01576	0	1	0	0	0
Cadplan 18-20 Greatness Road TN14 5BY	Sevenoaks	SE/14/01605	0	1	0	0	0
Hobbs Hill House Bradley Road Blackham	Chiddingstone	SE/14/03206	0	1	0	0	0
Land adj to 15 Mill Road	Dunton Green	SE/14/00700	0	1	0	0	0
Land to the south of 22 Westways Westerham TN16 1TT	Westerham	SE/13/02287	0	1	0	0	0
The New Inn 75 St Johns Hill Sevenoaks	Sevenoaks	SE/13/01770	0	0	8	0	0
109-111 St Johns Hill	Sevenoaks	SE/14/02114	0	2	0	0	0
12 Egerton Avenue Hextable BR8 7LQ	Hextable	SE/13/02962	0	1	0	0	0
19-21 High Street BR8 8AE	Swanley	SE/13/00238	0	4	0	0	0
2 Northdown Road Kemsing TN15 6SB	Kemsing	SE/13/01224	0	1	0	0	0
203 Main Road Sundridge TN14 6EJ	Sundridge	SE/13/01367	0	1	0	0	0
64 High Street	Edenbridge	SE/12/00948	0	4	0	0	0
9 Lennard Road TN13 2UU	Dunton Green	SE/12/02711	0	1	0	0	0
Brook Farm Station Road COWDEN TN8 5PE	Cowden	SE/12/02689	0	1	0	0	0
Land South East of Alandene Till Avenue Farningham DA4 0BH	Farningham	SE/14/01868	0	1	0	0	0
Land South of 106 Dynes Road	Kemsing	SE/14/01649	0	1	0	0	0
Land to the South of 109 Cramptons Road TN14 5DU	Sevenoaks	SE/14/03699	0	1	0	0	0

Land West of Oak Tree Cottage Powder Mill Lane Leigh TN11 8QD	Leigh	SE/14/01297	0	1	0	0	0
10 Cranmer Road	Riverhead	SE/11/00896	2	0	0	0	0
139 London Road TN13 1BH	Sevenoaks	SE/14/02652	0	0	7	0	0
2nd Floor 11 London Road TN13 1AH	Sevenoaks	SE/14/01773	1	0	0	0	0
8 Johnsons Avenue Badgers Mount TN14 7AX	Shoreham	SE/12/01435	1	0	0	0	0
Land North East to 96 Weald Road	Sevenoaks	SE/14/01518	0	1	0	0	0
Land North of 2 Tannery Cottages Rectory Lane Brasted TN16 1JS	Brasted	SE/14/00488	0	2	0	0	0
Land to the south west of 39 Park Hill Road TN14 1EU	Otford	SE/14/00846	0	1	0	0	0
Land south of Roxborough Pound Lane TN14 7NA	Knockholt	SE/14/01679	0	1	0	0	0
12 Hillfield Road TN13 2UH	Dunton Green	SE/15/00172	0	1	0	0	0
21 Springfield Road Edenbridge TN8 5HQ	Edenbridge	SE/14/01027	1	0	0	0	0
23 Dynes Road Kemsing TN15 6RA	Kemsing	SE/03/00670	2	0	0	0	0
Derelict Oast House Oast Farm Lyndens Lane TN8 7EP	Edenbridge	SE/13/03361	1	0	0	0	0
Paxform Properties Ltd 11-13 High Street Swanley BR8 8AE	Swanley	SE/14/01646	0	4	0	0	0
Red Brick Barn Gills Road DA4 9LF	Horton Kirby & South Darent	SE/12/01041	0	1	0	0	0
18-19 The Row Main Road Edenbridge	Edenbridge	SE/11/03288	4	0	0	0	0
10 The Old Garden Chevening	Chevening	SE/14/01933	0	1	0	0	0
37 Park Hill Road Kemsing TN14 5QH	Kemsing	SE/13/03863	0	2	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
Holyoake Room Holyoake Terrace Sevenoaks TN13 1PA	Sevenoaks	SE/12/03255	0	3	0	0	0
Land adj 7 Amherst Road Sevenoaks TN13 3LS	Sevenoaks	SE/13/03822	0	1	0	0	0
Land at Recreation Ground Main Road TN14 7LE	Knockholt	SE/12/02195	2	0	0	0	0
1 Plymouth Drive TN13 3RW	Sevenoaks	SE/14/02686	0	1	0	0	0
43 St James Road TN13 3NG	Sevenoaks	SE/14/03291	1	0	0	0	0
Land North of Ivy Cottage Stonehouse Road Halstead TN14 7HN	Halstead	SE/14/02335	0	1	0	0	0
Little Grange Duncans Yard Fullers Hill	Westerham	SE/12/00875	0	1	0	0	0
Tanglewood 4 Akehurst Lane	Sevenoaks	SE/12/03336	0	1	0	0	0
Capital House Bradbourne Vale Road Sevenoaks TN13 3QL	Sevenoaks	SE/13/01168	0	1	0	0	0
Pitts Farm Cottage Scabharbour Road TN14 6NL	Sevenoaks Weald	SE/11/02372	1	0	0	0	0
River House London Road Riverhead TN13 2BY	Riverhead	SE/13/03658	0	3	0	0	0
Tess Barn Lydens Lane TN8 7EP	Hever	SE/14/01013	1	0	0	0	0
96 High Street	Sevenoaks	SE/13/01726	8	0	0	0	0
Scarletts Coach House Furnace Lane Cowden TN8 7JT	Cowden	SE/12/01943	0	1	0	0	0

The Barn Sharps Place Baileys Hill Road TN8 7AS	Chiddingstone	SE/09/02295	1	0	0	0	0
94 - 96 London Road	Sevenoaks	SE/12/03119	0	14	0	0	0
The Old Wheelwrights The Green	Brasted	SE/12/00803	0	3	0	0	0
Peal Chase Ash Platt Road TN15 0AB	Seal	SE/11/03049	0	1	0	0	0
226 Seal Road Sevenoaks TN15 0AA	Sevenoaks	SE/15/00148	0	1	0	0	0
37 The Rise Sevenaks TN13 1RQ	Sevenoaks	SE/14/01477	1	0	0	0	0
39 Southfields Road	West Kingsdown	SE/12/00360	0	1	0	0	0
49 Granville Road Sevenoaks TN13 1HB	Sevenoaks	SE/14/00367	0	4	0	0	0
Bamptons 2 Crownfields Sevenoaks TN13 1EE	Sevenoaks	SE/13/03347	1	0	0	0	0
Barn west of Widhurst Farm Shoreham Lane Halstead TN14 7BY	Halstead	SE/14/00046	0	1	0	0	0
Land Rear of the Hollies Rowhill Road Hextable BR8 7RL	Hextable	SE/12/01568	0	1	0	0	0
Land south of Amberwood And Edelweiss Swan Lane Edenbridge TN8 6AT	Edenbridge	SE/13/01437	1	0	0	0	0
Land to the North East of 6 Hollybush Close TN13 3XW	Sevenoaks	SE/14/01494	0	1	0	0	0
Orchard Barn London Road Badgers Mount TN14 7AP	Halstead	SE/13/03647	0	1	0	0	0
Highwinds Nightingale Lane Ide Hill TN14 6JA	Sundridge	SE/13/02031	1	0	0	0	0

M Lambourne Vehicle Builders White Post Hill Farningham DA4 0LB	Farningham	SE/13/03189	5	0	0	0	0
Land South East of 4 Hawkes Place TN13 2PF	Sevenoaks	SE/14/00123	0	1	0	0	0
115 Hever Avenue TN15 6DS	West Kingsdown	SE/14/03093	2	0	0	0	0
31 Serpentine Road TN13 3XR	Sevenoaks	SE/09/01132	1	0	0	0	0
66 London Road (Marks and Spencer)	Sevenoaks	SE/13/01701	17	0	0	0	0
Hendry House 1 Oakhill Road	Sevenoaks	SE/12/02680	0	1	0	0	0
Land Adj to Woodseaves 5 Knole Paddock Seal Hollow Road	Sevenoaks	SE/13/01343	0	1	0	0	0
Ashgrove Cottage Chevening Lane Knockholt TN14 7LA	Knockholt	SE/14/02289	1	0	0	0	0
Convent of Mercy Sycamore Drive Swanley BR8 7AY	Swanley	SE/13/01087	0	0	9	0	0
Wheatsheaf Inn Marsh Green Road Marsh Green TN8 5QL	Edenbridge	SE/13/03717	1	0	0	0	0
Hartley Court Church Road	Hartley	SE/11/02085	0	1	0	0	0
Land West Of 96 - 98 High Street Edenbridge TN8 5AR	Edenbridge	SE/10/00847	6	0	0	0	0
110 Oakhill Road TN13 1NU	Sevenoaks	SE/14/01661	1	0	0	0	0
47 Pilgrims Way Otford TN14 5JQ	Otford	SE/13/03537	1	0	0	0	0
Bayford Bessels Green Road TN13 2PS	Chevening	SE/14/01534	1	0	0	0	0
Land Rear of The Hollies Rowhill Road Hextable BR8 7RL	Hextable	SE/12/01501	0	1	0	0	0
Weald Cottage & South Cottage Four Elms Road TN8 6AB	Edenbridge	SE/14/03037	0	0	5	0	0
Land rear of 138-148 High Street TN13 1XE	Sevenoaks	SE/14/00967	0	4	0	0	0

Le Stocks Farm Church Road DA3 8DR	Hartley	SE/14/00829	0	1	0	0	0
Beesfield Farm Beesfield Lane Farningham DA4 OLA	Farningham	SE/13/03828	1	0	0	0	0
Glendale South Park	Sevenoaks	SE/14/01439	1	0	0	0	0
Land West of Elite Motors Foxs Garage Orpington Bypass Road Badgers Mount TN14 7AP	Shoreham	SE/14/01434	0	4	0	0	0
Polefields Cottage Spode Lane TN8 7HP	Cowden	SE/08/02771	1	0	0	0	0
Kalabagh Long Barn Road Weald	Sevenoaks Weald	SE/13/01291	1	0	0	0	0
Little Buckleberry Bayleys Hill Road Chiddingstone TN8 7AS	Chiddingstone	SE/13/00646	1	0	0	0	0
Medlars Power Mill Lane Leigh TN11 8PZ	Leigh	SE/13/03839	1	0	0	0	0
Middle Farm Church Road DA3 8DW	Hartley	SE/14/02376	0	4	0	0	0
Former Unigate Dairies Ltd and Devonia Main Road TN8 6HZ	Edenbridge	SE/14/02527	0	0	6	0	0
Metalpax Ltd Old Parsonage Works High Street DA4 ODG	Farningham	SE/13/02128	4	0	0	0	0
The Gate House The Old Downs Castle Hill DA3 7BH	Fawkham	SE/13/03731	1	0	0	0	0
Former Tekram Site Mont St Aignan Way TN8 5RN	Edenbridge	SE/13/01420	0	0	14	0	0
Preet Niwas Church Road DA3 8DN	Hartley	SE/14/03251	0	2	0	0	0
37 Oakhill Road TN13 1NS	Sevenoaks	SE/14/03664	2	0	0	0	0

Site of Edenbridge Bowling Club Grange Close TN8 5LT	Edenbridge	SE/14/01153	0	0	6	0	0
The Red Barn Stack Road DA4 9DP	Horton Kirby & South Darent	SE/11/01874	0	1	0	0	0
TOTAL			90	120	55	0	0
TOTAL minus non-implementation rate			80	107	49	0	0

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
15 Greenhill Road Otford TN14 5RR	Otford	SE/13/00687	1	0	0	0	0
Ludwells Barn Ludwells Farm Spode Lane TN8 7HN	Cowden	SE/12/00833	1	0	0	0	0
Sevenoaks Ambulance Station Moor Road Sevenoaks TN14 5EB	Sevenoaks	SE/13/02351	11	0	0	0	0
Totties Mill Hill TN8 5DB	Edenbridge	SE/14/01462	2	0	0	0	0
17 Brattlewood TN13 1QS	Sevenoaks	SE/14/03171	2	0	0	0	0
22 Burntwood Road TN13 1PT	Sevenoaks	SE/15/00057	0	1	0	0	0
31 Garth Road Sevenoaks TN13 1RU	Sevenoaks	SE/14/00036	1	0	0	0	0
7 Burntwood Road Sevenoaks TN13 1PS	Sevenoaks	SE/14/00412	2	0	0	0	0
Land Rear of Stable Court (Summerbank) Rockdale Rockdale Road	Sevenoaks	SE/10/02461	10	0	0	0	0
25 Burntwood Road TN13 1PS	Sevenoaks	SE/14/03156	0	1	0	0	0
39 Kippington Road TN13 2LL	Sevenoaks	SE/14/03523	0	1	0	0	0
Dawning House Seal Hollow Road	Sevenoaks	SE/12/01980	2	0	0	0	0

Swaylands School Farm Poundsbridge Lane Poundsbridge TN11 8AG	Penshurst	SE/14/01736	0	1	0	0	0
Former site of the Farmers London Road	Sevenoaks	SE/13/03596	0	0	0	0	39
96 Oakhill Road TN13 1NU	Sevenoaks	SE/14/02811	0	1	0	0	0
Llamedos Shoreham Road	Otford	SE/14/03848	2	0	0	0	0
The Cottage Fackenden Lane Shoreham TN14 7RR	Shoreham	SE/13/01110	1	0	0	0	0
The Oast House Great Hollenden Farm	Seal	SE/13/01446	0	1	0	0	0
Kentish Yeoman The Kentish Yeoman 10-12 High Street TN15 0AJ	Seal	SE/11/01735	3	2	0	0	0
Land adj to Holmesdale Hall Park Gate Road Crockenhill BR6 7PX	Crockenhill	SE/13/02200	0	1	0	0	0
Mills Water Mapleton Road Westerham TN8 6PN	Westerham	SE/13/03045	1	0	0	0	0
Lorne House Oak Avenue Sevenoaks TN13 1PR	Sevenoaks	SE/13/00364	1	0	0	0	0
The Barn Park House Bower Lane DA4 OHN	Eynsford	SE/13/03568	0	1	0	0	0
Rockdale (Laurie House) Rockdale Road	Sevenoaks	SE/10/02457	19	0	0	0	0
Woodend London Road West Kingsdown TN15 6AR	West Kingsdown	SE/13/01731	0	2	0	0	0
Keston and The Beeches Swanley	Swanley	SE/04/02248	0	0	0	25	0
Hunters Lodge Cotmans Ash Lane Kemsing TN15 6NG	Kemsing	SE/14/00185	0	1	0	0	0
Sevenoaks Town Council Offices Bradbourne Vale Road	Sevenoaks	SE/11/01676	0	0	14	0	0

Lyndhurst Woodland Rise Seal TN15 OHZ	Seal	SE/13/01857	1	0	0	0	0
The Coppice Pilgrims Way Kemsing TN15 6TE	Kemsing	SE/13/00491	1	0	0	0	0
Larkfield House Saints Hill Penshurst TN11 8EN	Penshurst	SE/13/02419	1	0	0	0	0
Mill House Mill Lane Sevenoaks TN14 5BX	Sevenoaks	SE/13/01635	0	24	0	0	0
Fairview Church Road Longfield DA3 8DY	Hartley	SE/10/01240	1	0	0	0	0
Tri Officers Mess 1-4 Armstrong Close TN14 7BS	Halstead	SE/14/01363	0	0	10	0	0
Rojkik Parkfield Sevenoaks Weald TN15 OHX	Sevenoaks Weald	SE/13/02734	1	0	0	0	0
How Green East How Green Lane Hever TN8 7NN	Hever	SE/14/01671	1	0	0	0	0
Land at Junction of Hopgarden Lane & Grassy Lane TN13 1PX	Sevenoaks	SE/14/00932	0	4	0	0	0
Land adj Whyteladies Wilderness Avenue Sevenoaks	Sevenoaks	SE/13/01178	0	1	0	0	0
57 Top Dartford Road	Hextable	SE/14/03347	0	2	0	0	0
Land to rear of Lynchets Clarendon Road	Sevenoaks	SE/14/00845	0	4	0	0	0
Shelbor Cattery Hartfield Road Edenbridge TN8 5NH	Edenbridge	SE/15/00125	0	1	0	0	0
Land adj to Rushmore Hill Farm Rushmore Hill TN14 7NJ	Knockholt	SE/11/01783	1	0	0	0	0
Fernshaw The Brooms TN15 O EZ	Seal	SE/12/01827	1	0	0	0	0
Land south of 65 Kippington Road	Sevenoaks	SE/14/03244	0	1	0	0	0

Somerden Farm Buildings Tonbrige Road Bough Beech TN8 7AJ	Chiddingstone	SE/14/00530	0	1	0	0	0
Land Rear of High Trees Wilderness Avenue	Sevenoaks	SE/13/02393	0	2	0	0	0
Tall Trees Smarts Hill Penshurst TN11 8EB	Penshurst	SE/12/02792	1	0	0	0	0
Falconers Down Pilgrims Way KEMSING TN15 6TE	Kemsing	SE/12/01695	0	3	0	0	0
Sevenoaks Police Station Morewood Close	Sevenoaks	SE/13/00081	7	0	0	0	0
Hartley Car Breakers Hartley Bottom Road Hartley DA3 8LJ	Hartley	SE/12/03044	0	1	0	0	0
Site of Bambi Cottage Parkfield TN15 OHX	Sevenoaks	SE/14/00068	0	1	0	0	0
Bartram Farm Old Otford Road TN14 5EZ	Otford	SE/14/02279	0	-2	0	0	0
Boons Park Toys Hill Road TN8 6NP	Brasted	SE/14/03641	0	1	0	0	0
Ashgrove Farm and Ashgrove Farm Bungalow Ashgrove Road TN14 6EB	Sevenoaks	SE/14/01588	2	0	0	0	0
Highland Main Road TN14 7NT	Knockholt	SE/11/00702	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
Old Powder Mills Powder Mill Lane TN11 9AN	Leigh	SE/14/00487	0	36	37	0	0
Franks Hall Franks Lane Horton Kirby DA4 9JJ	Horton Kirby & South Darenth	SE/14/00917	0	1	0	0	0
Broom Hill Site London Road Swanley	Swanley	SE/12/03421	0	0	30	31	0

Highfields Manor Drive DA3 8AT	Hartley	SE/12/01488	1	0	0	0	0
Bramblefield Close and Park Drive Hartley DA3 7RT	Hartley	SE/13/02032	0	0	71	0	0
Eden Hall Stick Hill TN8 5NN	Cowden	SE/02/01391	0	0	0	0	28
West Kent Cold Store Rye Lane TN14 5HD	Dunton Green	SE/09/02635	70	78	77	77	77
TOTAL			149	176	239	133	144
TOTAL minus non-implementation rate			142	167	227	126	137

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
35 High Street TN16 1RE	Westerham	SE/13/02137/PAC	0	1	0	0	0
64a High Street Sevenoaks TN13 1JR	Sevenoaks	SE/14/03292/PAC	0	1	0	0	0
9 High Street TN8 5AB	Edenbridge	SE/14/02504/PAC	1	0	0	0	0
Barclays Bank (1st Floor above bank) 30 Swanley Centre BR8 7TF	Swanley	SE/14/02773/PAC	0	2	0	0	0
Barn A Cliftons Farm Main Road TN14 7NT	Knockholt	SE/14/02838/PAC	0	1	0	0	0
Beaumonts Farm Five Fields Lane Four Elms TN8 6NA	Hever	SE/14/02070/PAC	0	1	0	0	0
Berkerley House 7 Oakhill Road TN13 1NQ	Sevenoaks	SE/14/03345/PAC	0	12	0	0	0
Blueberry Farm Blueberry Lane TN14 7NH	Knockholt	SE/14/03562/PAC	0	1	0	0	0
Crest & Cormorant House 32-34 High Street	Westerham	SE/14/01042/PAC	0	6	0	0	0

Darenth House 60 High Street TN14 5PH	Oxford	SE/14/01425/PAC	0	4	0	0	0
Epicurus House 1-3 Akehurst Lane	Sevenoaks	SE/13/02859/PAC	0	1	0	0	0
First Floor & Second Floor 14-18 London Road TN13 1AJ	Sevenoaks	SE/14/01577/PAC	0	3	0	0	0
First Floor & Second Floor 96 High Street	Sevenoaks	SE/14/01202/PAC	0	6	0	0	0
First Floor, 33 Swanley Centre (above Wilko and adjacent shops) BR8 7TL	Swanley	SE/14/02774/PAC	0	10	0	0	0
First Floor, 98 High Street TN13 1LP	Sevenoaks	SE/14/03952/PAC	2	0	0	0	0
Horizon House Azalea Drive	Swanley	SE/15/00173/PAC	56	0	0	0	0
Land South East of Brookside Cottages Egg Pie Lane TN14 6NP	Leigh	SE/14/03446/PAC	0	1	0	0	0
RPDA Ltd (Ground Floor) 3-7 High Street TN8 5AB	Edenbridge	SE/14/02505/PAC	3	0	0	0	0
Sevenoaks Sound & Vision 109-113 London Road TN13 1BH	Sevenoaks	SE/14/01353/PAC	0	6	0	0	0
South Park Studios South Park	Sevenoaks	SE/15/00039/PAC	0	1	0	0	0
Spar Till House Ltd Apex House Main Road TN8 6HZ	Edenbridge	SE/13/03336/PAC	0	1	0	0	0
Thanksalatte 36 Main Road BR8 7RA	Hextable	SE/14/03059/PAC	0	0	0	0	0
Tubs Hill House London Road	Sevenoaks	SE/13/03481/PAC	0	74	0	0	0
TOTAL			62	132	0	0	0
TOTAL minus non-implementation rate			56	119	0	0	0

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	100	176
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(l)	Land adjacent to London Road, Westerham	Rest of District	30	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
MDES 1	Fort Halstead, Halstead	Rest of District	0	450
	TOTAL		532	867

Sites are as at 31st March 2015. 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 2014/15.

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 Darenth River Action Team	NWKCP are currently setting up a volunteer group which will carry out river management along the Darent.
Horton Kirby and South Darenth 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.
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
Sundridge Weir	A large-scale project 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.
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	Coppicing the woodland with the NWKCP volunteers
Milfield Trust	Meadow Management in Eynsford with Save Our Magnifice Meadows
Old Chalk New Downs	Identifying BAP potential habitat linkages for dowlad restoration using new GIS deOfrgamentation tool from Kemsing to Detling
Oxford Cemetary	Practical maintenance of veteran trees in the cemetary.
Oxford Quarry	Access management at the quarry
Rectory Meadow	Wildflower and woodland management on sites owned by Hartley Parish Council
Riverhead allotments	Potential project helping Riverhead Parish Council to clear and use their allotments
St Mary's church, Riverhead	NWKCP worked with St Mary's to produce a funding bid to the Tesco Community Fund to decelop their churchyard for wildlife and access
Woodland Trust	Woodland management projects at Saxtens Wood/ Blackbush Shaw/ Hollows Wood
Accessibility and Community Involvement	
Health and Wellbeing	NWKCP are currently developing health and wellbeing projects focussing on Green Spaces, in partnership with Hayley Brooks from SDC. We are looking at collaborative funding bids.
Training courses	NWKCP ran training courses on Invasive Non-Native Species and Wildflower ID at The Quadrangle and Lullingstone Country Park.

Landscape Enhancement	
Sevenoaks Green Infrastructure delivery	SOLL partnership working to aid delivery of Sevenoaks Green & blue infrastructure

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 20) and the 5 year land supply (page 23).

Table A5:

Non-implementation rate 2015	<0.2Ha	10.92%
Non-implementation rate 2015	>=0.2Ha	4.48%
14/15		
	<0.2	>=0.2
Expired	6	5
Granted 11/12 (F&O)	60	88
% expired	0.10000	0.05681
13/14		
	<0.2	>=0.2
Expired	7	22
Granted 10/11 (F&O)	151	679
% expired	0.046358	0.0324006
12/13		
	<0.2	>=0.2
Expired	24	31
Granted 09/10 (F&O)	138	138
% expired	0.173913	0.2246377
11/12		
	<0.2	>=0.2
Expired	26	20
Granted 08/09 (F&O)	99	172

% expired	0.262626	0.1162791
10/11		
	<0.2	>=0.2
Expired	32	5
Granted 07/08 (F&O)	134	171
Granted 1/4/05 - 22/08/05	60	67
% expired	0.164948	0.0210084
09/10		
	<0.2	>=0.2
Expired	32	12
Granted 06/07 (F&O)	163	470
Granted 04/05 (F&REM)	184	184
% expired	0.092219	0.0183486
08/09		
	<0.2	>=0.2
Expired	14	9
Granted 03/04 (F&REM)	201	313
Granted 23/08/05 - 31/03/06	96	40
Granted 05/06 (outline without REM)	5	1
% expired	0.046358	0.0254237

The <0.2Ha non-implementation rate = $[(6+7+24+26+32+32+14) / (60+151+138+99+134+60+163+184+201+96+5)] * 100 = 10.92\%$

The >=0.2Ha non-implementation rate = $[(5+22+31+20+5+12+9) / (88+679+138+172+171+67+470+184+313+40+1)] * 100 = 4.48\%$

APPENDIX 4 – Completions by Ward

Table A6: Number of Units Completed by Ward

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

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 5 – Settlement Hierarchy

Sevenoaks District Settlement Hierarchy for the AMR 2015

1. Introduction

The Sevenoaks District Settlement Hierarchy was first prepared in 2007/2008, with the last update in July 2009. The Hierarchy identifies several tiers of settlements based on an audit of existing services and facilities. As such, it serves as a useful tool in helping to advise on options for new development taking account of the most sustainable locations. Together with other policy considerations and evidence, the Hierarchy will therefore help inform the strategic policy options for the location and scale of new development within the new Local Plan.

The purpose of this report is to outline the Settlement Hierarchy for the Sevenoaks District. The Hierarchy:

- Provides a brief overview of the national and local planning policy context;
- Describes the broad methodology used to develop the Hierarchy; and
- Outlines and justifies the classification of each of District’s settlements included within the Hierarchy.

2. Policy Context

2.1 National Policy Context

National planning policy states that any development should take place within the most sustainable and deliverable locations. The National Planning Policy Framework (NPPF) states that a series of land-planning principles should be used when undertaking plan-making and decision-taking, in order to maintain sustainable development. Paragraph 17 of the NPPF outlines the principles of development stating that “[...] every effort should be made objectively to identify and then met the housing business and other development needs of an area and respond positively to wider opportunities to grow”, while promoting “[...] mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage, or food production)”.

The NPPF additionally states that the plan-making processes for development should “not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives” (para. 17). Furthermore, Local authorities should define a network and hierarchy of centres that is resilient to anticipated future economic changes.

The NPPF sets out individual planning policies for specific elements of development, in order to achieving sustainable development. In regards to the development of town centres, paragraph 23 states that local planning authorities should “recognise town centres as the heart of their communities and pursue policies to support their viability and vitality” with “[...] town centres in decline, local planning authorities should plan for positively for their future to encourage economic activity”. This includes the development of strong rural economies, which is important for a majority of settlements within the Sevenoaks District. Paragraph 28 of the NPPF states that Local Authorities should promote and retain the local services and community services within village as these are important community assets.

2.2 Local Policy Context

Sevenoaks District Council is now beginning to prepare a new Local Plan. The Council has produced adopted policies through the Sevenoaks District Core Strategy (adopted February 2011) and the Allocations and Development Management Plan (ADMP) (adopted February 2015) to reflect national planning policy and guidance. The over-arching aims of the Core Strategy's Spatial Vision promote sustainable development within the District in the plan period, up to 2026, including the commitment "to locate development in sustainable locations on previously developed land, ensuring that the main focus for major developments is in Sevenoaks, Swanley and Edenbridge (ADMP para. 1.5).

The policies within the ADMP are reflective of the adopted policies within the Core Strategy, while maintaining compliance with the NPPF at the national level. ADMP Policy SC1 sets out that all development within the District will be in favour of sustainable development whereby "[...] the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework".

This allows the Sevenoaks District to develop in a positive and sustainable manner. The Council is aware of the constraints that affect development within the District and have adopted policies that take these into account. This accounts to the protection of community services and amenity, within settlements of the District especially rural settlements. The ADMP recognises that local shopping provision is important to many settlements within the District and small scale retail development should be allowed in scale with the settlement. This can be split into town and local centre. A town centre can be defined with uses including:

- Retail development (including warehouse clubs and factory outlet centres);
- Leisure, entertainment facilities and the more intensive sport and recreation uses (including cinema, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowls centres and bingo halls);
- Offices; and
- Arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)

For a local centre, it can be defined as locally significantly areas of retail to which specific retail policies apply, in accordance with the NPPF.

Under Core Strategy Policy L07, the Council seeks to retain local services and facilities, in order to manage the sustainability of rural locations and settlements, including the local character and the needs for services. This has been extended within the ADMP whereby neighbourhood services within urban confines are equally important as those services that can be lost in rural settlements (ADMP Policy CF2).

3. The Survey


A total of 55 settlements are included in the Hierarchy. For the purposes of this particular study the word "settlement" covers all towns, villages and hamlets etc. where there are services or community facilities which can contribute to their sustainability.

Where the settlements have Green Belt boundaries these have been taken as the basis for the extent of the settlement. However services/facilities not within the Greenbelt boundaries but clearly associated with the settlement, have been included in the survey, provided they are within

approximately 400m of the centre and are easily and safely accessible on foot. In the remaining settlements, where possible, the built up area has been taken as the extent of the settlement but again facilities clearly associated with the settlement have been included.

Due to geographical proximity and character, Sevenoaks Town, Riverhead, Dunton Green, Chipstead and Bessels Green have been grouped together as the Sevenoaks Urban Area, as has Edenbridge and Marlpit Hill. This acknowledges not only their close geographical proximity but also the fact that they share many services and facilities.

The Hierarchy is based on the range of criteria set out below (the results for each settlement are provided in Table 3):

- Population
 - Range of shops and services
 - Access to education
 - Access to health services
- 
- Assessed via a Service and Facilities Audit

Population

An approximate population figure for each settlement was derived from the 2011 Census using Output Area (OA) data. In most cases, Output Area boundaries do not coincide with defined settlement boundaries. If part of the settlement falls within a particular OA, then this was included in the total for the settlement. The quoted population in Table 3 will tend to exceed the population living within the defined settlement boundary. For some very small settlements it was not possible to calculate a settlement's population due to the geographical limitations with OA data. Where this was the case, an estimate for each settlement is given based on the electoral role (adding an extra 25% for those not eligible to vote).

Services & Facilities Audit

A range of services and facilities were identified as contributing to the sustainability of settlements. These were taken as the basis for an audit of each settlement (see Table 1). None of the individual services have been prioritised or weighted apart from public transport where, for example an all day service scores higher than a peak only service.

Some services were deemed as making an essential contribution towards the sustainability of a settlement especially when grouped together. These were classified as "key sustainability services/facilities" (highlighted in **bold** in Table 1). Those settlements with four or more services/facilities are highlighted in Table 3.

On-site surveys were undertaken to determine what services each of the District's settlements provided. This was based on a points system whereby a single point would be awarded for each service/facility present within a settlement (for example, if a settlement contained two primary schools, two points would be awarded). The results of each Audit were recorded in an Excel spreadsheet and sent to Parish/Town Councils for factual checking and any resulting amendments were made.

A total “Service Score” was then calculated for each settlement which enabled them to be ranked accordingly to the range of services and facilities they currently provide. Having calculated the service score an additional point was added per 1000 head of population and for the settlement having a Greenbelt boundary. The population figures were not rounded up to accommodate this.

Although not subject to a detailed study, consideration was also given to local employment opportunities based on the Employment Land Review 2008. This study identifies individual business areas in Sevenoaks Urban Area, Swanley, Edenbridge, South Darenth and Westerham of over 10,000m². An extra point has been added to the scores of these settlements to take account of the level of sustainable employment opportunities.

Table 1: Services and facilities included within the Audit

Transport	Education	Employment	Health	Retail Service Providers	Community Facilities
Rail Services (3, 2 and 1 services/hr peak and all day) Bus Services (3, 2 and 1 services/hr peak and all day)	Primary School Secondary School	Business Areas	Doctors Surgery Dentist	Post Office Bank/Building Society Superstore (over 2,500 sqm trading floorspace selling food and non-food) Supermarket (under 2,500 sqm trading floorspace selling food and non-food) Small Local Store Other Shops & Services (e.g. butchers/ hairdressers) Pubs / Takeaways / Restaurant / Tea Rooms	Community Hall Permanent Library Place of Worship Recreation Ground Cricket Ground Synthetic Pitch Major Indoor Sports / Leisure Facility Children’s Play Area / Provision for Children and Young People

“Key sustainability services/facilities” are in bold

Table 2: Transportation service weighting

Frequency of Service	Score	
	Peak Only	All Day
≥ 3 services/hr	3	4
2 services/hr	2	3
1 service/hr	1	2

Settlement Tiers & Classification

An assessment was made of each settlement. This looked at the total scores and at the combination of the services and facilities in each settlement as the presence of a single service or facility will not mean the settlement is sustainable. The settlements were then classified as one of the following:

- | | |
|--------------------------|---------------------------------|
| 1. Principle Town Centre | 5. Service Villages Group A & B |
| 2. Urban District Centre | 6. Small Villages |
| 3. Rural Services Centre | 7. Hamlets |
| 4. Local Services Centre | |

Each tier is representative of the role and function performed by a particular settlement together with its potential for accommodating future development (in descending order). The classification of each of the District's settlements is detailed in Section 4.

4. Settlement Classification

4.1 Principle Town Centre: Sevenoaks Urban Area

The Sevenoaks Urban Area, comprising of Sevenoaks Town, Riverhead, Dunton Green, Chipstead and Bessels Green, has been classified as the District's Principle Town Centre. It has the largest population (28,282) and the largest amount of services and facilities out of the District settlements (as reflected by a total service score of 511). As the ADMP states "Sevenoaks has a successful town centre, which faces outside competition from larger centres outside of the District [...] there is likely to be some capacity for additional retail provision in Sevenoaks Town during the short and medium term" (ADMP para. 5.10 & 5.11). Sevenoaks is the main transport hub in the District with excellent bus and rail connections to London and the surrounding areas. There has been a decrease in available employment land (27.2ha) according to the Sevenoaks Employment Land Review Update (2010). Nevertheless, the Sevenoaks Urban Area offers the greatest potential to accommodate new development in comparison to other settlements in the District.

4.2 Urban District Centre: Swanley

Swanley has the second largest population in the District with 15,747 residents. It is also one of the District's major employment centres. Swanley has good rail and bus connections to surrounding areas and central London, with retail provision focusing towards convenience facilities and services. Additionally there is primary and secondary school provision. This is reflected in the total service score (141), which represents little change from the last Settlement Hierarchy Update.

4.3 Rural Services Centre: Edenbridge

Edenbridge is the third largest settlement within the Sevenoaks District, with 8,172 inhabitants. There are a good range of services and facilities that are available for residents (including a Major Indoor Sports & Leisure Centre), yet lacks in providing a full range of services (i.e. a secondary school) or employment opportunities. Nonetheless, the total service score of 141 reflects a number of developments that have happened since the last Update. Edenbridge has been designated as a Rural Service Centre due to a lower population in comparison to Swanley, despite matching service scores.

4.4 *Local Service Centres: Westerham, Otford & New Ash Green*

Local Service Centres are not as large as the three Service Centres described above and do not offer a wide range of services. However, they do offer a proportionate range of services, facilities and employment opportunities for the daily needs of the local community and surrounding settlements. Of these Westerham has the highest total service score (97), yet New Ash Green has the highest population of the three settlements (5892). There has been no change in order since the previous Update.

4.5 *Service Villages:*

(A) *Hartley, West Kingsdown, Seal, South Darenth, Kemsing and Hextable; and*

(B) *Brasted, Crockenhill, Enysford, Halstead, Farningham, Knockholt & Knockholt Pound, Sevenoaks Weald, Leigh, Shoreham, Ide Hill, Horton Kirby and Sundridge*

These settlements are smaller than those further up the Hierarchy and offer a limited number of services and facilities than those settlements categorised as Local Service Centres. However, the majority of these settlements have 4 or more “key sustainability services/facilities”. In addition, they have defined Greenbelt boundaries which mean that, within these boundaries, there are opportunities for potential small scale or minor development. This is reflective of the total service scores for each settlement. Settlements in group A have more facilities and tend to be larger than those listed in Group B. There are two changes to the Service Villages classification following the 2009 Update:

- South Darenth has moved up the Hierarchy from *Service Villages Group B* to *Group A*. This is representative of the development that has occurred in these settlements, including the redevelopment of the Paper Mills in South Darenth.

4.6 *Small Villages: Penshurst, Ide Hill, Chiddingstone, Four Elms and Chiddingstone Causeway*

These villages generally have smaller populations and significantly smaller number and limited range of services and facilities available than in Local Service Centres and Service Villages. Due to the limited range of services/facilities, there is little scope to support potential growth in the settlements. These settlements are all washed over by the Green Belt which severely restricts their potential to accommodate new development. There is one amendment to the classification following the 2009 Update:

- Fordcombe has moved down the Hierarchy as there appears to be increase of services and facilities within the Small Villages category.

4.7 *Hamlets: Fawkham, Badgers Mount, Hever, Fordcombe, Crockham Hill, Cowden, Underriver, Ash, Hodsoll Street, Toys Hill, Bough Beech, Chiddingstone Hoath, Swanley Village, Stone Street, Mark Beech, Marsh Green, Well Hill, Knatts Valley, Chevening, Heaverham, Godden Green and Bitchet Green*

These Hamlets have very small populations (fewer than 1,000 inhabitants) and have a very limited range of services and facilities (all have service scores of 7 or less). All the settlements in this classification are washed over by Green Belt (excluding Badgers Mount). As such, it would be unrealistic to expect these settlements to accommodate new development. Since the 2009 Update, Marsh Green near Edenbridge has been added to the Hierarchy.

Table 3: Settlements ranked by Service and Facilities Score

Settlement	Population of Settlement ¹	Services Facility Score	4+ Key Sustainability Services/Facilities	Classification
Sevenoaks Urban Area (Sevenoaks Town including Riverhead, Dunton Green, Chipstead & Bessels Green)	28282	511	Y	Principle Town Centre
Swanley	15747	141	Y	Urban Town Centre
Edenbridge (including Marlpiit Hill)	8172	141	Y	Rural Town Centre
Westerham	3303	97	Y	Local Service Centre
Otford	3465	60	Y	
New Ash Green	5892	55	Y	
Hartley	4660	41	Y	Service Villages (Group A)
West Kingsdown	4715	33	Y	
Seal	1544	32	Y	
Kemsing	4013	31	Y	
South Darent	1954	30	Y	
Hextable	4092	29	Y	
Brasted	844	26		Service Villages (Group B)
Crockenhill	1521	24	Y	
Eynsford	1633	24	Y	
Halstead	1016	22	Y	
Farningham	1158	19		
Knockholt & Knockholt Pound	753	18	Y	
Sevenoaks Weald	805	18	Y	
Leigh	1257	18	Y	
Shoreham	800	17		
Horton Kirby	959	15		
Sundridge	794	15		
Penshurst	708	13		Small Villages
Ide Hill	719	13		
Chiddingstone	424	12		
Four Elms	683	12		
Chiddingstone Causeway	411	11		
Fawkham	465	7		Hamlets
Hever	370	7		
Fordcombe	298	7		
Crockham Hill	291	7		
Cowden	517	6		
Underriver	359	6		
Ash	273	5		

Hodsoll Street	476	5	
Toys Hill	339	5	
Bough Beech	424	5	
Swanley Village	310	5	
Stone Street	188	5	
Badgers Mount	656	4	
Mark Beech	230	4	
Chiddingstone Hoath	54	3	
Marsh Green	424	3	
Well Hill	271	3	
Knatts Valley	467	3	
Chevening	34	2	
Heaverham	205	2	
Godden Green	111	2	
Bitchet Green	83	2	

Note¹: Population figures are estimated from the 2011 Census using Output Area boundaries, which include areas that extend beyond defined Greenbelt boundaries for settlements. For very small settlements, estimates have been made based on the electoral roll. Further information is contained in the *Population* section on page 3.

APPENDIX 6 – Homeworking Data

Table A7: Homeworking by Parish

Parish	All Usual Residents Aged 16 to 74 (Persons)*	Work Mainly at or From Home (Persons)*	Work Mainly at or From Home (%)
Ash-cum-Ridley	5,022	233	4.64
Badgers Mount	**	**	N/A
Brasted	1,024	99	9.67
Chevening	2,047	155	7.57
Chiddingstone	909	84	9.24
Cowden	601	54	8.99
Crockenhill	1,196	46	3.85
Dunton Green	1,690	77	4.56
Edenbridge	6,414	317	4.94
Eynsford	1,286	81	6.30
Farningham	983	54	5.49
Fawkham	446	41	9.19
Halstead	1,159	71	6.13
Hartley	3,793	200	5.27
Hever	919	113	12.30
Hextable	3,060	112	3.66
Horton Kirby & South Darenth	2,533	80	3.16
Kemsing	2,945	185	6.28
Knockholt	888	57	6.42
Leigh	1,292	100	7.74
Otford	2,339	181	7.74
Penshurst	1,148	99	8.62
Riverhead	1,736	110	6.34
Seal	1,822	149	8.18
Sevenoaks Town	13,971	795	5.69
Sevenoaks Weald	856	58	6.78
Shoreham	1,459	123	8.43
Sundridge w/ Ide Hill	1,377	112	8.13
Swanley	11,808	274	2.32
West Kingsdown	4,129	176	4.26
Westerham	3,246	234	7.21
*Please note that Parish values are derived by aggregating data supplied using the Neighbourhood Statistics Geography Hierarchy			
**At the time of the dataset, Badgers Mount was not a Parish area in its own right.			
Data for Badgers Mount may be combined with Shoreham Parish data.			

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, laundrettes, taxi businesses, amusement centres and casinos.

