

# Local Development Framework



## Annual Monitoring Report December 2011

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## Introduction

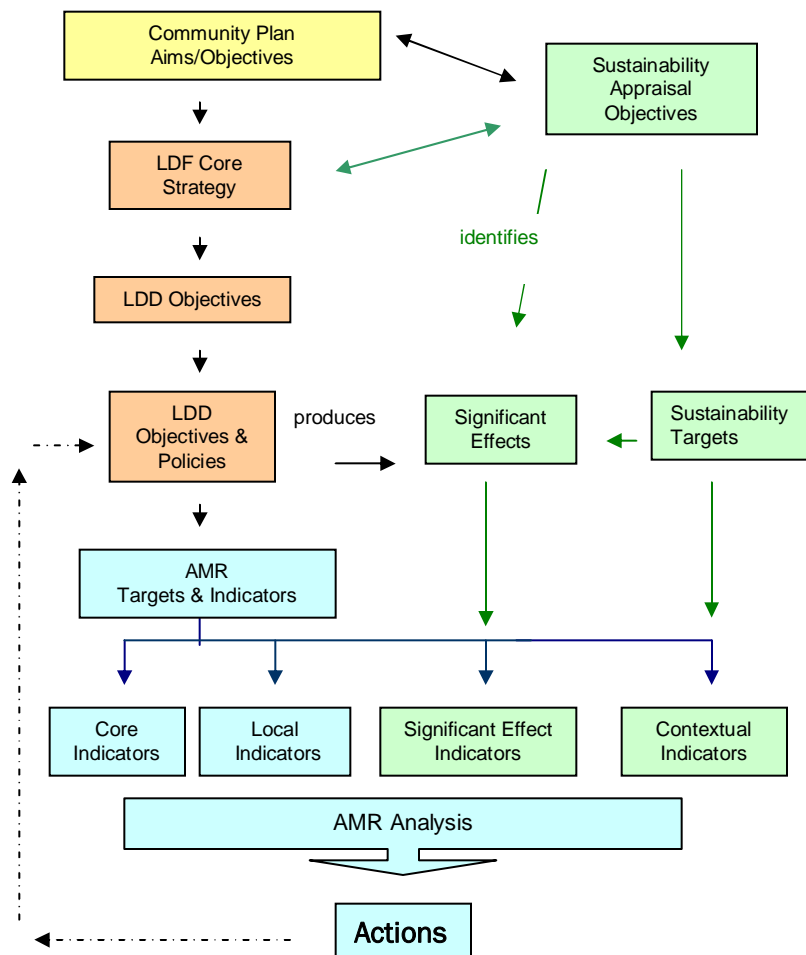
This is the seventh Local Development Framework Annual Monitoring Report. It covers mainly the period 1st April 2010 to 31st March 2011.

The report provides information about the District, what's happening now and what could happen in the future. Over time this information will be used to track progress against policies and targets, which will be set out in the policy documents that will make up the Local Development Framework (LDF). The Core Strategy was adopted in February 2011, this is the first Development Plan Document to be adopted by the Council as part of the LDF.

The LDF is prepared under the Planning and Compulsory Purchase Act 2004 and will comprise a group of policy documents which will replace the current Local Plan. The LDF 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 LDF will both inform and take account of national and regional policy and other Council Strategies.

As part of the preparation of the LDF an Annual Monitoring Report (AMR) must be prepared each year 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 LDF 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 142 square miles; 93% is designated Green Belt. The main towns are Sevenoaks, Swanley and Edenbridge, where a significant proportion of the 109,305 residents (Census 2001) 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 and 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.

The District has a high proportion of detached dwellings and 76% of the district housing is owner occupied. An overall impression of affluence masks some pockets of urban and rural deprivation with some areas within the top third most deprived in the country. Inequalities within the District are highlighted by a lack of affordable housing and by the fact that the average house price is 45% greater than the South East average. The District has one of the most sparse populations in the County and this is a challenge for local agencies and other service providers.

Key Issues and Challenges within the district:

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

These issues are discussed in more detail in the LDF Core Strategy which sets out the spatial vision for the District up until 2026.

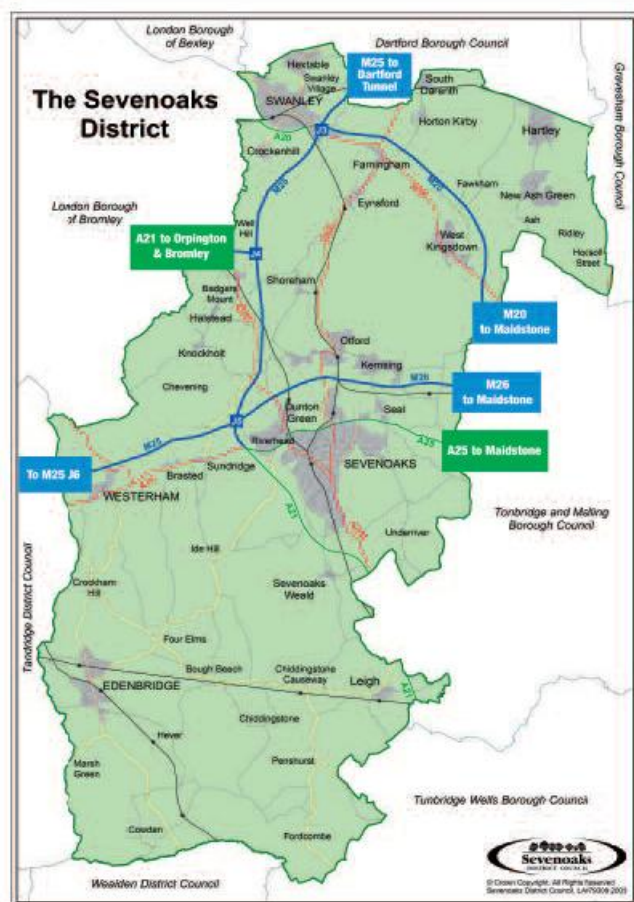


Figure II: Sevenoaks District

## **Methodology and Preparation**

This seventh report, for the period 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011, is the first to be published following the adoption of the Core Strategy in February 2011.

As the Core Strategy was adopted near the end of the monitoring period 2010-2011 it has not been possible to report on all of the performance indicators. The AMR 2012 will be able to give a more comprehensive account of the performance of the Core Strategy policies.

In accordance with protocol issued by the Department of Communities and Local Government (DCLG), the Council prepared a schedule of Saved Local Plan Policies which was approved in September 2007. These will remain in force until replaced by policies within the LDF. Appendix 2 of the Core Strategy outlines which Saved Local Plan policies have since been replaced by those in the Core Strategy.

The targets and indicators have been set using national and regional 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.

## **THE LOCAL DEVELOPMENT SCHEME**

### **Review and Amendment**

The Council's current LDS is out of date. A new LDS has been drafted and was agreed by the Council's Cabinet on 14<sup>th</sup> April 2011.

The Council were waiting for the Government to publish new national planning policy on Gypsies and Travellers before deciding whether or not this issue would require an additional DPD. As a result, the Local Development Scheme approved by the Council's Cabinet, was not submitted to the Secretary of State. The Council now consider that it should wait to decide whether a further review of the LDS will be required following the publication of the final National Planning Policy Framework before it is finalised.

### **Progress on producing LDF documents**

The Core Strategy was adopted in February 2011.

The Allocations DPD will be combined with the Development Management Policies into the Allocations and Development Management DPD. Informal consultations on the Development Management Policies and the Open Space Allocations were carried out in May and Sept 2011 (respectively).

The Affordable Housing SPD and the Sevenoaks Countryside Assessment SPD were adopted in October 2011.

The Council is proposing to commence preparation of a CIL charging schedule in 2012.

## Monitoring and Performance

The monitoring report is divided into the 11 sections that are contained in the Core Strategy:

- 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,
- Green Infrastructure, Open Space and Biodiversity

The Core Strategy Performance Indicators are monitored under the relevant section and the appropriate LDF policy and objectives have been highlighted. Not all performance indicators have been reported on in this AMR as the Core Strategy was only adopted in February 2011.

The AMR is intended to evolve over time. Once further Development Plan Documents are adopted additional indicators may need to be included. Also, targets and/or indicators may need to be changed to reflect government guidance and changes in local circumstances.



## Executive Summary

### **Delivery of Housing**

- 281 net additional dwellings were completed in 2010-11
- The District has a housing supply of 3475 up to 2026, 175 above the Core Strategy requirement.
- The District exceeds the requirement for a 5 year supply of housing land by 247 units or 29.9%.
- The draft National Planning Policy Framework sets out that Local Authorities should demonstrate that they have a housing land supply for 5 years +20%, for Sevenoaks this would mean a supply of 990 units. Sevenoaks has a housing land supply for 5 years of 1072 which is a 5-year supply + 30%.

### **Distribution of Development**

- 47% of new housing in 2010-11 was built within Sevenoaks Urban Area, Swanley and Edenbridge.
- No applications were granted contrary to Environment Agency advice on flooding.

### **Design of New Development**

- 50% of housing schemes assessed against the Building for Life Criteria scored “Good” or above.
- 4 Conservation Area Appraisal Management plans were adopted during 2010-2011.
- Two buildings gained Grade II listed status during 2010-11

### **Sustainable Development**

- No large scale renewable, decentralised or combined heat and power schemes were granted planning permission during 2010-11
- The Code for Sustainable Homes and BREEAM indicators cannot yet be reported on
- There were no changes made to the extent of Air Quality Management Areas

### **Settlement Hierarchy**

- An update of the settlement hierarchy was not carried out during this monitoring year.

### **Affordable housing**

- 51 net affordable housing units were completed in 2010-2011
- No rural exceptions schemes were completed.
- £437,376.70 was agreed as financial contributions in accordance with policy SP3 of the Core Strategy.

### **Housing size type and density**

- No permanent gypsy and traveller pitches were granted during 2010-11
- 54% of housing units completed during 2010-11 had less than three bedrooms.
- No additional extra care or sheltered housing units were completed.
- The average density of completed units across the district was 50.6 dwellings per hectare

### **Employment Land**

- There was an overall loss of 1511sq m in employment floorspace across the district in 2010-2011.
- At March 2011 1.8% of the District working population were unemployed.
- At Oct 2011 1.9% of the District working population were unemployed.
- 11% of the Sevenoaks District Workforce have no qualifications.

### **Town Centres and Shopping**

- There was a net additional retail floorspace of 1362sq m within the main settlements
- Town centre healthchecks have not been carried out this monitoring year
- At July/Aug 2011 survey there were 8 vacant units within New Ash Green Village Centre.

### **Infrastructure**

- None of the schemes identified in the Infrastructure Delivery Schedule have been completed.

### **Green Infrastructure, Open Space and Biodiversity**

- Monitoring of the Green Infrastructure Network and Open Space Allocations will begin following the adoption of the Allocations and Development Management DPD.
- No new local wildlife sites were identified within the District.

## 1. Delivery of Housing

<b>Housing Supply</b> <i>To show recent housing delivery levels and future levels of housing delivery.</i>	
LDF Policy	L01- Distribution of Development
Saved Local Plan Policy	H1 Housing Allocations
LDF 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.
LDF 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.
<b>Performance summary</b>	281 net additional dwellings were completed in 2010-2011  There have been 1186 units completed since 2006.

### Performance Analysis

In 2010-11, 281 net units were completed across the district which is 116 units over the requirement. There have been 1186 units completed since 2006, which gives a surplus of 361 over the requirement of 825 units.

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

#### **Identified Sites**

These are sites which do not have planning permission but have been identified as being consistent with the Core Strategy for potential housing allocation. All sites are above 0.2ha within existing urban areas. See the emerging Allocations and Development Management DPD for detail. The identified sites have been phased equally across their expected year bands (eg. 0-5 or 6-10) using the most up to date information.

#### **Extants (Full & Outline) <0.2Ha, minus non - implementation rate**

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 expired planning permissions in previous years. These units have been phased according to their expected completion dates.

#### **Extants (Full & Outline) 0.2Ha and over, minus non - implementation rate**

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 expired planning permissions in previous years. These units have been phased according to their expected completion dates.

### Small Sites Allowance

An allowance to reflect unexpected housing sites of below 0.2ha on previously developed land during the plan period. Calculated using past delivery rates and only applied after the first 10 years of the trajectory in accordance with PPS3.

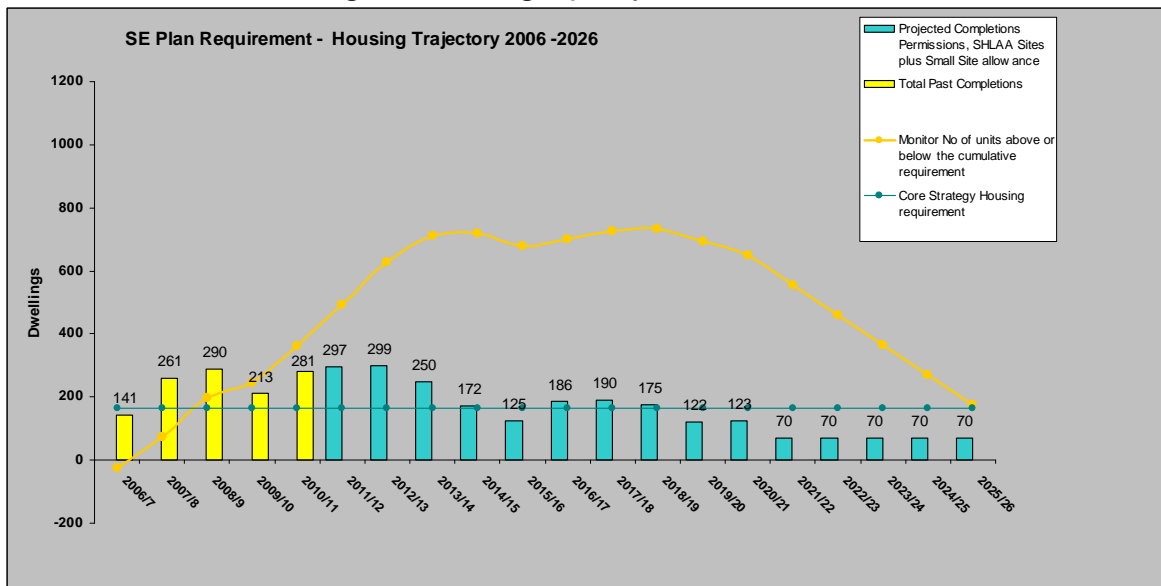
### Completions

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

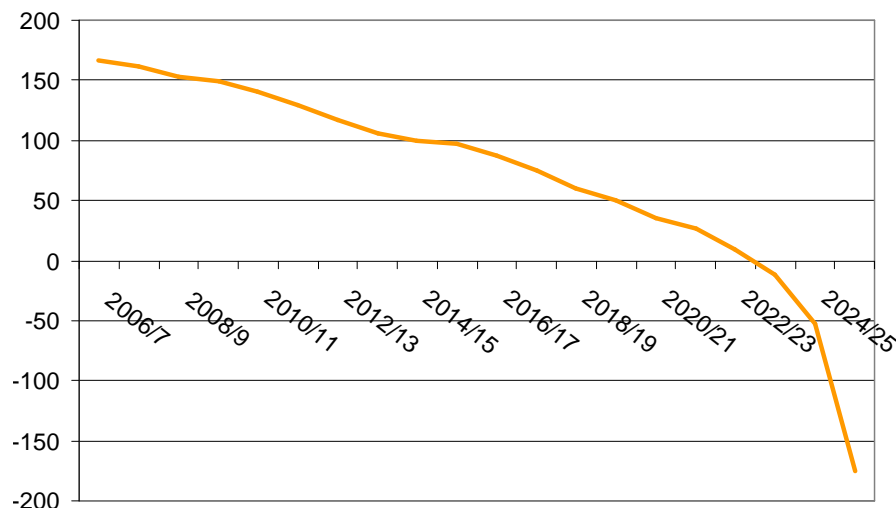
The housing trajectory shows the projected level of completions against the yearly requirement. These cumulative figures give the District's progress towards meeting the housing requirement and its ability in the future to meet it by the end of the plan period. The figures show that we will be able to meet the Core Strategy Housing Provision for the plan period and if our assumptions are correct we will reach the requirement in 2022/23.

The Reserve Sites identified in the Core Strategy are not included in the housing trajectory .

**Figure 1.1: Housing Trajectory for AMR Dec 2011**



Annual requirement taking into account past /projected completions



**Table 1.1: Housing Trajectory for AMR Dec 2011**

						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	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	
<b>Identified Sites</b>						48	50	52	53	53	107	111	114	115	116	0	0	0	0	0	819
<b>Extants (Full &amp; Outline) &lt;0.2Ha minus 7% non-implementation</b>						100	100	60	0	0	0	0	0	0	0	0	0	0	0	0	260
<b>Extants (Full &amp; Outline) 0.2Ha and over minus 4% non-implementation</b>						149	149	138	119	72	79	79	61	7	7	0	0	0	0	0	860
<b>Small Sites Allowance</b>																70	70	70	70	70	350
<b>Completions</b>	141	261	290	213	281																1186
<b>TOTAL</b>	141	261	290	213	281	297	299	250	172	125	186	190	175	122	123	70	70	70	70	70	3475

## 5 Year Land Supply

PPS3 states that authorities should be able to demonstrate a 5 year rolling supply of deliverable land for housing. For Sevenoaks this means demonstrating that 825 units net can be achieved.

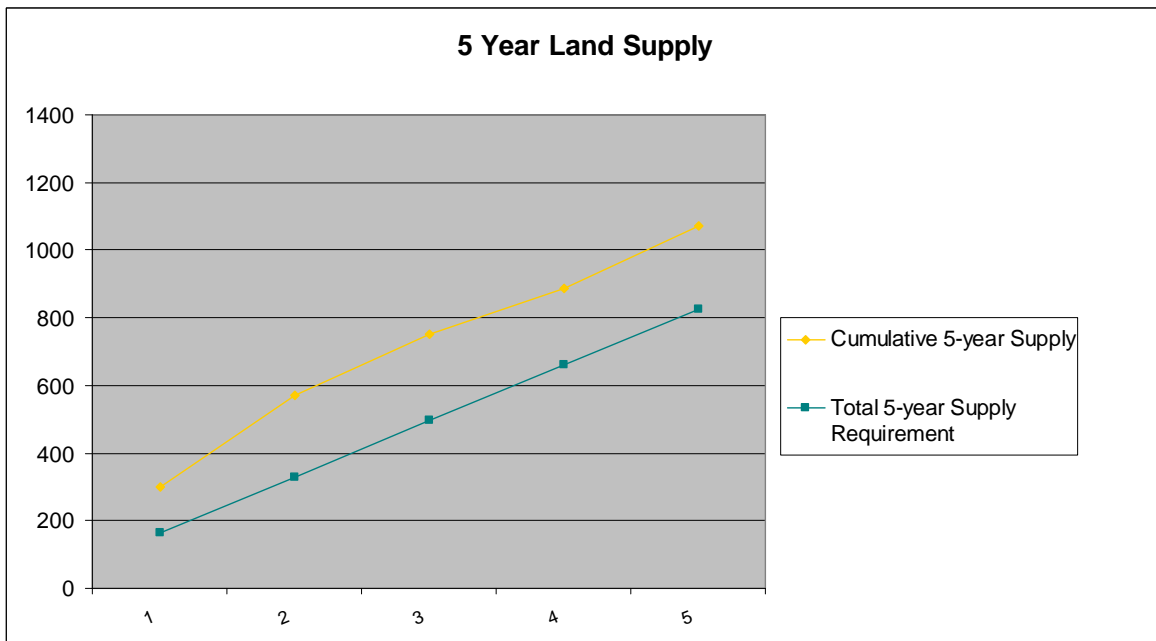
The supply is made up from full and outline planning permissions and identified sites which are deliverable in the next 5 years and is projected forward from year 2 of the housing trajectory (i.e. 2012/13).

Any planning permissions granted in the 6 months following April 2011 have also been included.

Sevenoaks has a 5 year supply of 1072 net, this is 247 units above the requirement, therefore the District has a 5 year supply of housing land in accordance with PPS3.

The draft National Planning Policy Framework sets out that Local Authorities should demonstrate that they have a housing land supply for 5 years +20%, for Sevenoaks this would mean a supply of 990 units. Sevenoaks has a housing land supply for 5 years of 1072 which is a 5-year supply + 30%.

**Figure 1.2: Five Year Land Supply for AMR Dec 2011**



**Table 1.2: Five Year Land Supply for AMR Dec 2011**

	2012/13	2013/14	2014/15	2015/16	2016/17	Total
	1	2	3	4	5	
<b>Identified Sites</b>	50	52	53	53	107	<b>315</b>
<b>Extants (Full &amp; Outline) &lt;0.2ha minus 7% non - implementation*</b>	100	76	0	0	0	<b>176</b>
<b>Extants (Full &amp; Outline) 0.2ha and over minus 4% non- implementation*</b>	149	142	129	82	79	<b>581</b>
<b>Supply by year</b>	299	270	182	135	186	<b>1072</b>
<b>Cumulative Supply</b>	299	569	751	886	1072	
<b>Requirement</b>	165	330	495	660	825	<b>825</b>

\* Includes housing units granted April 2011-Sept 2011

## 2. Distribution of Development

<b>Proportion of Completed Housing in Main Settlements of Sevenoaks, Swanley and Edenbridge</b> <i>To show the gross number of new dwellings built in the main settlements as opposed to the villages and Green Belt areas.</i>	
LDF Policy	L01- L06 Location of Development Policies
Saved Local Plan Policies	Not Applicable
LDF 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>
LDF Targets	<p><math>\frac{1}{2}</math> of total housing to be within Sevenoaks Urban Area and Swanley</p> <p><math>\frac{2}{3}</math> of total housing to be within Sevenoaks Urban Area, Swanley and Edenbridge</p>
Performance summary	<p><b>In 2010-11:</b></p> <p>36% of new housing was built within Sevenoaks Urban Area and Swanley</p> <p>43% of new housing was built within the main settlements of Sevenoaks Urban Area, Swanley and Edenbridge</p> <p><b>Since beginning of Plan Period:</b></p> <p>27% of new housing was built within Sevenoaks Urban Area and Swanley</p> <p>47% of new housing was built within the main settlements of Sevenoaks Urban Area, Swanley and Edenbridge</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 and Swanley.

As the Core Strategy was adopted very close to the end of this monitoring period (Feb 2011), the distribution of completed units has not been subject to Core Strategy policies L01-L06.



**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
<b>10-11</b>	<b>33</b>	<b>69</b>	<b>19</b>	<b>160</b>	<b>281</b>
<b>10-11%</b>	<b>12</b>	<b>24</b>	<b>7</b>	<b>57</b>	
<b>Plan Period Total</b>	<b>189</b>	<b>133</b>	<b>232</b>	<b>632</b>	<b>1186</b>
<b>Plan Period %</b>	<b>16</b>	<b>11</b>	<b>20</b>	<b>53</b>	

In the past five years 47% of total completions have been within Sevenoaks Urban Area, Swanley and Edenbridge, with 27% within Sevenoaks Urban Area and Swanley. Implementation of the Core Strategy will achieve a greater focus of new development in the District's main towns.

The most significant single completion of 84 units (30% of the total housing completion 10-11) was at the Horton Kirby Paper Mills site which lies outside of the main urban areas. If this site is excluded from the total, 52% of development was completed within Sevenoaks Urban Area and Swanley and 61% is within the main settlements.

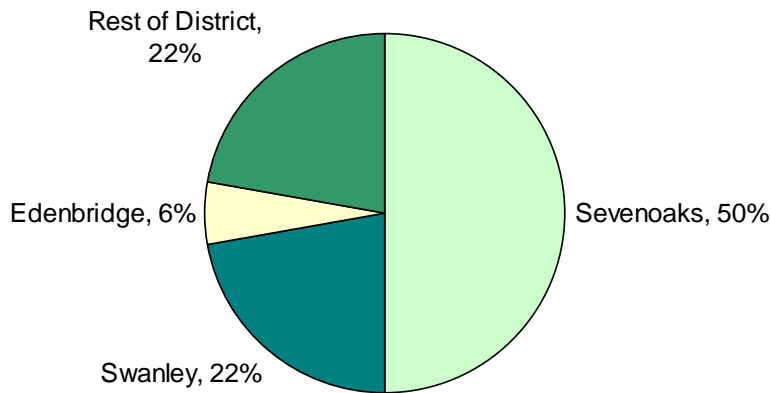
Monitoring of completions, once the Core Strategy and Allocation and Development Management Policies DPDs are in place, will assess the success of meeting the targets and hence the LDF objectives.

<b>Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge</b>	
<i>To show the gross number of new dwellings to be built in the main settlements as opposed to the villages and Green Belt areas.</i>	
LDF Policy	LO1- LO6 Location of Development Policies
Saved Local Plan Policies	Not Applicable
LDF Objective	To focus the majority of new housing, employment and retail development in the towns of Sevenoaks, Swanley and Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.  To meet housing and employment requirements within the existing urban area of Sevenoaks primarily on brownfield sites no longer required for their present use, particularly in areas close to the town centre and the mainline railway station.
LDF Targets	$\frac{1}{2}$ of total housing to be within Sevenoaks Urban Area and Swanley $\frac{2}{3}$ of total housing to be within Sevenoaks Urban Area, Swanley and Edenbridge
<b>Performance summary</b>	72 % of the outstanding housing supply is within Sevenoaks Urban Area and Swanley 78 % of the outstanding housing supply is within the main settlements of

Sevenoaks, Swanley and Edenbridge

**Performance Analysis**

**Figure 2.1: Proportion of Housing Supply in Main Settlements of Sevenoaks, Swanley and Edenbridge**



The outstanding housing supply is on track to achieving the Core Strategy targets. The majority of future development is expected in Sevenoaks Urban Area (1143 units) with a significant contribution of 500 units at West Kent Cold Store. When added to the completions 67% of housing units are likely to come forward in the main settlements with 57% of these in Sevenoaks and Swanley.

**Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding Grounds** *To show numbers of developments which are potentially located where they would be at risk of flooding or increase the risk of flooding elsewhere*

LDF Policy	LO1 Distribution of Development SP2 Sustainable Development
Saved Local Plan Policies	EN1 Development Control: General design/amenity principles
LDF 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.
LDF Target	No housing development to be permitted in areas liable to flood where contrary to Environment Agency recommendations.

<b>Performance summary</b>	No applications were granted contrary to the advice of the Environment Agency on flooding.
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<b>Number of New Dwellings and Commercial Units Granted Contrary to Green Belt Policy</b> <i>To show how many new developments within the Green Belt are allowed on appeal by the Planning Inspectorate.</i>	
LDF Policy	LO7 The Countryside and the Rural Economy
Saved Local Plan Policies	GB1 The Green Belt
LDF 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.
LDF Target	No new dwellings or commercial units granted contrary to Green Belt policy.
<b>Performance summary</b>	Information was not collected on this indicator 2010-11

**Performance Analysis**

Information for this indicator was not collected for the Monitoring Period Apr 2010-Mar 2011 as the Core Strategy was adopted in February 2011. This indicator will be reported on in subsequent reports.

### 3. Design of New Developments

<b>Housing Quality – Building for Life Assessments</b> <i>To show the level of quality in new housing development</i>	
LDF Policy	SP1 Design of Development
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles
LDF 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.
LDF 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.
<b>Performance summary</b>	50% of housing schemes assessed scored Good.

#### **Performance Analysis**

Each completed new build housing scheme of 10 or more units was assessed and awarded a score out of 20, based on the proportion of CABE 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/>).

**Table 3.1: Building for Life Assessments for Completed Developments 10 Units and Over**

Address	Units (gross)	Score	Rating
St. Bartholomews Hospital Laundry, Swanley	65	13.5	Average
Marlpit House and The Chase, Edenbridge	11	14	Good

Due to the predominance of small development sites in the District it should be noted that only 2 out of 88 sites with completed units met the Building for Life assessment criteria which also excludes conversions. Therefore, each site rating significantly affects the percentage of sites achieving a certain level. It is expected that, through the period to 2026, there will continue to be a small number of eligible sites and this was taken into consideration when setting the LDF target.

St. Bartholomews scored Average but 0.5 points more would have made it “Good”. The scheme could have scored higher through improved landscaping, better open space provision for children and an alternative to tarmac to reduce the domination of the road.

Marlpit House and The Chase, scored Good due to high quality design of the buildings and site layout. The site’s location has good public transport links but limited access to a wide range of community facilities. A limited housing size and type, no mix in tenure and no features to reduce its environmental impact meant that the scheme did not score as highly as it may have been able to.

These schemes were granted before the Core Strategy was adopted and were not therefore subject to the policies. The Core Strategy policies should improve the level achieved by development in the future. For example, Policy SP3 requires inclusion of affordable housing and Policy SP2 requires

achievement of at least Code for Sustainable Homes level 3. The Core Strategy policies, and those proposed in the Allocations and Development Management DPD should produce developments which score highly against the Building for Life Criteria across the District.

<b>Conservation Areas</b> <i>To show any changes in the area of built heritage under protection.</i>	
LDF Policy	SP1 Design on Development
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles EN23 Conservation Areas
LDF 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.
LDF Target	No reduction in the extent of Conservation Areas due to insensitive development.
Performance summary	As at 31 <sup>st</sup> March 2010, 9 Conservation Area Appraisal Management Plans have been adopted. During the Monitoring Period one Conservation Area Boundary was extended.

### **Performance Analysis**

At 31<sup>st</sup> March 2011, nine Conservation Area Appraisal Management Plans had been completed.

**Table 3.2: Conservation Area Appraisal Management Plans**

Area	Date of Adoption
Sevenoaks High Street	Aug 08
The Vine, Sevenoaks	May 09
Vine Court , Sevenoaks	May 09
Granville Road, Sevenoaks	Oct 09
Kippington, Sevenoaks	Oct 09
South Darent	June 2010
Riverhead	June 2010
Otford	Nov 2010
Wilderness, Sevenoaks	Nov 2010

The extent of Riverhead Conservation Area was extended as part of the Conservation Area Appraisal and Management Plan. It now covers approximately 10ha and contains about 30 listed buildings.

Other Management Plans have been published for consultation and are at various stages of preparation including Chipstead and Brittain's Lane.

A new conservation area has been identified for the Hartslands area of Sevenoaks. The Management Plan was adopted by the Council in June 2011.

<b>Heritage Assets</b> <i>To show any losses or additions to the number of buildings/areas under protection.</i>	
Relevant LDF Policy	SP1 Design of Development
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles EN25 Ancient Monuments and Site of Archaeological Interest EN26 Historic Parks and Gardens
LDF 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.
Proposed LDF Target	No loss of listed buildings, historic parks and gardens, scheduled ancient monuments or sites of archaeological interest.
<b>Performance summary</b>	There has been no change in the number of historic parks and gardens. There have been two new Grade II listed buildings.

### **Performance Analysis**

Information on scheduled ancient monuments and sites of archaeological interest was not collected for this monitoring year.

<b>Countryside Projects</b> <i>To monitor progress in implementing countryside projects in the District, including AONB Management Plan projects affecting the District.</i>	
Relevant LDF Policy	LO8 The Countryside and The Rural Economy
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
<b>Performance summary</b>	Information was not collected on this indicator in 2010-11.

### **Performance Analysis**

Following the adoption of the Core Strategy in February 2011 the North West Kent Countryside Partnership have provided the Council with a list of Countryside projects taking place across the District. A list of these projects can be found in Appendix 2. The progress in implementing these projects will be monitored and will be reported on in subsequent reports.

### Adoption of Parish Plans

*To monitor progress adopting Parish Plans across the District*

LDF Policy	L07 Development in Rural Settlements
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
<b>Performance summary</b>	No Parish Plans have been adopted.

### Performance Analysis

The Otford Parish Plan was completed by the parish but has not yet been adopted by the Council. The Council has provided assistance to several other parishes working on Parish Plans. A Briefing was held for all Town and Parish Councils in January 2011 on the implications of the Government's proposals for Neighbourhood Plans, including their relationship to Parish Plans.

#### 4. Sustainable Development

**Housing Completions Meeting or Exceeding the Code for Sustainable Homes Level** *To show percentage of new homes with high levels of sustainability.*

Relevant LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.  To ensure new development takes place in a way that contributes to an improvement in the District's air quality.
LDF Target	All new housing development to comply with the relevant Code for Sustainable Homes Level
<b>Performance summary</b>	Information not collected on this indicator in 2010-11

#### Performance Analysis

As the Core Strategy was adopted in February 2011 only new housing granted after this date were required to meet the relevant Code for Sustainable Homes level. This indicator will be reported on in subsequent reports.



**Development Meeting or Exceeding the BREEAM Level** *To show percentage of new buildings with high levels of sustainability.*

Relevant LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.  To ensure new development takes place in a way that contributes to an improvement in the District's air quality.
LDF Target	All housing conversions, commercial and institutional development to comply with the relevant BREEAM standard
<b>Performance summary</b>	Information not collected on this indicator in 2010-11

**Performance Analysis**

As the Core Strategy was adopted in February 2011 only applications granted after this date were required to meet the relevant BREEAM standard. This indicator will be reported on in subsequent reports.

**Large Scale Renewable, Decentralised and Combined Heat and Power Schemes Installed by Capacity and Type**

*To show the amount of renewable and low carbon energy generation by installed capacity and type*

LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.  To ensure new development takes place in a way that contributes to an improvement in the District's air quality.
LDF Target	None
<b>Performance summary</b>	No large scale renewable, decentralised or combined heat and power schemes were granted planning permission during the monitoring year.

**Performance Analysis**

There were no major renewable schemes completed during the reporting year. The Council is aware of some small scale renewable installations.

**Table 4.1: Small Scale Renewable Installations Across the District**

Technology	Total number of installations
Solar thermal	8
Solar Photovoltaic	3
Ground or Air Source Heat Pump	2
Biomass Boiler	0
<b>Total</b>	<b>13</b>

Source: SDC Database

It should be noted that certain proposals for renewable installations do not require planning permission. Therefore installations will have been made without the Council's knowledge.

Those planning applications which have been granted by the Council do not usually include information on the installation capacity.

Policy SP2 of the Core Strategy requires 10% of the CO<sub>2</sub> reduction of new housing and commercial units to be through the installation of on site renewable or low carbon technologies. This policy was implemented from February 2011 and therefore only renewable or low carbon installations which are not required under Policy SP2 will continue to be reported on.

**New Residential Development Within 30 Minutes of Key Infrastructure***To show the number and percentage of new residential units permitted annually within 30 minutes public transport time of a GP, hospital, primary and secondary school and a town centre or local service centre.*

LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.  To ensure new development takes place in a way that contributes to an improvement in the District's air quality.
LDF Target	None
<b>Performance summary</b>	Information was not collected on this indicator in 2010-11

**Performance Analysis**

The information for this indicator has not been collected for the monitoring period 2010-11. This indicator will be reported on in subsequent reports.

**Changes in Air Quality Management Areas***To show the changes to the extents of the Air Quality Management Areas across the District.*

LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure new development takes place in a way that contributes to an improvement in the District's air quality.
LDF Target	No increase in Air Quality Management Area extents due to new development.
<b>Performance summary</b>	No changes to the extent of Air Quality Management areas.

**Performance Analysis**

No changes to the extent of Air Quality Management areas, although there are proposals to extend some of the areas by 2013. This will be reported on in subsequent reports.

<b>Public Rights of Way and Cycle Routes</b> <i>To measure the change in length of Public Rights of Way and Cycle Routes</i>	
LDF Policy	SP2 Sustainable Development
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
<b>Performance summary</b>	There have been no additional Public Rights of Way or Cycle Routes during 2010-2011.

### **Performance Analysis**

Information for this indicator has been collected from the KCC Countryside Access Team. During 2010/11 there were no additional Public Rights of Way.

In 2010/11 no new cycle routes were designated. The Sevenoaks Cycling Strategy will identify new cycle routes across the District. The strategy was published for consultation by Kent County Council in October 2011 and is expected to be completed in early 2012.

## 5. Settlement Hierarchy

<b>Settlement Hierarchy</b> <i>To monitor changes in the Settlement Hierarchy services and facilities score for individual settlements.</i>	
LDF Policy	L07 Development in Rural Settlements
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	No loss of services and facilities that serve the local community within rural settlements.
<b>Performance summary</b>	Information was not collected on this indicator in 2010-11

### **Performance Analysis**

The performance indicator for Policy L07 requires changes in the Settlement Hierarchy scores to be monitored for individual settlements. This is a considerable task which will be carried out every two years starting from monitoring year 2012/13.

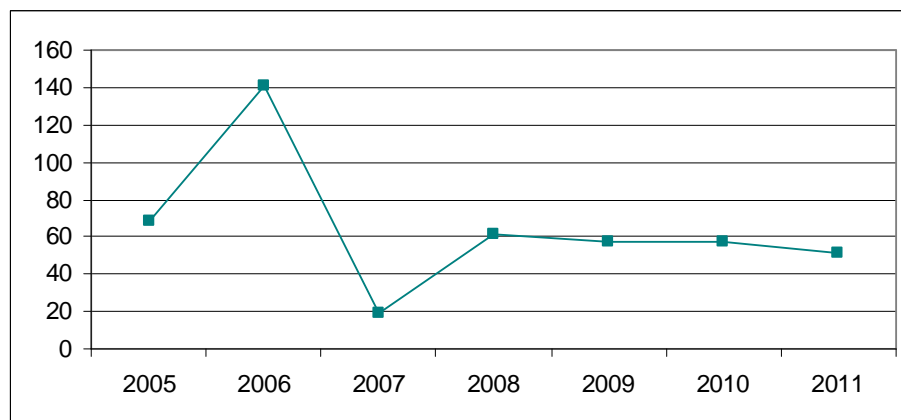
## 6. Affordable Housing

Affordable Housing Completions <i>To show affordable housing delivery</i>	
LDF Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
Saved Local Plan Policies	H9 Rural Exceptions Housing Provision
LDF 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.
LDF Target	From adoption of the Core Strategy an average of 66 affordable housing completions per annum (Note: This target to be reviewed in conjunction with the Housing Strategy review)
<b>Performance summary</b>	51 net affordable housing units were completed in the period April 1 <sup>st</sup> 2010 to 31 <sup>st</sup> March 2011.

### Performance Analysis

In 2010-11 51 net affordable units were completed across the district, this accounts for 18% of the net housing units completed in the monitoring period. There were no gains through change of tenure.

**Figure 6.1: Affordable Housing Completions**



The level of affordable housing completed during the monitoring year continues to be below the LDF 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 adopted in February 2011. Therefore the majority of completed housing schemes during this monitoring period were not subject to this policy. From 2011-12 we expect to see a rise in the number of planning applications granted with onsite affordable housing and offsite financial contributions from smaller developments and this should be reflected in an increase in completed affordable units across the District in subsequent years. The 66dpa target will be reviewed through the Sevenoaks District Housing Strategy.

<b>Gross Affordable Housing Completions by Type</b> <i>To show type of affordable housing delivery</i>	
LDF Policy	SP3 Provision of Affordable Housing SP4 Affordable Housing in Rural Areas
Saved Local Plan Policies	H9 Rural Exceptions Housing Provision
LDF 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.
LDF Target	None
<b>Performance summary</b>	51 affordable housing units were completed, of which 27 were social rented, 18 were shared ownership/Home buy and 6 were intermediate rent.

### **Performance Analysis**

The Core Strategy policy SP3 on affordable housing was adopted in February 2011. Therefore the majority of planning applications during this period were not subject to this policy.

**Figure 6.2: Affordable Housing Completions by Type**

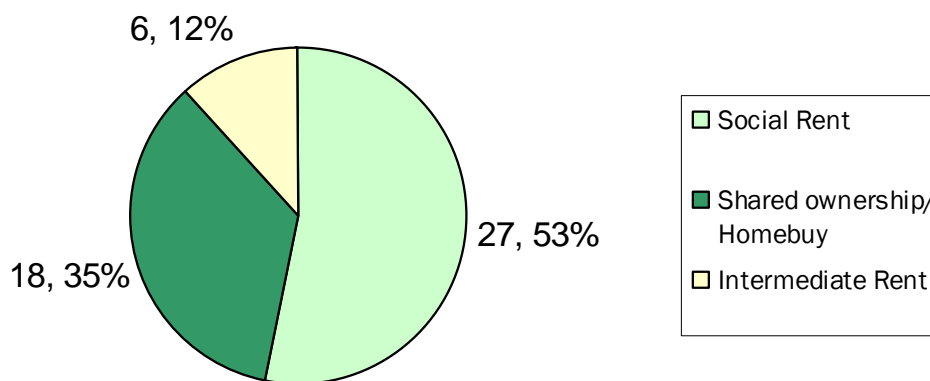


Figure 6.2 shows the types of affordable housing completed across the district in 2010-11. The majority of new affordable units were for social rent with a considerable number for shared ownership or home buy. Core Strategy Policy SP3 requires a mix of onsite affordable units with at least 65% to be social rented.

**Financial Contributions towards Affordable Housing** *To show the financial contributions received under policy SP3 for offsite Affordable Housing*

LDF Policy	SP3 Provision of Affordable Housing
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	Financial contributions for the provision of affordable housing under policy SP3 to be received from all relevant schemes.
<b>Performance summary</b>	No financial contributions were collected during 2010/11 but £437,376.70 has been agreed under Policy SP3 since April 2011

**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”

This policy was only adopted in February 2011 and did not therefore lead to contributions in 2010/11. Since April 2011, £437,376.70 has been agreed in accordance with Policy SP3.

Subsequent AMRs will report more detail regarding the financial contributions agreed under Policy SP3.



**Gross Affordable Housing Completions in Rural Areas (Granted Under Policy SP4) *To show affordable housing delivery in rural areas***

Saved Local Plan Policies	H9 Rural Exceptions Housing Provision
Relevant LDF Policy	SP4 Affordable Housing in Rural Areas
LDF Objective	To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
Current Target	Meet the needs of the District and the requirement for affordable housing as set out in the Housing Needs Survey.
Proposed LDF Target	None
<b>Performance summary</b>	No units of affordable housing were provided through a Rural Exceptions Scheme during 2010-2011.

**Performance Analysis**

Government guidance in PPS3 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.

## 7. Housing Size, Type and Density

### Net additional Pitches (Gypsy and Traveller) ( Core Indicator H4 ) *To show the number of Gypsy and traveller pitches delivered*

LDF Policy	SP6 Provision for Gypsies and Travellers and Travelling Showpeople
Saved Local Plan Policies	H16-19 Residential Caravan Sites and Mobile Home Parks
LDF 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 LDF Target	To be set by the Allocations and Development Management Policies DPD
<b>Performance summary</b>	No permanent pitches were granted during 2010-2011 for Gypsy and Traveller use.

#### Performance Analysis

There were no additional permanent pitches provided for Gypsy and Traveller use during 2010-2011. There were 8 temporary pitches granted permission however 7 of these were renewals of previous temporary permissions. There were 13 unauthorised pitches within the District at March 2011.

The Core Strategy states that the Council will identify the number of pitches for Gypsies, Travellers and Travelling Showpeople required in the period to 2026 and potential development locations in the Allocations and Development Management DPD. To inform this process, the Council have commissioned a Gypsy, Traveller and Travelling Showpeople Local Needs Assessment to identify the need for pitches in the District over the remainder of the plan period. The Council will consult on a proposed number of additional pitches and potential locations once this study is complete.

### Proportion of New Dwellings of Different Sizes *To show the size of dwellings being completed*

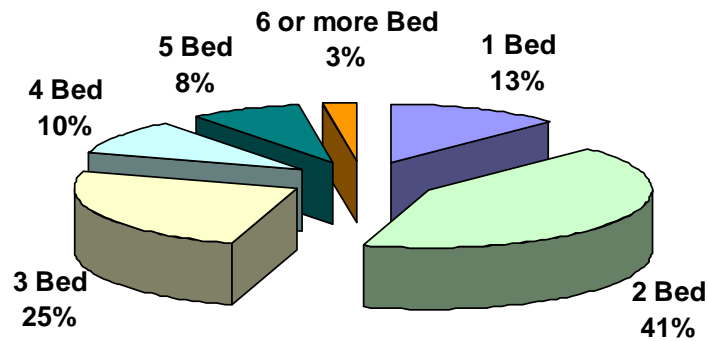
LDF Policy	SP5 Housing Size and Type
Saved Local Plan Policies	Not Applicable
LDF Objective	To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households.
LDF Target	None
<b>Performance summary</b>	54% of housing units completed during 2010-11 had less than three bedrooms

#### Performance Analysis

Core Strategy policy SP5 Housing Size and Type 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 2010-11 can be seen in figure 7.1 below.

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



Overall it seems that more small dwellings are being built in the District. 54% of the completed dwellings had less than three bedrooms, with a significant number built with two bedrooms (41%).

**Additional Extra Care and Sheltered Housing Bedrooms** *To show the number of sheltered housing and extra care units completed across the District*

LDF Policy	SP5 Housing Size and Type
Saved Local Plan Policies	H8 Housing for Special Needs
LDF 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.
LDF Target	None
<b>Performance summary</b>	No additional extra care or sheltered housing bedrooms were completed in 2010/2011

<b>Lifetime Homes Standard</b> <i>To show the percentage of completed units meeting the lifetimes home standard</i>	
LDF Policy	SP5 Housing Size and Type
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
<b>Performance summary</b>	Information was not collected on this indicator in 2010-11.

#### **Performance Analysis**

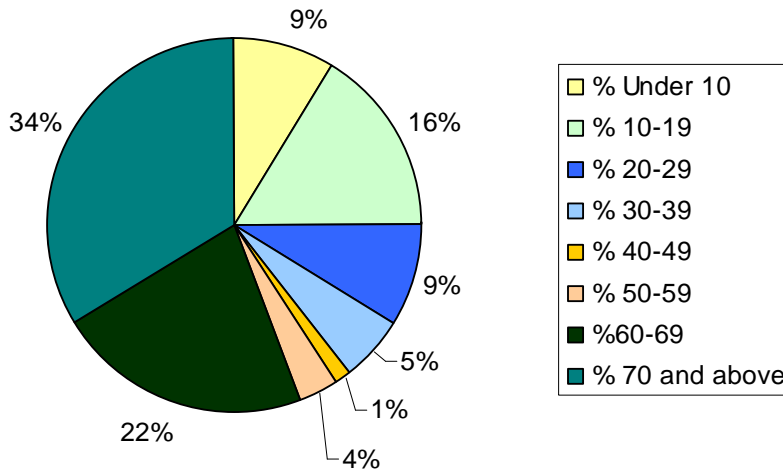
Planning Application information for this indicator has not be collected for the monitoring year 2010-11 and therefore this indicator cannot be reported on.

<b>Density of New Development</b> <i>To show the density of housing completions</i>	
LDF Policy	SP7 Density of Housing Development
Saved Local Plan Policies	EN1 Development Control – General design/amenity principles
LDF 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.
LDF Target	Average density of 40 dwellings per hectare across the District.
<b>Performance summary</b>	The average density of completed housing units across the district in 2010-2011 was 50.6 dwellings per hectare.

#### **Performance Analysis**

Core Strategy Policy SP7 seeks to ensure that all new housing will be developed at a density which 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 50.6 dph, exceeding the LDF target.

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



61% of new dwellings completed in the reporting year were built above 40 dph with most of them at densities of 60dph and above. This includes 84 units at Horton Kirby Paper Mills, South Darenth which were built at a density of 71dph and 65 units at St Bartholomew Laundry, Swanley at 62.5dph.

39% of completions were below 40 dph. 25% of new dwellings completed in 2010-2011 were at densities of below 20 dwellings per hectare. This percentage of low density development is to be expected, 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 the performance for 2010-11 is outlined in table 7.1.

**Table 7.1: 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
<b>Target</b>	40dph	40dph	75dph	40dph	75dph	40dph	30dph
<b>Density</b>	58.6dph	53.8dph	51.2dph	63.8dph	100.0dph	51.3dph	44.6dph

Almost all of the density targets were exceeded across the District. This is not surprising given that the average density of new dwellings in the district exceeded the target.

The average density of completed housing units within Sevenoaks Town Centre was lower than the target of 75dph. This is due to the housing development at rear of 51 High Street, which completed 7 units at a density of 28dph.

## 8. Employment Land

<b>Change in Employment Floor space – by Type</b> <i>To show the amount and type of completed employment floor space (gross and net)</i>	
LDF Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policies	EP1 Employment Allocations EP8 Business Areas
LDF 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>
LDF Target	The overall stock of employment land to be maintained
<b>Performance summary</b>	In 2010/11 there was a net loss of 1511sq m of employment floorspace across the District.

### Performance Analysis

In the year April 2010 – March 2011 2609 sq m of employment floor space was gained but 4120 sq m was lost giving an overall net loss of 1511 sq m.

**Table 8.1: Change in Employment Land Supply – Amount and Type**

	B1a	B1b	B1c	B2	B8	BX*	Total
<b>Gain</b>	1032	0	85	0	1492	0	<b>2609sq m</b>
<b>Loss</b>	1466	0	880	1774	0	0	<b>4120sq m</b>
<b>Net</b>	-434	0	-795	-1774	1492	0	<b>-1511sq m</b>

\* Mixed B uses

B1 – Business

- a) Offices other than in a use within Class A2
- b) Research and Development
- c) Light industry

B2 – General Industrial

## B8 – Storage or Distribution

The losses were in the B1(a), B1(c) and B2 use classes and there was no change in B1(b) use. A significant loss was in the B2 Use Class with 1482sq m changed to B8 use at Commerce Way in Edenbridge. There was a loss of 880sq m in the B1 (c) use class at Bat and Ball Enterprise Centre which was converted to a D2 use.

There was a significant gain in the B1 (a) use class with 730 sq m additional floorspace at Lullingstone Park Farm Barn in Eynsford but this was off-set by greater losses elsewhere.

<b>Change in Employment Floor space in the Main Settlements</b> <i>To show the amount and type of completed employment floor space in the main settlements</i>	
LDF Policy	L02 L04 L06
Saved Local Plan Policies	EP1 Employment Allocations EP8 Business Areas
LDF 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>
LDF Target	The overall stock of employment land to be maintained
<b>Performance summary</b>	<p>There was a net loss of 1511 sqm employment floorspace in the main settlements.</p> <p>There was no net change in employment floorspace across the rest of the District.</p>

### Performance Analysis

In 2010-2011 there was an overall loss of 1511 sqm in employment floorspace within the main settlements. A breakdown of the change in employment floorspace across the district is shown in Table 8.2.

**Table 8.2: Net change in employment floorspace across the District**

	B1a	B1b	B1c	B2	B8	BX*	Total
<b>Sevenoaks Urban Area</b>	-581	0	-880	0	0	0	<b>-1461 sqm</b>
<b>Swanley</b>	0	0	0	0	0	0	<b>0 sqm</b>
<b>Edenbridge</b>	-50	0	0	-1482	1482	0	<b>-50 sqm</b>
<b>Rest of District</b>	197	0	85	-292	10	0	<b>0 sqm</b>

Edenbridge had a loss of 1482sq m in the B2 use class as permission was granted for a change of use to B8 at Commerce Way in Edenbridge.

Within Sevenoaks Urban Area, 880sq m has been lost in the B1(c) use class (Light Industry) at Bat & Ball Enterprise. This unit was granted a change of use to the D2 use class (Assembly and Leisure). During the monitoring period, 743sq m of B1a floorspace was changed to residential use in 5 separate developments.

<b>District Unemployment</b> <i>To measure the levels of District unemployment</i>	
LDF Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policies	EP1 Employment Allocations EP8 Business Areas
LDF 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.
LDF Target	None
<b>Performance summary</b>	1.8% of the district were unemployed as at March 2011 1.8% of the district were claiming Jobseekers allowance as at March 2011 The district unemployment level was 1.4% lower than the Kent Average at March 2011



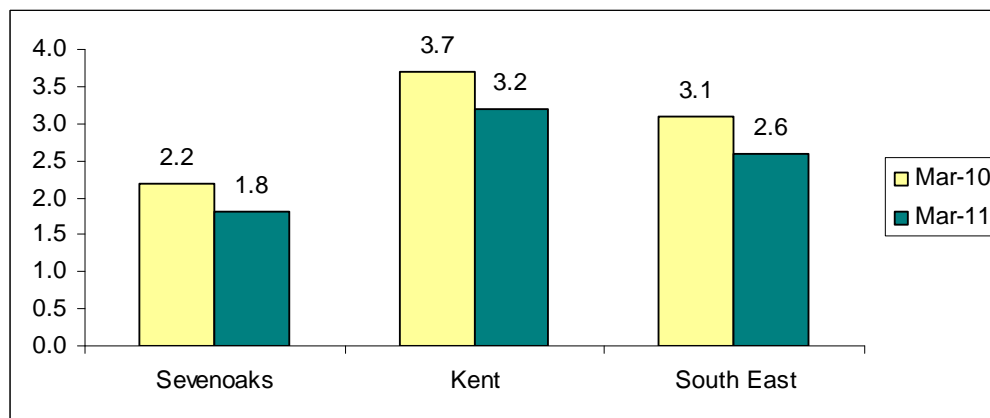
## Performance Analysis

### Unemployment

In March 2011 1.8% of the working age population in Sevenoaks were unemployed. This was a fall of 0.4% in unemployment from March 2010 to March 2011.

At October 2011 the percentage unemployed within Sevenoaks District was at 1.9% (1.4% below the Kent average) accounting for 1,303 people. This is the second lowest unemployment level in Kent after Tunbridge Wells (1.7%). Swanley St Mary's ward has the highest level of unemployment across the district (5%) and the ward of Penshurst, Fordcombe and Chiddingstone has the lowest (0.7%). 17 wards have an unemployment rate below the Sevenoaks District average, 8 wards have higher levels and one equals the average.

**Figure 8.1: Percentage of Working Age Population Claiming Unemployment Benefit**

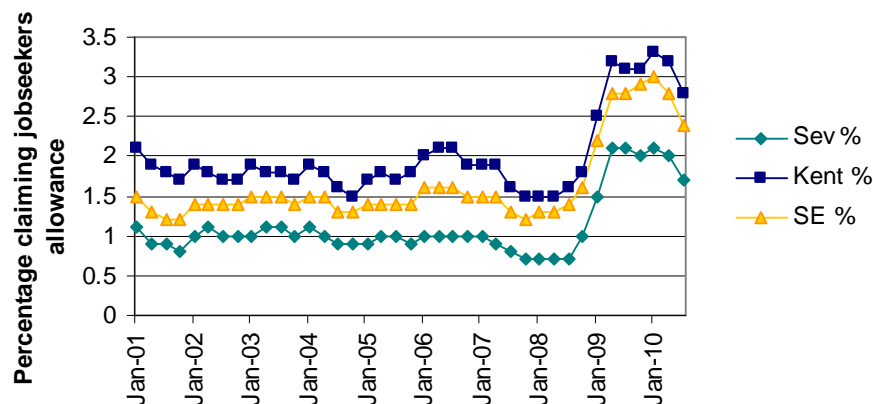


Source: Unemployment change in Kent, KCC Monthly Bulletin

### Jobseekers Allowance

Since 2008 the percentage of the population claiming jobseekers allowance in Sevenoaks, Kent and the South East has risen significantly due to the global economic climate. In March 2011 1.8% of the population of Sevenoaks claimed jobseekers allowance which although higher than pre Jan 2009 is still significantly lower than the Kent and South East percentages.

**Figure 8.2: Percentage of Population Claiming Jobseekers Allowance**



Source: NOMIS official labour market statistics, ONS

<b>Proportion of Workforce with no qualifications</b> <i>To measure the percentage of the District workforce with no qualifications</i>	
LDF Policy	SP8 Economic Development and Land for Business
Saved Local Plan Policies	EP1 Employment Allocations EP8 Business Areas
LDF Objective	To provide land for employment development to support the future development of the District's economy.
LDF Target	None
<b>Performance summary</b>	11% of the resident workforce in Sevenoaks district have no qualifications.

According to data collected from the Annual Population Survey in 2009 11% of the total workforce within Sevenoaks District do not have any qualifications. This level is higher than the average for the South East (9%) but lower than for Kent (12%) and across Great Britain (12%). Data is not available for Ward or Parish qualification levels. However, as with the Indices of Multiple Deprivation data (See the Population and Social Profile 2010), it is likely that the level of qualification amongst the resident workforce varies across the District.

## 9. Town Centres and Shopping

<b>Change in Retail Floorspace in the Main Settlements</b> <i>To measure the change in A1 floorspace within Sevenoaks Urban Area, Swanley and Edenbridge</i>	
LDF Policy	LO3 Development in Sevenoaks Town Centre LO5 Swanley Town Centre LO6 Development in Edenbridge
Saved Local Plan Policies	ST1A-2 Sevenoaks Town Centre SW1 Swanley Town Centre EB1-3 Edenbridge Town Centre
LDF 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.
LDF Target	Approximately 4,000 sq m net of additional retail floorspace to be provided in Sevenoaks town centre by 2026.
<b>Performance summary</b>	There was a net addition of 1362 sqm of retail floorspace within the main settlements

During the monitoring year there was an additional 1362 sqm of retail floor space across the District, 1447sqm in the main settlements and -85sqm in the rest of the District.

Since the beginning of the plan period there has been a net gain of 625 sqm of retail floorspace in Sevenoaks Town Centre. This is expected to increase following the completion of the Waitrose redevelopment in September 2011, which will be reported in the next AMR.

<b>Town Centre Health Checks</b> <i>To monitor the vitality of Sevenoaks, Swanley and Edenbridge Town Centres</i>	
LDF Policy	L03 Development in Sevenoaks Town Centre L05 Swanley Town Centre L06 Development in Edenbridge
Saved Local Plan Policies	ST1A-2 Sevenoaks Town Centre SW1 Swanley Town Centre EB1-3 Edenbridge Town Centre
LDF 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.
LDF Target	None
<b>Performance summary</b>	Information was not collected in 2010-2011

### **Performance Analysis**

Previously Kent County Council performed Town Centre Health Checks on all the Town Centres across Kent. However, this service has now ceased. The District Council is intending to continue the monitoring of Sevenoaks, Swanley and Edenbridge town centres through its own Town Centre Health Checks. This will be an extensive process and will therefore be undertaken every two years starting in 2012.

**Swanley Regeneration Scheme** *To monitor the progress of the regeneration of Swanley Town Centre*

LDF Policy	L05 Swanley Town Centre
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF 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.
<b>Performance summary</b>	No regeneration scheme has been approved.

**Performance Analysis**

Policy LO 5 of the Core Strategy sets out that Swanley Town Centre will be regenerated to better meet the needs of the population it serves. The Council continues to work with key stakeholders in delivering a regeneration scheme, however a formal scheme is yet to be approved.

**New Ash Green Village Centre** *To measure the number and proportion of Vacant units in New Ash Green Centre*

LDF Policy	L07 Development in Rural Settlements
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
<b>Performance summary</b>	At July/August 2011 there were currently 8 vacant units in New Ash Green. This accounts for 24% of the total units in the Village Centre.

**Performance Analysis**

The Council is currently undertaking 6 monthly surveys of all the Town and Village centres for the evidence base of emerging Development Management Policies. In Jan/Feb 2011 New Ash Green Centre had 10 vacant units (30%). The most recent survey was undertaken in July/Aug 2011 which found that 2 of the vacant units had since been occupied reducing the number to 8 (24%). The Core Strategy requires the annual monitoring of the vacant units in New Ash Green Centre.

## 10. Infrastructure

<b>Infrastructure Delivery Schedule</b> <i>To measure the progress in implementing the Infrastructure Delivery Schedule</i>	
LDF Policy	SP9 Infrastructure Provision
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
<b>Performance summary</b>	None of the schemes identified have been completed.

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, none of the schemes identified have been completed. However, it is understood that either background or construction work is underway for some of the schemes. For example, 'Prior Approval' for the proposed improvements at Sevenoaks Station has been granted by SDC and discussions are ongoing as to how improvements at Swanley Station can be delivered before summer 2012. In addition, the Library and History Centre in Maidstone, which KCC see as an important part of providing an effective library service for the whole of Kent, is under construction.

The Infrastructure Delivery Schedule is a 'live' document and will be periodically updated. The first update of the schedule will need to reflect the fact that Government support for dualling the A21 between Tonbridge and Pembury in the short term (before 2014) has been withdrawn and that the Building Schools for the Future programme has been dropped.

The Council will be looking to develop a Community Infrastructure Levy (CIL) to provide funding for strategic infrastructure in the district. Work on developing a CIL Charging Schedule, which will form the basis for the CIL charge, will commence in 2012. The Council will be working with infrastructure providers to provide further details of local requirements. The Levy will be subject to viability testing, to ensure that the Levy is set at a level that will provide contributions to strategic infrastructure without inhibiting development

## 11. Green Infrastructure, Open Space and Biodiversity

<b>Additional Publically Accessible Open Space</b> <i>To measure the amount of publically accessible open space provided through new development</i>	
LDF Policy	SP10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policies	Not Applicable
LDF Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
LDF Target	None
<b>Performance summary</b>	Information was not collected in 2010-2011

### Performance Analysis

Information has not be collected for this indicator for the monitoring year as the Core Strategy was adopted in February 2011. This will be reported on in subsequent years.

<b>Open Space Allocations</b> <i>To monitor the number of Open Space allocations</i>	
LDF Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policies	EN9 Greenspaces and the Urban Fringe
LDF Objective	To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
LDF Target	To maintain the Open Space allocations
<b>Performance summary</b>	Unable to monitor in 2010-2011

### Performance Analysis

Sites for Open Space provision will be allocated in the Allocations and Development Management DPD. Once this DPD has been adopted this indicator can be monitored.

<b>Green Infrastructure Network</b> <i>To measure the change in the Green Infrastructure Network</i>	
LDF Policy	SP 10 Green Infrastructure, Open Space, Sport and Recreation Provision
Saved Local Plan Policies	Not Applicable
LDF 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.
LDF Target	None
<b>Performance summary</b>	Unable to monitor in 2010-2011

#### **Performance Analysis**

The Green Infrastructure Network will be defined through the Allocations and Development Management DPD therefore until this DPD is adopted it is not possible to monitor this indicator.

<b>Local Wildlife Sites</b> <i>To measure the change in the number of Local Wildlife Sites across the District</i>	
LDF Policy	SP 11 Biodiversity
Saved Local Plan Policies	EN17B Nature Conservation
LDF 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.
LDF Target	None
<b>Performance summary</b>	59 Local Wildlife Sites are located in or partially in the Sevenoaks District, no new sites in the period 2010-2011.

#### **Performance Analysis**

Sevenoaks District contains 59 separate Local Wildlife Sites. 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 selected by reference to a clear set of criteria, based on the importance of the sites for particular wildlife habitats or wild species.



## Conclusions

For the 4<sup>th</sup> year in a row, Sevenoaks District housing completions are above the Core Strategy Housing Requirement. The housing trajectory also continues to show a surplus in housing units over the plan period.

The adoption of the Core Strategy in February 2011 has introduced many new indicators into this AMR. However, many of these could not be reported on as information had not been gathered because the Core Strategy was adopted towards the end of the 2010-11 monitoring period. Future reports will include information for the Core Strategy performance indicators as well as any new indicators introduced by the emerging Allocations and Development Management DPD.

## APPENDIX 1 - Five-Year Housing Supply

Table A1 : Full and Outline Permissions (Sites of less than 0.2Ha)

Address	Parish	Planning Ref	Site Area	Phasing Yr 1 12/13	Phasing Yr 2 13/14	Phasing Yr 3 14/15	Phasing Yr 4 15/16	Phasing Yr 5 16/17
1 Church Road	Hartley	SE/11/01056	.01	1				
1-7 Moreton Close and 1-47 Bonney Way	Swanley	SE/10/03262	0.00	-2				
1 The Square	Riverhead	SE/08/03325	.01	2				
17 The Briars	West Kingsdown	SE/10/01675	.01	1				
8 High Street	Edenbridge	SE/10/02343	.01	1				
Appledore, High Street	Farningham	SE/09/00099	.01	1				
Land Adjoining 4 Heathfield Road	Sevenoaks	SE/10/02883	.01	1				
Newman House, Fullers Hill	Westerham	SE/09/01672	.01	2				
The Crows Nest, Chartside House, High Street	Brasted	SE/09/01001	.01	1				
3-7 Station Road	Edenbridge	SE/07/02374	.02	3				
4-6 High Street	Westerham	SE/11/01531	.02	2				
Land adj to 11 Parkside	Halstead	SE/08/03275	.02	2				
The Chequers, High Street	Farningham	SE/09/02144	.02	2				
1 Mildmay Place	Shoreham	SE/10/03154	.02	1				
10 High Street	Swanley	SE/09/03022	.02	4				
135 Archer Way	Swanley	SE/10/01559	.02	1				
48 High Street	Swanley	SE/10/00939	.02	2				
6 Station Road	Dunton Green	SE/07/03655	.02	1				
Land adjacent to 26 Grange Road	Sevenoaks	SE/11/01600	.02	1				
Land adjacent to 27 Greenacre Close	Swanley	SE/10/02856	.02	1				
Land at Forge Cottages, Hill Hoath Road	Chiddingstone	SE/08/03410	.02	1				
17 Springfield Road	Edenbridge	SE/10/02803	.03	1				
1 Cramptons Road	Sevenoaks	SE/08/00968	.03	1				
14 Silk Mills Close	Sevenoaks	SE/07/01262	.03	1				
149 High Street	Sevenoaks	SE/09/02300	.03	1				
2 Cherry Avenue	Swanley	SE/09/00866	.03	3				
Land adj to 26 Oaklands Close	West Kingsdown	SE/08/03077	.03	1				
Land adjacent 17 Rye Lane	Dunton Green	SE/09/01315	.03	1				
Land North West of 1 Bevan Place	Swanley	SE/09/02187	.03		6			
Norwood House, 1-2 Church Road	Halstead	SE/10/03211	.03	1				
Kingdom Hall, Cedar Terrace Road	Sevenoaks	SE/08/00128	.04	4				
Terrys Farm, Rectory Lane	Hever	SE/10/01362	.04	1				
29-31 High Street	Edenbridge	SE/11/01588	.04	1				
32 London Road	Riverhead	SE/10/02288	.04	1				
Land Rear of 29-31 High Street	Edenbridge	SE/09/02375	.04	3				

Lane South of Lavender Cottage, Church Road	Brasted	SE/09/02792	.04	1				
The Stone Barn, Park Gate Road	Crockenhill	SE/10/02243	.04	1				
Land Adjacent to Arosa, Gresham Avenue	Hartley	SE/10/03069	.04		1			
5 Wellfield	Hartley	SE/07/00880	.05	1				
Land at Station Road	Edenbridge	SE/10/01285	.05	2				
1 Dynes Road	Kemsing	SE/11/00348	.05	1				
10 Wickenden Road	Sevenoaks	SE/10/01728	.05	1				
27 Lynden Way	Swanley	SE/10/02630	.05	1				
35-37 Quaker Hall Lane	Sevenoaks	SE/10/01737	.05		6			
37 Weald Road	Sevenoaks	SE/09/00789	.05	1				
4 The Green Lane	Leigh	SE/10/00444	.05	1				
Timbers, Station Road	Edenbridge	SE/10/01020	.06	1				
80 St Johns Road, Sevenoaks	Sevenoaks	SE/03/02900	.06	2				
Beechwood, Four Elms Road	Edenbridge	SE/07/03609	.06	2				
Hollyville Café, London Road	West Kingsdown	SE/08/02593	.06	1				
Bat & Ball, High Street	Leigh	SE/08/02946	.07	1				
Speedgate Lodge, Speedgate Hill	Fawkham	SE/10/02938	.07	1				
49 Chipstead Lane	Chevening	SE/11/01419	.07	1				
Letitia, Botsom Lane	West Kingsdown	SE/09/01828	.08	1				
Anvil House, Station Road	Eynsford	SE/10/00758	.09	1				
Crockenhill Cp School, Stones Cross Road	Crockenhill	SE/10/01451	.09	1				
96 High Street	Sevenoaks	SE/05/00521	.09		10			
The Barn, Sharps Place, Baileys Hill Road	Chiddingstone	SE/09/02295	.09	1				
Mayola, Station Road	Otford	SE/11/01044	.10	1				
94 - 96 London Road	Sevenoaks	SE/10/02968	.10		12			
Eccles End, Main Road	Edenbridge	SE/10/02349	.10	1				
Lydens East Barn, Lydens Barn, Lydens Lane	Hever	SE/10/00564	.10	1				
Merrivale, Rushetts Road	West Kingsdown	SE/08/00768	.10	1				
Peal Chase, Ash Platt Road	Sevenoaks	SE/08/03347	.10	1				
Galleons Lap, London Road	West Kingsdown	SE/07/01770	.10	1				
Chelsham, Church Road	Hartley	SE/10/03522	.10	1				
West Kingsdown Village Hall, Fawkham Road	West Kingsdown	SE/10/00764	.10		6			
Land North of Presbytery Catholic Church of St Laurence, High Street	Edenbridge	SE/10/01018	.11		5			
1 and 2 South Ash, Manor Cottages South Ash Road	Ash-cum-Ridley	SE/11/01326	.11	-1				
8 Chipstead Lane, Sevenoaks	Riverhead	SE/09/02041	.11	1				
Beeches, Mount Harry Road	Sevenoaks	SE/09/02415	.11	5				
Land to the rear of 68/70, St. Johns Road	Sevenoaks	SE/11/00675	.11	1				
20 St. Botolphs Road	Sevenoaks	SE/08/00087	.11	7				
11 London Road	Riverhead	SE/10/01931	.12	3				

3a London Road	Riverhead	SE/10/01932	.12	1				
Sunnyside High Street	Seal	SE/08/03034	.12		7			
Oakenshaw Copse Bank	Seal	SE/08/02280	.13	2				
South Park Medical Practice South Park	Sevenoaks	SE/07/01359	.13		6			
48 The Rise	Sevenoaks	SE/10/03565	.13	1				
Building South of the Granary Brasted Road	Westerham	SE/09/00842	.13	1				
South Hall High Street	Farningham	SE/08/03160	.13	1				
Falconers Down (Plot 2) Pilgrims Way	Kemsing	SE/09/00646	.13	1				
Land West Of 96 - 98 High Street, Edenbridge	Edenbridge	SE/10/00847	.14		6			
Hartley Court, Church Road	Hartley	SE/08/03097	.14	1				
Manordene, Forge Lane	West Kingsdown	SE/09/01777	.14	-1				
The Old Oast House, Shoreham Road	Otford	SE/09/00643	.14	1				
61 Oakhill Road	Sevenoaks	SE/10/00170	.15	1				
82 West End	Kemsing	SE/10/00988	.15	1				
Downsview, Shoreham Road	Otford	SE/10/00224	.15	1				
Park House Farm, Bower Lane	Eynsford	SE/10/02817	.15	1				
39 Serpentine Road	Sevenoaks	SE/11/00135	.19	1				
The Vicarage, Rowhill Road	Hextable	SE/09/02377	.19	2				
2 Dynes Road	Kemsing	SE/10/01812	0.03		1			
10 Cranmer Road	Sevenoaks	SE/11/00896	0.04		2			
Marlpit Hill Baptist Church	Edenbridge	SE/11/00939	0.04		3			
18 Lake View Road	Sevenoaks	SE/11//00929	0.06		1			
1 Oakhill Road	Sevenoaks	SE/11/01662	0.10		1			
Former Elands Veterinary Clinic, Station Road	Dunton Green	SE/11/01831	0.10		4			
2 Crownfields	Sevenoaks	SE/10/02682	0.13		3			
Land adj to 12 Vine Court Road	Sevenoaks	SE/11/01355	0.13		1			
Joh San	Hartley	SE/10/01686	0.17		1			
<b>TOTAL</b>				<b>110</b>	<b>82</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL minus non-implementation rate</b>				<b>100</b>	<b>76</b>			

**Table A2: Full Permissions (Sites of 0.2Ha or more)**

Address	Parish	Planning Ref	Site Area	Phasing Yr 1 12/13	Phasing Yr 2 13/14	Phasing Yr 3 14/15	Phasing Yr 4 15/16	Phasing Yr 5 16/17
Southernwood, 85 Kippington Road	Sevenoaks	SE/08/00360	.20	1				
Canes, Hopgarden Lane	Sevenoaks	SE/07/03023	.20	1				
Dawning House, Seal Hollow Road	Sevenoaks	SE/08/01393	.20	1				
Cross Keys House, Ashgrove Road	Sevenoaks	SE/10/02023	.21	2				
Land Rear of Stable Court (Summerbank) Rockdale, Rockdale Road	Sevenoaks	SE/10/02461	.21		10			
22 St. Georges Road	Sevenoaks	SE/11/00608	.23	5				
The Farmers, London Road	Sevenoaks	SE/04/00526	.23			23		
Kilndown, Gorsewood Road, Hartley	Hartley	SE/10/00080	.23	1				
The Oast House, Great Hollanden Farm	Seal	SE/10/01014	.23	1				
Land North of 48 Green Court Road, Crockenhill	Crockenhill	SE/09/03030	.24	1				
Burgate, Solefields Road, and Penryn, Grassy Lane	Sevenoaks	SE/09/02482	.26	2				
Sundridge House, 73 Main Road	Sundridge	SE/10/02143	.26	1				
Rockdale, Rockdale Road	Sevenoaks	SE/10/02457	.29	19				
Land West of Greenacres, Old Dartford Road	Farningham	SE/10/03229	.30	1				
Keston and The Beeches, Swanley	Swanley	SE/04/02248	.31					5
Falconers Down (Plot 1) Pilgrims Way	Kemsing	SE/08/02146	.32	1				
Town Council Offices, Bradbourne Vale Road	Sevenoaks	SE/06/00034	.32	5				
Little Julians, Little Julians Hill	Sevenoaks	SE/07/01558	.34	1				
Two Rivers, Stairfoot Lane	Chevening	SE/08/02558	.38	1				
58-60 Oakhill Road	Sevenoaks	SE/07/02280	.39	8				
167 Hever Avenue	West Kingsdown	SE/11/01422	.39	3				
4 Hillydeal Road	Otford	SE/10/02606	.40	1				
31-37 Park Lane	Kemsing	SE/08/02245	.43					2
Tubs Hill House North, London Road	Sevenoaks	SE/10/00600	.46		18			
Land adj Whyteladies, Wildernesse Avenue	Sevenoaks	SE/10/00462	.49		1			
Blackhall Spinney, Blackhall Lane, Sevenoaks	Sevenoaks	SE/10/02327	.50	1				
Hollym, Clenches Farm Lane	Sevenoaks	SE/10/00553	.50	2				
Bambi Cottage, Parkfield	Sevenoaks	SE/11/00374	.73	1				
Land Rear of High Trees, Wildernesse Avenue	Sevenoaks	SE/10/03347	.74	1				
Sevenoaks Police Station, Morewood Close	Sevenoaks	SE/09/00650	.95		26	26		
Eden Valley School, Four Elms Road	Edenbridge	SE/10/01735	1.00	20				
Malabar, Valley Road	Fawkham	SE/08/00385	1.21	1				

The Kent Hounds, Well Hill, Chelsfield	Shoreham	SE/09/00633	1.34	1				
Stacklands Retreat House, School Lane	West Kingsdown	SE/09/01319	2.70		14			
West Kent Cold Store	Dunton Green	SE/09/02635	7.70	68	75	75	75	75
Woodland Chase, Blackhall Lane	Sevenoaks	SE/11/01002	0.36		1			
West Cross Keys House, Ashgrove Road	Sevenoaks	SE/10/02732	0.39		3			
Land South of Richardson's Farm and North of Twin Oaks, Crowhurst Lane	West Kingsdown	SE/11/00087	0.71			10	10	
<b>TOTAL</b>				<b>155</b>	<b>148</b>	<b>134</b>	<b>85</b>	<b>82</b>
<b>TOTAL minus non-implementation rate</b>				<b>149</b>	<b>142</b>	<b>129</b>	<b>82</b>	<b>79</b>

**Table A3: Identified Sites within the 5 year Land Supply**

Site Address	Total Units	5-yr land supply contribution
Land rear of Garden Cottages	13	11
Hitchen Hatch Lane - H1(B)	10	8
Bus Garage, Swanley - H1(D)	20	16
Land West of Cherry Avenue	75	60
Land at Cedar Drive	7	6
Land West of Bligh's Meadow	59	48
Corner of Birchwood Park + Bartholomew Way	4	4
Greatness Mills, Mill Lane	20	16
Foxs Garage, London Road	18	15
Cramptons Road Water Works	55	11
57 Top Dartford Road	14	2
Swanley Centre, Nightingale Way	128	25
West Kingsdown Industrial Estate London Road	14	2
Johnsons (School at Oak Lane/Hopgarden Lane)	34	6
Sevenoaks School at Oak Lane and Hopgarden Lane	37	7
Sevenoaks Gasholder Station Cramptons Road	48	9
Former déjã vu nighclub and land to the north	15	3
United House, Goldsel Road	116	23
Bevan Place (Outside LP Allocation)	24	4
New Ash Green Village Centre	50	10
Bevan Place (LP Allocation)	28	5
Land West of London Road, Westerham	30	24
<b>TOTAL</b>	<b>819</b>	<b>315</b>

Sites are as at 31<sup>st</sup> March 2011. These are sites which do not have planning permission but have been identified as being consistent with the Core Strategy for potential housing allocation. All sites are above 0.2ha within existing urban areas. See the emerging Allocations and Development Management DPD for detail. The identified sites have been phased equally across their expected year bands (eg. 0-5 or 6-10) using the most up to date information.

## APPENDIX 2 – North West Kent Countryside Projects

Project	Project type
River Darent Restoration - Biodiversity (Hall Place)	Landscape and Biodiversity
River Darent Community	Landscape and Biodiversity
River Darent EA HLS	Landscape and Biodiversity
Invasive Species Initiatives	Landscape and Biodiversity
Species Surveying - w.vole/otter/eels/ bats	Landscape and Biodiversity
Species Surveying -Reptile and Amphibian	Landscape and Biodiversity
Species Surveying -Dormice	Landscape and Biodiversity
Invasive Species Control - Giant Hogweed	Landscape and Biodiversity
Eels - river and estuary	Landscape and Biodiversity
Kent Orchards Project Development - orchard produce	Landscape and Biodiversity
Interreg - Sevenoaks	Landscape and Biodiversity
Greatness Pond	Landscape and Biodiversity
Darent Valley Heritage Powder Mills	Landscape and Biodiversity - in development
Ecology Park	Landscape and Biodiversity - in development
Froglife Dragonfinder	Landscape and Biodiversity - in development
Sevenoaks DC Major projects development – Green infrastructure	Landscape and Biodiversity - in development
Kent's Heritage Trees - to be reallocated	Community and Education
St John Jerusalem	Community and Education
Fawkham Pond and Steep Hill School (Steve Billing)	Community and Education
Free Trees Scheme	Community and Education
Rectory Meadow	Community and Education
Central Contact for group forums NWK	Community and Education
Oxford PC A4A	Education and learning
Healthy Living Allotment - food growing, bee corridors - 'Where we live'	Education and learning - in development
NWK walking festival	Health and access
Greatness Pond	Health and access
Darent Valley Path	Health and access
Promotion of partnerships and marketing Opps.	Health and access - in development
Delivery of marketing	Health and access - in development