

Authority Monitoring Report - Factsheet 2019/2020

Housing

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

1.2 This AMR provides the monitoring data for the 2019/20 year which is defined as the period between 1 April 2019 to 31 March 2020 and covers sites within the Sevenoaks District Council boundary.

Table 1. Completed and Consented Housing Units.

Ward	Completed Affordable Housing	Consented Affordable Housing	Completed Market Housing	Consented Market Housing
Ash and New Ash Green	0	0	0	56
Brasted, Chevening and Sundridge	0	0	12	5
Cowden & Hever	0	0	9	6
Crockenhill & Well Hill	0	0	0	5
Dunton Green & Riverhead	14	0	21	12
Edenbridge North & East	143	0	49	29
Edenbridge South & West	0	0	10	7
Eynsford	0	0	1	2
Farningham, Horton Kirby & South Darent	0	0	2	4
Fawkham & West Kingsdown	0	0	9	9
Halstead, Knockholt & Badgers Mount	0	0	0	7
Hartley & Hodsoll Street	0	0	6	8
Hextable	0	0	2	1
Kemsing	0	0	9	6
Leigh & Chiddingstone Causeway	0	0	3	16
Otford & Shoreham	0	0	5	5
Penshurst, Fordcombe & Chiddingstone	0	0	2	1
Seal & Weald	0	0	7	4
Sevenoaks Eastern	0	0	1	2
Sevenoaks Kippington	0	0	3	2
Sevenoaks Northern	0	0	1	2
Sevenoaks Town & St Johns	8	0	34	10
Swanley Christchurch & Swanley Village	0	0	42	18
Swanley St Mary's	19	22	7	44
Swanley White Oak	0	4	2	45
Westerham & Crockham Hill	0	0	5	2
Total	184	26	242	308

1.3 The largest of the sites was Land North of Railway Line and West of St Johns Way, Edenbridge which completed 154 dwellings, of which 107 were affordable.

1.4 A total of 426 housing units were completed within the 2019/2020 monitoring year. The table below shows that the number of units were above the Annual Core Strategy and below the Number of Homes Required.

Table 2. Housing Targets, from the Annual Core Strategy and Housing Delivery Test 2020

Target	2019/20
Annual Core Strategy target	165
Number of Homes Required	647

Commercial

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

Class Type	Completed	Consented
Class A1	117	309
Class A2	0	0
Class A3	191	196
Class A4	66	345
Class AB mix	0	4,318
Class B1A	1,624	1,957
Class B1C	216	666
Class B2	37	37
Class B8	416	641
Class BX	8,281	3,188
Class C1	0	0
Class C2	195	185
Class D1	1,570	2,220
Class D2	140	6507
Sui Generis	1,148	244
Total	14,001	20,813
Loss/Gain	914	-4,508

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

Completions

1.5 The 2019/20 monitoring year saw a net increase in completed commercial development of 914 sqm including additions to existing sites as well as some new sites.

1.6 There was a loss of 4,432 sqm in commercial development to residential in the monitoring year, the largest of these was a loss of 2,700 sqm at Warren Court Farm where 29 dwellings

were built. A total of 441 sqm of B1A office use space was also redeveloped or changed to residential use in this monitoring year, as shown in Table 4.

Table 4. Developments within class use B1A losses to residential (sqm).

Location	Proposal	Loss in space
43A High Street Swanley	Prior notification for a change of use from Class B1 (offices) to Class C3 (dwellinghouses).	-75
Chartside House High Street Brasted	Prior notification for a change of use from office to dwelling.	-130
Old Post Office Stores Fawkham Road West Kingsdown	Demolition of existing offices and outbuildings. Erection of 4 three bedroom dwellings.	-236
	Total	-441

1.7 The largest gains in completed commercial development can be seen in Table 5 below.

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

Location	Proposal	Use Class	Proposed total space	Gain in space
Advanced Films Ltd Moor Road Sevenoaks	The redevelopment of the site to include four employment buildings for open B1(b), B1(c), B2 and B8 use. Associated parking and landscape planting.	BX	6,789	1,206
Falconhurst Cowden Pound Road Mark Beech	Change of use of land and buildings for performing civil marriage, civil partnership and similar ceremonies, receptions and related ancillary uses.	Sui	1,104	1,104
98 - 104 London Road Sevenoaks KENT	The demolition of the existing buildings and erection of a mixed use scheme which comprises a total of 60 residential units (C3) and an integral office element (B1).	B1A	915	915
The Former Piggery North Of Red Clyffe London Road West Kingsdown	Redevelopment of the site comprising existing Class B8 building and open yard storage to provide new Class B1/B2/B8 building and relocated associated storage along with additional car parking and landscaping.	BX	1,492	421

The gains in this table refers only to gains within these specific development sites.

Consented

1.8 The consented planning permissions, if implemented, would result in a net loss of 4,508 sqm of commercial development, including some complete losses as well as reductions on existing sites.

1.9 The loss in consented developments was in part due to an overall 7,701 sqm change of use or redevelopment from employment space to residential or mixed residential use developments. Of this, 11 developments totalling 2,846 sqm of B1A class office space was consented for conversion or redevelopment to residential use.

1.10 The consented sites for this monitoring year with notable gains in employment space (sqm) are listed below in Table 6. These were also the only major employment sites consented for this monitoring year.

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

Location	Proposal	Use Class	Proposed total space	Gain in space
Swanley Centre London Road Swanley	Hybrid application for the phased redevelopment of part of the Swanley Square Shopping Centre and land to the rear.	AB mix/ D1	5,276	2,996
North Downs Business Park Limepit Lane Dunton Green	Demolition of existing building and ready mix concrete plant and erection of warehouse building.	BX	1,114	938
The Former Piggery North Of Red Clyffe London Road West Kingsdown	Redevelopment of the site comprising existing Class B8 building and open yard storage to provide new Class B1/B2/B8 building and relocated associated storage along with additional car parking and landscaping.	BX	1,492	421

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

Appendix - Use Classes

Use Class	Description
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	<p style="text-align: center;">Business</p> <p style="text-align: center;">(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.</p>
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.

Use Class	Description
D1	D1 Non-residential institutions - Clinics, health centres, day nurseries, day centres, schools, art galleries museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
D2	Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations
Sui Generis	Sui Generis - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.