

## Authority Monitoring Report - Factsheet 2021/2022

### 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 2021/22 year which is defined as the period between 1 April 2021 to 31 March 2022 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	1
Brasted, Chevening and Sundridge	0	0	2	36
Cowden & Hever	0	0	2	5
Crockenhill & Well Hill	0	0	3	1
Dunton Green & Riverhead	0	0	0	4
Edenbridge North & East	13	0	66	24
Edenbridge South & West	0	0	4	121
Eynsford	0	0	1	10
Farningham, Horton Kirby & South Darenth	0	0	4	11
Fawkham & West Kingsdown	0	10	13	49
Halstead, Knockholt & Badgers Mount	2	0	32	21
Hartley & Hodsoll Street	0	0	14	11
Hextable	0	0	3	4
Kemsing	0	0	5	4
Leigh & Chiddingstone Causeway	0	0	14	5
Otford & Shoreham	0	0	3	3
Penshurst, Fordcombe & Chiddingstone	0	0	3	8
Seal & Weald	2	9	2	10
Sevenoaks Eastern	0	0	1	5
Sevenoaks Kippington	0	0	5	7
Sevenoaks Northern	0	0	2	1
Sevenoaks Town & St Johns	0	0	25	51
Swanley Christchurch & Swanley Village	0	0	16	6
Swanley St Mary's	0	0	6	43
Swanley White Oak	0	13	12	51
Westerham & Crockham Hill	0	0	11	14
<b>Total</b>	<b>17</b>	<b>32</b>	<b>249</b>	<b>506</b>

1.3 The largest of the sites was Land North of Railway Line and West of St Johns Way, Edenbridge which completed 72 dwellings, of which 13 were affordable.

1.4 A total of 266 housing units were completed within the 2021/2022 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 2022*

Target	2021/22
Annual Core Strategy target	165
Number of Homes Required	715

## Commercial

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

Class Type	Completed	Consented
Class B2	4,064.32	5,781.82
Class B8	4,470	4,883.5
Class BX	1,114	1,5067
Class C1	60	60
Class E a	637.8	792.9
Class E b	165	213.71
Class E d	0	151.3
Class E e	122	0
Class E f	0	1,157
Class E g	3,131	7,869.61
Class F1	403	264
Class F2	5,076	3,851
Sui Generis	846.11	9,839.91
<b>Total</b>	<b>20,089.23</b>	<b>4,9931.75</b>
<b>Loss/Gain</b>	<b>-5,294.35</b>	<b>3,109.93</b>

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 2021/22 monitoring year saw a net loss in completed commercial development of 5294.35 sqm including additions to existing sites as well as some new sites.

1.6 There was a loss of 4,453.3sqm in commercial development to residential in the monitoring year, the largest of these was a loss of 1,178sqm at The Woodlands, Hilda May Ave, Swanley where a 75-bedroom care home was built. A total of 720.3 sqm of Class Eg office use space was also redeveloped or changed to residential use in this monitoring year, as shown in Table 4.

Table 4. Developments within office/class use Eg losses to residential (sqm).

Location	Proposal	Loss in space
Veitchii Barn, New Barn Road, Swanley	Demolition of existing workshops and change of use from B1 to C3 and construction of 3 no. 3 bedroom houses with gardens.	-340
Redleaf Estate Yard, Camp Hill, Chiddingstone Causeway	Redevelopment of the site; including the conversion of two commercial buildings to dwellinghouses and the erection of a semi-detached pair of dwellinghouses, following the demolition of existing storage building.	-217
94A High Street, Sevenoaks	Prior notification for a change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3).	-95.3
First And Second Floors, 149 High Street Sevenoaks	Prior notification for a change of use from Office (B1) to Dwellinghouse (C3) use.	-68
	<b>Total</b>	<b>720.3</b>

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
Morleys Farm, Morleys Road, Sevenoaks Weald	Confirmation that the change of use of the site from agricultural to general industrial (Use Class B2), and storage and distribution (Use Class B8) now constitutes lawful development.	B2/B8	7,700	7,700
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
Factory 2, Station Road, Edenbridge	Extension to existing light industrial unit with accompanying access alterations, parking, and landscaping	E g	1,501	930

### Consented

1.8 The consented planning permissions, if implemented, would result in a net gain of 3109.93 sqm of commercial development.

1.9 Despite this overall increase, there was a 10,307.62 sqm change of use or redevelopment from employment space to residential or mixed residential use developments. Of this, 13 developments totalling 3,804.22 sqm of Eg 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
Broom Hill Site, London Road, Swanley	Proposed commercial development comprising four separate buildings of 15,067m <sup>2</sup> GEA of flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, biodiversity mitigation, and landscape planting together with the provision of a new vehicle access; and the reconfiguration of the London Road junction, reconfiguration of the existing access, recladding of the rear of Units 1-5 and provision of new yard to units 1 and 2 of the Gateway Trading Estate.	BX	15,067	15,067
Morleys Farm, Morleys Road, Sevenoaks Weald	Confirmation that the change of use of the site from agricultural to general industrial (Use Class B2), and storage and distribution (Use Class B8) now constitutes lawful development.	B2/ B8	7,700	7,700
Station Road, Edenbridge	Demolition of the existing commercial buildings and erection of one replacement B2 manufacturing facility with ancillary offices and storage.	B2/ Eg	1,835	1,835
Kent And Surrey Golf And Country Club, Crouch House Road, Edenbridge	Outline application for demolition of the existing golf clubhouse and hotel and erection of a continuing care retirement community (CCRC) for the elderly alongside a new golf clubhouse with hotel accommodation containing shared social, managerial and operational space to operate and service the continued golf course use and the CCRC with some matters reserved except for access.	F2	3,470	1,670

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

## Appendix – Use Classes

Use Class	Description
B2	<b>General industrial</b> - Use for industrial process other than within class B1
B8	<b>Storage or distribution</b> - This class includes open air storage.
C1	<b>Hotels</b> - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2	<b>Residential institutions</b> - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2a	<b>Secure Residential Institution</b> - 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	<b>Dwellinghouses</b>
C4	<b>Houses in multiple occupation</b> - small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
E	<b>Commercial, Business and Service</b>
Ea	Shop other than for the sale of hot food
Eb	Food and drink which is mostly consumed on the premises
Ec	<ul style="list-style-type: none"> <li>i. financial services</li> <li>ii. professional services (other than medical services)</li> <li>iii. any other services which it is appropriate to provide in a commercial, business or service locality</li> </ul>
Ed	Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink.)
Ee	Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
Ef	Creche, day nursery or day centre (not including a residential use)
Eg	<ul style="list-style-type: none"> <li>i Offices to carry out any operational or administrative functions,</li> <li>ii Research and development of products or processes</li> <li>iii Industrial processes</li> </ul>
F1	<b>Learning and non-residential institutions:</b> Any use not including residential use: (a) for the provision of education, (b) for the display of works of art (otherwise than for sale or hire), (c) as a museum, (d) as a public library or public reading room, (e) as a public hall or exhibition hall, (f) for, or in connection with, public worship or religious instruction, (g) as a law court
F2	<b>Local Community:</b> Use as: (a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where: (i) the shop's premises cover an area not more than 280 metres square, and (ii) there is no other such facility within 1000 metre radius of the shop's location, (b) a hall or meeting place for the principal use of the local community, (c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms, (d) an indoor or outdoor swimming pool or skating rink

<b>Sui Generis</b>	<p><b>Sui Generis</b> - Uses which do not fall into a specified use class. Includes: (a) as a theatre, (b) as an amusement arcade or centre, or a funfair, (c) as a launderette, (d) for the sale of fuel for motor vehicles, (e) for the sale or display for sale of motor vehicles, (f) for a taxi business or business for the hire of motor vehicles, (g) as a scrapyards, or a yard for the storage or distribution of minerals or the breaking of motor vehicles, (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906, (i) as a hostel, (j) as a waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste, (k) as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club, (l) as a night-club, (m) as a casino, (n) as a betting office, (o) as a pay day loan shop, (p) as a public house, wine bar, or drinking establishment, (q) as a drinking establishment with expanded food provision, (r) as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises, (s) as a venue for live music performance, (t) a cinema, (u) a concert hall, (v) a bingo hall, (x) a dance hall</p>
------------------------	--