

Authority Monitoring Report - Factsheet 2020/2021

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 2020/21 year which is defined as the period between 1 April 2020 to 31 March 2021 and covers sites within the Sevenoaks District Council boundary. Please note that statistics in this monitoring year may have been impacted by the COVID-19 pandemic.

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	0
Brasted, Chevening and Sundridge	0	1	3	18
Cowden & Hever	0	0	2	12
Crockenhill & Well Hill	0	0	3	1
Dunton Green & Riverhead	0	1	4	8
Edenbridge North & East	0	0	38	20
Edenbridge South & West	0	0	3	5
Eynsford	0	0	0	3
Farningham, Horton Kirby & South Darenth	0	0	6	1
Fawkham & West Kingsdown	0	0	1	26
Halstead, Knockholt & Badgers Mount	0	0	1	11
Hartley & Hodsoll Street	0	0	1	12
Hextable	0	14	3	28
Kemsing	0	0	2	1
Leigh & Chiddingstone Causeway	0	0	3	1
Otford & Shoreham	0	0	1	10
Penshurst, Fordcombe & Chiddingstone	0	0	0	2
Seal & Weald	4	0	3	9
Sevenoaks Eastern	0	0	1	1
Sevenoaks Kippington	0	0	-1	6
Sevenoaks Northern	0	0	3	3
Sevenoaks Town & St Johns	10	15	68	109
Swanley Christchurch & Swanley Village	0	0	26	43
Swanley St Mary's	3	0	28	4
Swanley White Oak	0	41	0	61
Westerham & Crockham Hill	0	1	0	18
Total	17	73	199	413

1.3 The largest of the sites was 98-104 London Road, Sevenoaks which completed 60 dwellings, of which 10 were affordable.

1.4 A total of 216 housing units were completed within the 2020/2021 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 2021

Target	2020/21
Annual Core Strategy target	165
Number of Homes Required	473

Commercial

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

Class Type	Completed	Consented
Class A1	212.2	1,185.7
Class A2	0	18
Class A3	71	367.5
Class A4	0	1,126.1
Class A5	116.2	148.2
Class AB mix	0	534
Class B1A	243	4,217.17
Class B1B	0	628
Class B2	330	330
Class B8	0	5,793.4
Class BX	0	980
Class C1	0	131
Class C2	0	1,852
Class C2A	59	2,070
Class D2	1,767.5	519.5
Other	889	1319
Sui Generis	79.4	212.4
Total	3,767.3	21,431.97
Loss/Gain	-75.9	-9048.2

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 2020/21 monitoring year saw a net decrease in completed commercial development of 75.9 sqm.

1.6 There was a loss of 152.8 sqm in commercial development to residential in the monitoring year. These were from two sites, one B1A use and the other D1, as seen in the table below.

Table 4. Completed development sites with losses to residential use (sqm).

Location	Proposal	Loss in space
124 - 126 High Street Edenbridge	Prior notification for change of use of a building from Office Use	-64
28 London Road Sevenoaks	Change of use from D1 use to part D1 & part C3 use (residential). Associated internal alterations.	-88.8
	Total	-152.8

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	Class Use	Proposed total space	Gain in space
179 Knatts Valley Road, Knatts Valley	Confirmation that the change of use to (B2) general industrial with ancillary offices and parking on the land shown edged red on the plan is lawful.	B2	330	330
The Green, Fordcombe	Demolition of existing Village Hall and Sports Pavilion, construction of replacement Village Hall and Sports Pavilion.	D2	361	146
Lullingstone Park Farm Barn Estate, Lullingstone Lane, Eynsford	Extension of the existing office complex to create an additional new unit.	B1A	135	135
The Elms Nursery, Bough Beech Road, Four Elms,	Proposed exercise studio to replace consolidation of existing outbuildings.	D2	118	118
128A High Street, Sevenoaks	Change of use of 1st and second floor from residential to Office use.	B1A	108	108

Consented

1.8 The consented planning permissions, if implemented, would result in a net loss of 9048.2 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 11594.4 sqm change of use or redevelopment from employment space to residential or mixed residential use developments. Of this, 9 developments totalling 2753.5 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. The largest two 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	Class Use	Proposed total space	Gain in space
9 Pembroke Road, Sevenoaks	Demolition of the existing offices and erection of a five-storey replacement office complex with basement.	B1A	2,571	2,403
Sevenoaks School, Lambardes, High Street, Sevenoaks	The demolition of the existing Lambardes Boarding House, and the construction of a new boarding house for 60 boarders, including 3 residential staff units.	C2	1,852	1,196
Furlongs Farm, Sparepenny Lane, Eynsford	Prior notification for change of use from agricultural use to B1 (Office)/ B8 (Industrial).	BX	980	980

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.