

## Authority Monitoring Report - Factsheet 2022/2023

### 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 2022/23 year which is defined as the period between 1 April 2022 to 31 March 2023 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	53	1
Brasted, Chevening and Sundridge	0	0	3	3
Cowden & Hever	0	0	8	11
Crockenhill & Well Hill	0	0	1	6
Dunton Green & Riverhead	0	0	9	48
Edenbridge North & East	0	0	55	43
Edenbridge South & West	0	0	1	10
Eynsford	0	0	1	2
Farningham, Horton Kirby & South Darenth	0	0	2	16
Fawkham & West Kingsdown	0	0	15	28
Halstead, Knockholt & Badgers Mount	0	0	3	1
Hartley & Hodsoll Street	0	0	0	18
Hextable	0	0	3	4
Kemsing	0	0	4	3
Leigh & Chiddingstone Causeway	0	0	1	2
Otford & Shoreham	0	0	7	9
Penshurst, Fordcombe & Chiddingstone	0	0	2	24
Seal & Weald	6	0	11	10
Sevenoaks Eastern	0	0	2	5
Sevenoaks Kippington	1	1	3	8
Sevenoaks Northern	0	0	1	3
Sevenoaks Town & St Johns	0	0	13	28
Swanley Christchurch & Swanley Village	0	14	0	61
Swanley St Mary's	0	0	9	2
Swanley White Oak	14	0	32	0
Westerham & Crockham Hill	0	0	1	17
<b>Total</b>	<b>21</b>	<b>15</b>	<b>240</b>	<b>363</b>

1.3 The largest of the sites was The Manor House, North Ash Road, New Ash Green which completed 53 dwellings, all of which were market housing.

1.4 A total of 261 housing units were completed within the 2022/2023 monitoring year. The table below shows that the number of units were above the Annual Core Strategy and below the number of homes required by the Housing Delivery Test.

*Table 2. Housing Targets, from the Annual Core Strategy and Housing Delivery Test 2023*

Target	2022/23
Annual Core Strategy target	165
Number of Homes Required	714

## Commercial

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

Class Type	Completed	Consented
Class B2	0	648
Class B8	4,681	5,593
Class E	410	732.4
Class E a	5,44.6	390.7
Class E b	0	460
Class E c	0	127
Class E d	0	66.4
Class E e	0	1.9
Class E f	195	0
Class E g	16,90.51	2795
Class F1	0	3,002.7
Class F2	39.5	202.5
Mixed use	0	665.7
Sui Generis	797.5	4,181.17
<b>Total</b>	<b>8,358.11</b>	<b>18,866.47</b>
<b>Loss/Gain</b>	<b>-2,575.52</b>	<b>48,56.89</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 2022/23 monitoring year saw a net loss in completed commercial development of 2575.52 sqm including additions to existing sites as well as some new sites.

1.6 There was a loss of 4193.22sqm in commercial development to residential in the monitoring year, the largest of these was a loss of 1574.9 sqm at Woodlands Manor Golf Club West Kingsdown where four detached homes were built. A total of 691.92 sqm. of E g 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 E g. losses to residential (sqm).

Location	Proposal	Loss in space
11 St Botolphs Road, Sevenoaks	First floor change of use to domestic habitation. Existing ground floor to remain as non-domestic use.	43
Bank Buildings, Station Road, Otford	Prior notification for a change of use from office to residential use.	50
40 Swanley Centre, London Road, Swanley	Change of use from Class E to Class C3 to create 1no. residential unit and associated external alterations.	85.4
Land To The Rear Of 26 High Street, Sevenoaks	Conversion of existing workshop and store/showroom to residential accommodation.	100
Bank Building, Station Road, Otford	Demolition of existing building; erection of replacement building comprising 4 x 2 bedroom residential units, parking and associated works.	113
11-13 High Street, Swanley	Proposed demolition of existing building. Erection of new building to provide A1 Retail at part ground floor and C3 residential accommodation 11 units at ground to second floor with a 12th unit in attic floor space and 3 apartments to the third floor. Provision of rear undercroft.	135
South Park Studios, South Park, Sevenoaks	Prior notification for a change of use from Office (B1(a)) to Dwelling house (C3).	165.52
	<b>Total</b>	<b>692.92</b>

1.7 Only one site had a large gain of employment space over 400 sqm, as seen in table 5.

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

Location	Proposal	Use Class	Proposed total space	Gain in space
Salter's Heath Farm, Cold Arbor Road, Sevenoaks	Demolition of modern structures, agricultural barn and silos. Conversion and redevelopment and creating agricultural buildings into B1a office floor space. Creating additional vehicle spaces and a new access.	E g	1,295	1,295

### Consented

1.8 The consented planning permissions, if implemented, would result in a net gain of 4856.89 sqm of commercial development.

1.9 Despite this overall increase, there was a 3746.5 sqm change of use or redevelopment from employment space to residential or mixed residential use developments. Of this, five developments totalling 511 sqm of E(g) 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.

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

Location	Proposal	Use	Proposed total space	Gain in space
The Forge, Forge Lane, West Kingsdown	Confirmation that used vehicle sales and vehicle preparation for sale is lawful.	Sui Generis	1,165	1,242.67
Land North And West Of Franks Farm, Dartford Road, Horton Kirby	Erection of new storage and cold store building and creation of new farm access road.	Sui Generis	2,000	2,000
Upper Hockenden Farm, Hockenden Lane, Swanley	Demolition of existing sheds and small commercial buildings and erection of business units for E(g), B2 and B8 use and associated car parking and yard.	B2, B8 E g	2,981	2,670.4

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	<b>Shops</b> 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	<b>Financial and professional services</b> - 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	<b>Restaurants and cafés</b> - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4	<b>Drinking establishments</b> - Public houses, wine bars or other drinking establishments (but not night clubs).
A5	<b>Hot food takeaways</b> - For the sale of hot food for consumption off the premises.
B1	<p style="text-align: center;"><b>Business</b></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	<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.

Use Class	Description
D1	<p><b>D1 Non-residential institutions</b> - 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.</p>
D2	<p><b>Assembly and leisure</b> - 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</p>
Sui Generis	<p><b>Sui Generis</b> - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include theatres, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.</p>