

HOUSING LAND SUPPLY ASSESSMENT - SEVENOAKS

on behalf of Sigma Strategic Land

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REPORT

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1 INTRODUCTION

- 1.1 RPS has been commissioned by Sigma Strategic Land ('SSL') to assess the current housing land supply position as it stands in Sevenoaks District. The assessment has been undertaken as one of a suite of technical documents prepared to support the submission of a planning application on land at Ashgrove Road, Sevenoaks ('the site') for determination by Sevenoaks District Council ('the Council').
- 1.2 The report is structured as follows:
- Policy context
 - RPS methodology
 - Summary of Council's approach to assessing land supply
 - Assessment findings – housing requirement
 - Assessment findings – updated deliverable supply, including summary of deductions
 - Housing Land Supply Scenarios
 - RPS preferred approach
 - Summary and conclusions
- 1.3 This assessment draws on information taken from the Council's latest land supply statement, titled *Five Year Housing Land Supply September 2021* ('the 2021 statement'). The 2021 statement claims to cover the period 2021/22 – 2025/26 but, as explained in more detail later in this report, the latest data on deliverable sites provided by the Council only covers the period 2019/20 – 2023/24. Consequently, any updated information regarding the inclusion of sites within the deliverable supply (and the evidence underpinning their inclusion) that is subsequently issued by the Council will need to be considered and, potentially, reflected in a subsequent update to this report.

2 POLICY CONTEXT

- 2.1 This section provides a summary of the pertinent national policy and guidance on housing land supply, which has helped to inform the approach and analysis set out in this report.

National Policy

- 2.2 The National Planning Policy Framework ('the Framework') was published in July 2021 in its fourth iteration, and is a material consideration in the putative reasons for refusal of planning permission and the appeal against non-determination. I have set out below those sections of the Framework that are relevant to the five-year supply of housing.

- 2.3 Paragraph 11(d) requires all plans and decisions to apply the 'presumption':

"where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date..." (subject to further provisions in limbs i and ii of the paragraph).

- 2.4 Footnote 8 of the Framework clarifies that 'out of date' includes:

"...for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73 [this should read '74']; or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years..."

Delivering a sufficient supply of homes

- 2.5 Paragraph 60 makes clear the importance of boosting the supply of housing by stating:

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."

- 2.6 Paragraph 68 also makes clear that, in boosting the supply of housing, planning policies should:

"...identify a supply of:

a) specific, deliverable sites for years one to five of the plan period..." (with an appropriate buffer).

- 2.7 The test is therefore one of 'deliverability', which must be satisfied before a site can be included in the five-year supply.

Maintaining the supply and delivery of housing

- 2.8 In order to ensure that housing requirements are being met, paragraph 74 states:

“Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies⁶, or against their local housing need where the strategic policies are more than five years old.”

2.9 The Framework sets out the definition what constitutes a ‘deliverable’ site in the Glossary:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.” (RPS emphasis)

2.10 The Framework therefore now differentiates between sites with detailed permission and other types of sites (including outline applications and sites with no consent) which strengthens the test of delivery compared to the original (2012) version of the Framework.

2.11 Further, in assessing land supply against their local housing need where policies are more than five years old, Footnote 39 of paragraph 74 clarifies that this is the preferred course of action:

“Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.”

2.12 Paragraph 75 advises that a five-year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement produced through engagement with developers and others interested parties and been considered by the Secretary of State and, where agreement could not be reached on specific sites, incorporates the recommendation of the Secretary of State.

Planning Practice Guidance

2.13 Planning Practice Guidance (‘PPG’) provides a greater level of guidance on implementing aspects of the Framework, including that which relates to housing land supply. The guidance on housing

supply was recently updated in July 2019, and now has its own dedicated section in the PPG dealing with the subject.

- 2.14 In answer to the question ‘*What housing requirement figure should authorities use when calculating their 5 year housing land supply?*’ (Paragraph: 005 Reference ID: 68-005-20190722 Revision date: 22 July 2019), the PPG states:

“Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:

the plan was adopted in the last 5 years, or

the strategic housing policies have been reviewed within the last 5 years and found not to need updating.

In other circumstances the 5 year housing land supply will be measured against the area’s local housing need calculated using the standard method.”

- 2.15 And in response to the question ‘*What constitutes a ‘deliverable’ housing site in the context of plan-making and decision-taking?*’ (Paragraph: 007 Reference ID: 68-007-20190722 Revision date: 22 July 2019) in the context of housing land supply, the PPG provides additional detail to that set out in the Framework. It states:

“In order to demonstrate 5 years’ worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. Annex 2 of the National Planning Policy Framework defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

have outline planning permission for major development;

are allocated in a development plan;

have a grant of permission in principle; or

are identified on a brownfield register.

Such evidence, to demonstrate deliverability, may include:

current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;

firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;

firm progress with site assessment work; or

clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

Plan-makers can use the Housing and Economic Land Availability Assessment in demonstrating the deliverability of sites.” (RPS emphasis)

2.16 For the purposes of this assessment, the Council's evidence on the deliverability of sites in the five-year supply is set out in the following document:

- [Sevenoaks] Five Year Housing Land Supply, September 2021;

2.17 As recognised above, the guidance set out in PPG on assessing whether or not a site is 'deliverable' treats certain categories of site differently depending on their planning status and / or the progress made in bringing them forward for development. The guidance highlighted here is relevant to those sites that had yet to receive a detailed consent or where an outline consent has been issued but no reserved matters are in place, and which places the burden of proof on the local authority to show that clear evidence exists to demonstrate that sites meet the definition of deliverable.

Development Plan Context

2.18 In the context of Sevenoaks, the housing requirement set out in the strategic policies of the Sevenoaks Core Strategy is more than five years old, having been adopted in February 2011. The Core Strategy sought to address the development needs of the District up to 2026.

2.19 The Council had submitted a new local plan for examination on 30 April 2019. The submitted version of the Local Plan was based on proposals for the delivery of 10,568 homes over the plan period 2015-35. Hearings were held during September and October 2019. Following these hearings, the Inspector (Karen Baker) issued a letter to the Council, dated 13 December 2019, which stated that unless the Council confirmed that it intended to withdraw the Local Plan from examination, the only course of action open to her would be to prepare a report concluding that the Local Plan was not legally compliant in respect of the Duty to Cooperate and would recommend that it should not be adopted. In response to the Inspector, dated 3 January 2020, the Council confirmed that it would not be withdrawing the Local Plan from examination and asked the Inspector to issue her final report.

2.20 The Inspector issued her final report on 2 March 2020. In her report, Inspector Baker said the Council had failed to engage with neighbouring authorities in meeting the projected housing land shortfall when preparing its local plan. In April 2020, the Council launched a legal challenge to Inspector's findings that its local plan had failed in its legal obligations under the duty to cooperate. In November 2020, the Council's legal challenge was dismissed in the high court by Mr Dove J¹. In December

¹ Sevenoaks District Council v Secretary of State for Housing Communities And Local Government [2020] EWHC 3054 (Admin)

2020, the Council lodged an appeal² against this ruling, which was refused by Lady Justice Macur on 5 April 2021.

- 2.21 As a result, Sevenoaks does not have an up to date housing requirement that can be used for the purpose of establishing a five-year supply of deliverable sites in accordance with national policy. This is despite the adopted housing requirement (165 dpa) having been out of date since February 2016. Without up to date housing requirement figures, the correct approach is to apply the local housing need figure using the standard method approach, until such time as the strategic policies have been updated through a review of the adopted Local Plan.
- 2.22 RPS notes the Council is in the process of preparing a replacement Local Plan. An updated timetable was agreed by the Council's Development and Conservation Advisory Committee on 19 October 2021. The timetable indicates that the Council intends to undertake an 'Informal consultation' under Regulation 18 on this new Local Plan during April and May 2022, with the intention of adopting a new Local Plan by April 2024. However, at this point, this consultation has yet to commence. Consequently, the lack of clarity on the housing requirement in Sevenoaks is unlikely to be addressed in the short-term.
- 2.23 The next section outlines the methodology RPS has used to assess the land supply position in Sevenoaks, and which has been informed by the national policy and practice guidance summarised here.

² R on the Application of Sevenoaks District Council v Secretary of State for Housing, Communities and Local Government. Case Number: C1/2021/0037

3 METHOD STATEMENT

- 3.1 RPS has applied the following approach to assessing the known supply of deliverable land within Sevenoaks. This has involved gathering the relevant data made available by the Council, and then applying the ‘test of deliverability’ as defined in national policy as outlined previously.

Summary of approach

- 3.2 In terms of the method employed, RPS has done the following:
- Step 1: Reviewing the latest land supply statement published by the Council in September 2021, to ascertain the Council’s claimed starting point.
 - Step 2: Reviewing whether to update the five-year housing requirement as a basis for the calculation.
 - Step 3: Applying the NPPF definition of ‘deliverability’ to the known sources of supply. This has involved also excluding sites where these are judged to have expired or have been superseded by more recent planning applications.
 - Step 4: Using the outputs from steps 1 to 3 to establish a land supply ‘range’ based on different assumptions applicable to the assessment (‘to derive a number of ‘supply scenarios’).
 - Step 5: reflect on the various scenarios as a basis for determining a ‘preferred’ land supply position in Sevenoaks.

- 3.3 In judging whether sites should be included in the five-year housing land supply for Sevenoaks or not, RPS has applied the definition of ‘deliverable’ set out the NPPF 2021 glossary, which states:

***“Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

Information sources

- 3.4 To do this, RPS has applied the usual practice of sourcing information on specific sites from the Council's online planning register, available via the '*View a planning application file*' webpage provided on the Sevenoaks District Council website, to determine the current planning status of sites. In addition, information has been sourced, where appropriate, from other web-based data sources, including the Government's '*Land and property information*' database to assist in determining the current use and / or whether a property or parcel of land is in commercial or residential use. Google Streetview has also been helpful in providing a relatively up to date 'view' of a property in terms of its current use, as well as helping to determine if a site is currently being built on or redeveloped.

Data Issues

- 3.5 It should also be noted that the assessment has not reviewed every site within the Council's claimed supply. This is for two reasons; firstly, the Council has not published any site schedules as part of its 2021 statement. Unfortunately this is not unusual as other Councils follow similar practice, therefore no evidence or supporting information is available as part of the 2021 statement to justify the inclusion of those sites the Council considers to be deliverable. And secondly, there is a long list of small 'minor development' sites that have not been assessed as they fall within the three-year consent period (having been granted approval around April 2019) and so are considered to be deliverable unless shown not to be viable, in line with the NPPF definition.
- 3.6 The lack of information provided by the Council on deliverable sites in Sevenoaks was a 'live' issue for a recent planning appeal at the former Broke Hill Golf Course site in Sevenoaks³, heard during October and November 2021. The appellant, Quinn Estates Ltd, requested the 'missing' information from the Council, however this still left significant 'gaps' in the Council's evidence on sites, including whole schedules of sites with no individual records. Notably, this included sites taken from the 2015 Allocations and Development management Plan ('AMDP sites') as well as sites taken from the Strategic Housing and Employment Land Availability Assessment ('SHELAA sites').
- 3.7 In response, RPS has, nonetheless, utilised the schedules of sites made available as part of the Broke Hill appeal as the starting point for the assessment. These are publicly available, but only relate to sites with outstanding planning permission. For the other sites in the Council's supply, RPS has broadly followed the approach in the Broke Hill appeal, which draws information from the Council's '*HOU010 SHELAA Appendix 4 – Review of ADMP Allocations*' document⁴ to determine the pool of site allocations that might have potential to be considered deliverable. For the SHELAA sites, no records have been made available and so this component of the supply has not been assessed.

³ APP/G2245/W/21/3273188 Former Broke Hill Golf Course, Sevenoaks Road, Sevenoaks, TN14 7HR

⁴ https://www.sevenoaks.gov.uk/downloads/file/1548/hou010_shelaa_appendix_4_-_review_of_admp_allocations

- 3.8 Once all the relevant sites had been identified using the Council's published information highlighted above, RPS has then sought to update the position on individual sites in light of any more recent information that has come to light between November 2021 and the date of this assessment (April 2022) using the various data sources.
- 3.9 The next section provides a brief summary of the Council's approach to assessing land supply as set out in the 2021 statement.

4 SUMMARY OF COUNCIL'S APPROACH TO ASSESSING LAND SUPPLY

4.1 As highlighted previously, the Council's latest supply position is set out in the *Five Year Housing Land Supply September 2021* report ('the 2021 statement').

4.2 The Council's latest land supply calculation is provided at Table 4 of the 2021 statement. This is represented below for reference.

Table 4-1 5 Year Housing Land Supply Calculation August 2020 (Table 4)

	Component	Calculation	Result (units)
A	Annual local housing need	N/A	714
B	5-year requirement	A x 5	3,570
C	20% buffer	20% of B	714
D	5-year requirement plus 20% buffer	B + C	4,284
E	Annual requirement plus 20% buffer	D/5	856
F	5-year housing land supply	Table 3 above	2,479
G	Years Supply	F/E	2.89

4.3 As can be seen, the Council claim the supply position is currently 2.89 years. Even on the Council's own figures, this means that they are falling significantly short of making adequate provision for housing to address the needs of the District at this time, as required by national policy⁵.

4.4 The table above also highlights another problem with the Council's approach to assessing land supply. Notably, the date of the calculation as shown is August 2020. This would assume that the five-year period can only have a base date of 2020 at the latest (RPS assumes this would be 1 April 2020 following usual practice) and that this would mean the five-year period was 2020/21-2024/25. However, paragraph 1.1 of the 2021 statement makes clear that:

"[This] report considers the supply of housing land in Sevenoaks District that is available and deliverable for future residential development over the next 5 years from 2021/22 to 2025/26."
(RPS emphasis)

4.5 Given the date of the latest calculation (August 2020) it is plainly wrong to suggest that the 2021 statement covers the five-year period from 2021 to 2026 as is being claimed. This is compounded by further confusion in the Council's approach based on the data tables issued on request as part of the Broke Hill appeal. As explained below, these tables show that the latest five-year period to which the Council's assessment relates is actually 2019 to 2024, which does not accord with either paragraph 1.1 or Table 4.1 of the 2021 statement and is now two years out of date.

4.6 The problems with regards to the time period used by the Council as illustrated above represents a clear contradiction in the stated time period of the 2021 statement and the period to which the

⁵ NPPF 2021, para 74

statement actually relates. It is unclear what the reason is for why the Council is not using a 2021 base date but, on this basis alone, RPS questions the overall veracity of the Council's approach.

- 4.7 Set out below are some other observations on the various inputs used in the Council's latest supply calculation.

Housing requirement

- 4.8 The Council has applied the local housing need figure derived from the standard methodology set out in Planning Practice Guidance⁶. The Council's calculation is set out below for reference.

Table 4-2 Calculation of housing requirement and buffer

2021 Standard Method Housing Need	714
5 Year Land Supply Requirement	3,570
20% buffer	714
5 Year Requirement + 20%	4,284

- 4.9 As can be seen, the baseline starting point figure for this exercise is 714 dwellings per annum. Nevertheless, it should be noted that the need figure applied in the 2021 statement has been 'capped' at 40% above the 10-year average household growth for 2021-2031, in line with practice guidance⁷. At the point of calculation (RPS assumes this to be August 2020) the 'uncapped' need in Sevenoaks using a 2021 base date is 785 dpa⁸. This is an element of need that, whilst quantified, remains unaccounted for until a new local plan is put in place.
- 4.10 RPS has reviewed the calculation and accepts the figures as presented, but notes that the baseline requirement does not reflect the true housing need as it stands in Sevenoaks and which is not therefore being addresses through the deliverable supply identified.

Appropriate Buffer

- 4.11 In line with practice guidance, applying the standard method approach means that no shortfall from previous years is taken into account. Nonetheless, the Council has applied an additional adjustment of 20% as the 'appropriate buffer'. This is as a result of the Council's Housing Delivery Test (HDT) score, as stated in paragraph 1.4 of the 2021 statement. This confirmed that Sevenoaks has delivered 70% of its housing requirement over the previous three year period (2017-2020). This result was published by Government in January 2021.

⁶ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need>

⁷ ID: 2a-004

⁸ Average annual household growth in Sevenoaks (for years 2021-2031) is 510.6 per annum (Step 1). Local Affordability Adjustment Factor using March 2020 affordability ratio (12.59) is 1.536875 (Step 2). 510.6 x 1.536875 equals 784.728375 – uncapped (Step 3).

- 4.12 RPS notes, however, that the Council's latest HDT score for the period 2018-2021 (published on 14 January 2022) is down from 70% to 62%. A summary of the latest result is provided below for reference.

Table 4-3 Housing Delivery Test 2022, Sevenoaks

Year	Requirement	Delivery
2018-2019	708	500
2019-2020	647	414
2020-2021	473	216
Total	1828	1130
Score	62%	

Source: Housing Delivery Test: 2021 measurement table

- 4.13 As can be seen, this shows a deterioration in delivery of housing in the District in recent years, triggering the 'presumption' in favour of sustainable development (subject to other national policy tests being met) as well as the application of a 20% buffer.
- 4.14 The inclusion of a 20% buffer results in a five-year requirement of 856.8 dpa for Sevenoaks.

Deliverable Supply

- 4.15 The Council provides a summary of its claimed supply in Table 2 of the 2021 statement. This is reproduced below for reference.

Table 4-4 Elements of housing supply

	Site typology	Total number of net additional units	Number of units anticipated to be delivered in 5 years
i	Sites with outstanding planning permission	2,237	1,895
ii	ADMP Site allocations	311	311
iii	Windfall Sites	166	166
iv	SHELAA deliverable sites within urban confines without planning permission	107	107
	TOTAL	2,821	2,479

- 4.16 As can be seen, the Council's claimed supply is 2,479 dwellings, and this relates to the period 2019-2024.

Outstanding sites with planning permission

- 4.17 The Council has assumed that site with planning permission will contribute 1,895 dwellings to the deliverable supply. As highlighted above, the Council has not issued any schedules or appendices of sites alongside the main report. The only supporting information that has been made available by the Council concerns those sites with outstanding planning permission. It is therefore critical that the assessment in this report provides an analysis of deliverability on a site-by-site basis to ensure supply position is as accurate as can be given the paucity of data provided by the Council.

- 4.18 In this regard, paragraph 1.6 of the 2021 statement highlights the definition of ‘deliverable’ sites taken from the NPPF Glossary. Part of the definition includes reference to those sites (either with detailed permission or minor development site) that should be considered deliverable ‘until permission expires’. As detailed in the next section, RPS has reviewed the schedule of sites issued by the Council and has identified a number of permissions that have expired (in addition to those referenced at the Broke Hill appeal) and so should be removed from the Council’s supply.

ADMP allocations

- 4.19 Paragraph 1.11 of the 2021 statement references the inclusion of an element of supply comprising site allocations in the adopted Allocations and Development Management Plan (ADMP) 2015 that did benefit from planning permission. The Council assumes that site allocations will contribute 311 dwellings to the deliverable supply.
- 4.20 RPS notes that the Council has issued no supporting schedule of sites relating to these allocations and no supporting evidence to justify their inclusion in the supply. Therefore, consistent with the approach at the Broke Hill appeal, RPS has carried out an updated review of the status of the allocated sites against the NPPF definition of deliverability to ascertain a realistic supply from this element.

Windfall (including rural exceptions)

- 4.21 Paragraphs 1.12 of the 2021 statement provide some commentary on the inclusion of an allowance for small windfalls (on sites of 1-4 dwellings). To justify the inclusion of a windfall allowance, the Council must provide ‘compelling evidence’ that windfalls will provide a reliable source of housing, in accordance with national policy⁹.
- 4.22 RPS notes the information on past completions on site 1-4 dwellings between 2016 and 2021. On this basis, the Council proposes an allowance of 73 dpa, to be applied to years 4 and 5 of the period, to reduce the potential for double-counting. This total allowance is therefore 146 dwellings. RPS does not dispute the inclusion of a windfall allowance in principle nor the quantum and time period to which it relates, at this time but reserves the right to review this in due course should new information be issued by the Council.
- 4.23 RPS does, however, take issue with the inclusion of a separate allowance for rural exception sites. The Council assumes that 20 dwellings on rural exceptions will come forward by 2024, 10 in each of years 4 and 5 of the period. The Council’s justification is set out in paragraph 1.13 of the 2021 statement.
- 4.24 In terms of compelling evidence, the Council makes reference to the ‘emerging Local Plan policy on housing in rural areas’, level of need and commitment from Parish Councils to justify a separate allowance. However, the emerging local plan has now been withdrawn and so cannot be relied upon

⁹ NPPF 2021 para 71

to provide the policy basis for such schemes. Similarly, no evidence has been provided to show that the need for affordable rural housing as derived from Rural Housing Surveys (some of which can be delivered on exception sites) cannot be met on land within existing settlement boundaries in accordance with development plan policies, thus negating the need to identify sites outside the normal planning controls in rural areas.

- 4.25 Consequently, RPS does not consider the evidence presented by the Council to be ‘compelling’ to justify a separate allowance over and above the windfall allowance already included in the supply. RPS has therefore excluded the 20 dwellings from the assessment in this report.
- 4.26 Alternatively, if such an allowance is deemed to be justified on the evidence, the allowance should only be for 8 dwellings, and not 20. This is because the Council has assumed 20 dwellings ‘in total’ over the five-year period, of which a supply is only assumed to come forward in the final two years of the period (years 4 and 5). On this basis, the 20 dwellings delivered over a five-period equates to 4 dwellings per annum, or 8 dwellings over two years.

Strategic Housing and Employment Land Availability Assessment sites (SHELAA) sites

- 4.27 Paragraph 1.14 of the statement references the inclusion of an element of supply taken from SHELAA sites deemed deliverable and which are identified on the Council’s Brownfield Land Register. The Council has assumed that SHELAA sites will contribute 107 dwellings to the deliverable supply.
- 4.28 As justification, the Council refers to sites within urban confines (Category 1 sites) having been assessed in terms of their deliverability. However, no supporting schedules of sites or any supporting evidence has been made available by the Council, even after the data requests put to the Council as part of the Broke Hill appeal. No clear evidence has been provided to substantiate the inclusion of this element of supply. Consequently, as a matter of principle, RPS has discounted this source entirely as part of this assessment.
- 4.29 RPS has therefore applied all the considerations and issues identified above as part of its assessment of supply, which is set out in the supply analysis sections of this report.

5 ASSESSMENT FINDINGS – HOUSING REQUIREMENT

- 5.1 In this section, RPS considers briefly the appropriate five-year housing requirement figure for this assessment in light of the Council's approach outlined in the previous section.

Starting point

- 5.2 As referenced above, the Council has used the local housing need figures derived from the standard method. This is because the existing development plan, the Core Strategy, was adopted in February 2011¹⁰. For avoidance of doubt, the Allocations and Development Management Plan (ADMP) was adopted in February 2015. Consequently, both these documents were adopted more than five years ago. The use of this figure for assessing land supply in Sevenoaks is consistent with national policy. As shown in Table 4.1 of this report, using a 2021 base date, the baseline local housing need figure for Sevenoaks is 714dpa.
- 5.3 As part of this assessment, RPS has considered whether the standard method figure should be updated to reflect a 2022 base date, given the assessment is being undertaken during 2022. RPS has applied the PPG methodology to provide a '2022' based need figure. The calculation is set out below.

Table 5-1 Standard Method calculation – Sevenoaks (2022 base date)

Step 1	
HH2022	51,716
HH2032	56,822
HH change	5,106
10-yr av	510.6
Step 2	
Aff ratio (2021)	14.37
Adjustment factor	1.648125
Step 3	
Uncapped	841.5326
Capped	714.84
Applicable Cap	714.84
Step 4	
n/a	
Final LHN	
2022-32	714.84

- 5.4 As can be seen, there is a larger variation between the capped and uncapped need figure using 2022 base date for the District compared to a 2021 base. Using a 2022 base, the 'uncapped' need in Sevenoaks is around 842 dpa. This compares to 785 dpa using a 2021 base date. Nonetheless,

¹⁰ Sevenoaks Core Strategy 2006-2026

the capped figure remains nearly identical regardless of which base date is used. On this basis, RPS will retain the 2021 figure (714) as the baseline starting point for the five-year requirement.

Appropriate buffer

- 5.5 As explained in the previous section, RPS agrees that the appropriate buffer in this case is 20% based on the previous, quoted HDT score of 70% (Jan 2021), but also as a result of the more recent of 62% (Jan 2022).

Five-year housing requirement for Sevenoaks

- 5.6 The five-year housing requirement for the purposes of this assessment is therefore 856.8 dpa (rounded to 857 dpa).

6 ASSESSMENT FINDINGS – UPDATED DELIVERABLE SUPPLY

- 6.1 In this section, RPS presents the findings of the assessment of deliverability of those sites identified as forming part of the Council's claimed supply. In terms of sites, the assessment therefore focuses on sites with planning permission (for C3 residential, and C2 equivalent development), and sites drawn from the Council's review of site allocations as part of the December 18 version of the SHELAA.

Results summary

- 6.2 In summary, the results of the assessment are set out below. The Council's position as per table 4 of the 2021 statement is included for comparison.

Table 6-1 Elements of land supply - RPS

	Site Typology	LPA	RPS
i	Sites with outstanding planning permission (inc.C2 equivalent)	1,895	1,159
ii	ADMP site allocations	311	56
iii	Windfall sites (inc. rural exceptions)	166	154
iv	SHELAA deliverable sites without PP	107	0
	Total	2,479	1,369

- 6.3 The rest of this section provides some commentary on the assessment of each element in the supply.

i. Sites with Planning Permission

- 6.4 The assessment of this element of the supply comprises two sub-elements; general housing sites (C3 use); and specialist accommodation equivalent development (C2 use).
- 6.5 RPS identified a total supply of 1,159 dwellings from this element of the supply. This comprised 1,093 dwellings within general C3 use as being deliverable within the current five-year period. The full assessment of the sites with planning permission is appended to this report (**Appendix 1**). The C2 equivalent supply actually increased slightly compared to the Council, from 61 equivalent dwellings to 66. This was because RPS discounted one site from the supply, but this would have resulted in a net loss of 5 equivalent dwellings had it been retained. The effect is therefore to increase the supply by 5 dwellings. The full assessment of this element of the supply is appended to this report (**Appendix 2**).
- 6.6 The main reasons for the reductions applied to the Council's supply primarily fell into two broad categories; permissions that had expired at the point of assessment (April 2022); and where no 'clear evidence' existed to justify including sites in the supply. Other reasons included where existing extant permissions had been superseded by more recent applications, or where properties or sites were still operating in their existing use i.e. as commercial premises, indicating that a change of use or redevelopment has yet commenced.

ii. ADMP site allocations

- 6.7 A total of 15 sites were assessed under this element of the supply. The assessment identified a deliverable supply of 56 dwellings. This compares to the Council's projected supply of 311 dwellings.
- 6.8 This represents a significant reduction (255 dwellings) in the projected supply from this element. The main reason for the reductions is the fact that a proportion of the allocation do not benefit from an extant residential permission and there is no clear evidence that progress is being made towards submitting a planning application. Other reasons include the fact that some sites are no longer available as they have either already been built out, or where no residential development is expected on those sites.
- 6.9 In this regards, it is noted that only two sites are currently the subject of detailed planning applications. One application (21/01254/FUL) relates to the Sevenoaks Gasholder site, which remains undetermined having validated 12 months ago. The other application, for 56 dwellings, (18/02235/FUL) was approved in April 2019 and a number of pre-commencement conditions have been discharged. This, however, is the only site allocation from the sites listed in the SHELAA December 2018 report that could potentially come forward within the current five-year period.
- 6.10 A full assessment of the sites within this element of the supply is appended to this report (**Appendix 3**).

iii. Windfall sites

- 6.11 The assessment of this element of the supply also comprises two sub-elements
- 6.12 As explained previously, the windfall allowance of 146 dwellings applied over the last two years of the period is accepted. However, also as explained previously, the inclusion a separate allowance for 'rural exceptions' is not supported due to lack of compelling evidence and the fact that such sites could well duplicate other small sites brought forward in the rural area that would already be accounted for in the windfall allowance.
- 6.13 Nonetheless, for the purposes of this assessment, RPS has considered scenarios whereby an element of deliverable supply from rural exception sites has been incorporated into the land supply calculation. RPS contend that the maximum any figure for this element should be is 8 dwellings, and not 20 dwellings as suggested by the Council.
- 6.14 The total windfall allowance applied in the assessment is therefore 154 dwellings.

iv. SHELAA sites

- 6.15 As explained previously, the Council has presented no evidence in relation to which sites contribute towards the claimed supply of 107 dwellings within the period. RPS has therefore discounted this element of the supply in full as part of this assessment.
- 6.16 Consequently, RPS has applied a zero contribution from this element.

- 6.17 The assessment findings summarised above result in an updated total deliverable supply of 1,369 dwellings over the current five-year period based on the data tables provided by the Council. This figure represents the 'preferred' supply position identified by RPS at this time. Nonetheless, there are potential variations in the position (commonly presented as supply 'scenarios') depending on how the different supply elements are treated in the overall supply calculation. These are discussed in the next section of this report.

7 HOUSING LAND SUPPLY SCENARIOS

7.1 In the previous section, RPS set out its 'preferred' position on the projected land supply in Sevenoaks, based on the information made available by the Council at the Broke Hill appeal in 2021 and our updated analysis of sites. This identified a supply of 1,369 deliverable dwellings over the current five-year period.

7.2 Nonetheless, RPS considers it useful to take a view on the various assumptions that could inform the supply figure, as changes in those assumptions will inevitably alter the supply position and thus can impact on the five-year supply calculation. The assumptions RPS has looked at for this particular exercise are:

- The inclusion of the SHELAA sites element in the supply.
- The inclusion of a separate allowance for Rural Exception (RE) sites.
- The application of a lapse rate.

Summary of Scenarios

7.3 Based on the analysis, RPS has identified four alternative scenarios (A-D) based on variations in how these supply-side assumptions are applied. The four alternative scenarios comprise:

- **Scenario A:** based on the Council's supply figures, both the SHELAA and Rural Exceptions allowances included in full, with a deduction of 5% for non-implementation (otherwise defined as a 'lapse rate').
- **Scenario B:** based on RPS supply figures, SHELAA sites included, Rural Exception allowance (adjusted), and no lapse rate.
- **Scenario C:** based on RPS supply figures, SHELAA sites included, no Rural Exception allowance, and 5% lapse rate.
- **Scenario D:** based on RPS supply figures, SHELAA sites included, no Rural Exception allowance, and 5% lapse rate

7.4 The results are set out below.

Table 7-1 Alternative land supply scenarios in Sevenoaks

	A	B	C	D
Site Typology	LPA RE; 5% lapse	(SHELAA; RPS (SHELAA; no lapse)	RE; RPS (SHELAA; RE; 5% lapse)	noRPS (no SHELAA; no RE; 5% lapse)
Sites with outstanding planning permission (C3)	1,742	1,093	1,038	1,038
Sites with outstanding planning permission (C2 equivalent)	58	66	62	62
AMDP allocations	311	56	56	56
Windfalls	146	146	146	146
Rural Exceptions	20	8	0	0
SHELAA sites	107	107	107	0
Total	2,385	1,476	1,410	1,303

7.5 Other combinations are clearly possible, but these scenarios nonetheless highlight the impact on the supply when altering how these assumptions are applied. What can be seen is that when all

three assumptions are removed, the supply is reduced to 1,303 deliverable dwellings. This is lower than our preferred supply (1,369 dwellings) due to how we have accounted for the lapse rate in the assessment, as explained below.

Lapse rate

- 7.6 The third assumption, concerning the lapse rates of sites with planning permission, has been considered as part of the assessment because this was a factor that Sevenoaks had assessed in previous annual monitoring reports (AMRs) but, since 2019, is no longer quantified by the Council. Previous AMRS published by the Council had identified the following rates (as submitted to the Broke Hill appeal):
- 2018 – 6%
 - 2017 – 5%
 - 2016 – 5% for large sites; 11% for small sites
 - 2015 – 5% for large sites; 11% for small sites
 - 2014 – 5% for large sites ; 11% for small sites
- 7.7 This provides evidence that sites with planning permission have historically lapsed in Sevenoaks. In light of this, RPS would ordinarily recommend that a lapse rate is applied to those sites with planning permission. However, in this assessment, RPS has reviewed all the sites (major and minor) with an application prefix up to '18', and all the major applications with a '19', '20' and '21' provided by the Council. In doing so, RPS has identified those sites in the Council's supply that are likely to have expired (and therefore lapsed) and these have been discounted accordingly.
- 7.8 Therefore, at this stage, RPS has not applied a further lapse rate deduction to the deliverable supply, but RPS does reserve the right to review this approach should the Council issue an up to date schedule of sites with a base date of April 2021 or 2022.
- 7.9 The next section therefore sets out the updated housing land supply calculation for Sevenoaks, based on the preceding analysis (alongside the alternative scenarios discussed above).

8 RPS HOUSING LAND SUPPLY CALCULATIONS

- 8.1 Based on the foregoing analysis, an up to date calculation of the housing land supply position in Sevenoaks can be provided. The calculation utilises the 2021 standard method local housing need figure and the preferred quantum of deliverable dwellings set out in Table 6.1 of this report. The calculation is set out below.

Table 8-1 RPS Housing Land Supply position – Sevenoaks (as of April 2022)

	RPS
Annual Housing Need, 2021	714
5-year requirement	3570
20% buffer	714
5-year requirement plus 20%	4284
Annual requirement plus 20%	856.8
5-year housing land supply	1,369
Years Supply	1.60

- 8.2 As can be seen, RPS considers of the land supply position in Sevenoaks, based on the information currently available, to be **1.60 years**. RPS has assessed the deliverability of sites in accordance with the advice set out in the PPG. This has involved a reasonable assessment of the various elements of the supply used by the Council and a fair consideration of the various assumptions that input into the land supply calculation.
- 8.3 To provide a context for the updated assessment figure, RPS also provides the land supply calculations for the four scenarios discussed in the previous section. These are set out below.

Table 8-2 Housing Land Supply calculations – alternative scenarios

	Scenario A - LPA	Scenario B - RPS	Scenario C - RPS	Scenario D - RPS
Annual Housing Need, 2021	714	714	714	714
5-year requirement	3,570	3,570	3,570	3,570
20% buffer	714	714	714	714
5-year requirement plus 20%	4,284	4,284	4,284	4,284
Annual requirement plus 20%	856.8	856.8	856.8	856.8
5-year housing land supply	2385	1476	1410	1303
Years Supply	2.78	1.72	1.65	1.52

- 8.4 It can be seen that, depending on which combination of assumption is applied, the up to date land supply position in Sevenoaks based on this assessment is in the region of 1.25 to 1.72 years. The preferred land supply position of 1.60 years sits within this range and is therefore considered to be a reasonable prediction in light of current information.

9 WIDER ISSUES OF RELEVANCE

Levelling Up and Regeneration Bill

- 9.1 On 11 May 2022, the *Levelling Up and Regeneration Bill* (LURB) was introduced to Parliament.
- 9.2 Alongside the LURB, the Government issued a policy paper titled “*Levelling Up and Regeneration: further information*”. In it, the Government proposed the following:
- “To incentivise plan production further and ensure that newly produced plans are not undermined, our intention is to remove the requirement for authorities to maintain a rolling five-year supply of deliverable land for housing, where their plan is up to date, i.e., adopted within the past five years. This will curb perceived ‘speculative development’ and ‘planning by appeal’, so long as plans are kept up to date. We will consult on changes to be made to the National Planning Policy Framework.”*
(RPS emphasis)
- 9.3 The LURB nor the policy paper point to any other amendments to national policy for assessing housing land supply as currently drafted. Nonetheless, it is unclear at present what the final scope of nature of the changes to the NPPF are likely to be on this, nor whether the changes will cover other policy areas at a national level beyond those related to land supply policy.
- 9.4 Nevertheless, in the context of the land supply position in Sevenoaks, under these proposals it would still be possible to challenge land supply in Sevenoaks because the adopted Plan is not up to date and so the Council would be failing this new test at the outset. The timescales for challenging the supply position would only be closed once Sevenoaks adopts a new local plan with an up to date housing requirement figure. This is some way off, and so we would suggest that it is ‘business as usual’ at least in the short-term.
- 9.5 On this basis, we would see no reason at this time to alter the current strategy for the Site. Nonetheless, were national policy or the methodology to be amended in light of the forthcoming changes outlined above then this may necessitate a review of the land supply assessment in this report.

10 SUMMARY AND CONCLUSIONS

- 10.1 This report sets out the findings from an assessment of the housing land supply position in Sevenoaks. The assessment has utilised information on sites made available by the Council, as well as using other publicly-available data sources to determine the deliverability of sites in the Council's claimed supply.
- 10.2 Nonetheless, it should also be noted that the Council has not published all the information in relation to the elements of supply being relied upon. This has left significant gaps in the Council's evidence base on sites, which undermines the overall veracity of the Council's current position, even in the context of the area that accepts it cannot currently demonstrate an adequate supply of land.
- 10.3 The key findings are as follows:
- The Council claims that the current supply position is 2,479 dwellings, equating to 2.89 years. This is significantly lower than the five year minimum supply required under national policy
 - Based on the assessment carried out by RPS, the preferred approach has identified an even lower supply position in Sevenoaks. RPS considers the total supply to be 1,369 dwellings against a housing requirement of 4,284 dwellings. This equates to 1.60 years.
 - The main reasons for this reduction are due to a number of sites having expired with no clear evidence that development has commenced, and a lack of clear evidence on a large number of major development sites needed to demonstrate that those sites are deliverable within the current five-year period in accordance with national policy.
 - RPS agrees with the Council that the current five-year housing requirement for Sevenoaks is 856.8 dpa, calculated using the standard method approach set out in practice guidance. This is based on a 2021 base date for the calculation. A 2022 base date indicates a virtually identical figure and so there is no issue regarding which base figure to use in the assessment.
 - When applying sensitivity testing through the use of different combinations of assumptions, this suggests the supply position would be in the region of 1.52 to 1.72 years. The preferred figure of 1.60 years falls within this range and is therefore considered to be a reasonable position, given the available information.
- 10.4 The overall conclusion to draw from the assessment is that the Council's land supply position, whilst already less than five years based on their own analysis, is even worse than the Council's figures would suggest. A land supply position of less than two years represents a worrying situation for the Council and is a problem that should be addressed as a matter of urgency through the identification of additional sites for housing.

Appendix 1

Appendix 1														
		Y1	Y2	Y3	Y4	Y5		Y1	Y2	Y3	Y4	Y5		
		2019/20	2020/21	2021/22	2022/23	2023/24	LPA - C3 in supply	2019/20	2020/21	2021/22	2022/23	2023/24	RPS - C3 in supply	
Planning / site ref	Site name / address													RPS comments (updated since Broke Hill appeal)
03/00670/FUL	23 Dynes Road, Kemsing, Sevenoaks, Kent, TN15 6RA	1	0	0	0	0	1	0	0	0	0	0	0	expired as per Broke Hill appeal
03/02900/FUL	80 St. Johns Road, Sevenoaks, Kent, TN13 3NB	2	0	0	0	0	2	0	0	0	0	0	0	expired as per Broke Hill appeal
10/00847/EXTLMT	Land West Of, 96 - 98 High Street, Edenbridge, Kent	0	6	0	0	0	6	0	0	0	0	0	0	expired as per Broke Hill appeal
11/02372/FUL	Pitts Farm Cottage, Scabharbour Road, Sevenoaks Weald, KENT, TN14 6NL	1	0	0	0	0	1	0	0	0	0	0	0	expired as per Broke Hill appeal
13/02032/FUL	Bramblefield Close And Park Drive, Longfield, Kent, DA3 7RT	0	0	35	24	0	59	0	0	0	0	0	0	expired as per Broke Hill appeal
13/03596/FUL	Former Site Of The Farmers, London Road, Sevenoaks, KENT	0	0	35	4	0	39	0	0	0	0	0	0	expired as per Broke Hill appeal. Google Streetview checked last image Jan 2021 - suggests no construction work underway
14/00846/FUL	Land To South West Of , 39 Park Hill Road, Otford, Sevenoaks, TN14 5QH	1	0	0	0	0	1	0	0	0	0	0	0	expired as per Broke Hill appeal
15/00628/OUT	Fort Halstead, Crow Drive, Halstead, Sevenoaks, KENT, TN14 7BU	0	0	35	70	70	175	0	0	0	0	0	0	Permission has been superseded by19/05000/HYB resolution to grant July 2021, all dwellings in outline, as per Broke Hill appeal. Since then, s106 remains unresolved. Ongoing legal dispute between Kent CC and SDC on s106 terms. No timetable for committee resolution date. Likely the application will be granted consent, but predicted trajectory now out of date. Using lead-in time assumptions taken from Lichfields Start to Finish 2020 (2nd ed.) RPS assumes 3 years from outline consent to first completion. This site is very complex involving mixed uses and demolition of existing buildings and associated infrastructure. Given 3-year lead-in time to delivery, no completions likely before 2025/26, therefore no delivery expected within the five-year period. Site discounted in full.
15/02243/PAC	Oast House Nursery Residence, Ash Road, Ash, KENT, TN15 7HJ	1	0	0	0	0	1	1	0	0	0	0	1	agreed
15/03802/FUL	Eden Hall , Stick Hill, Edenbridge, Kent, TN8 5NN	0	6	0	0	0	6	0	0	0	0	0	0	expired in 2019 as per Broke Hill appeal
16/01312/PAC	35A High Street, Edenbridge, KENT, TN8 5AD	1	0	0	0	0	1	1	0	0	0	0	1	agreed
16/01316/FUL	16 Bowers Road, Shoreham, Kent, TN14 7SS	1	0	0	0	0	1	1	0	0	0	0	1	agreed
16/01460/FUL	Land South West Of 2 Salisbury Avenue, Swanley, KENT, BR8 8DG	1	0	0	0	0	1	1	0	0	0	0	1	agreed
16/01569/FUL	Wyndfield , Kinsingfield Road, West Kingsdown, TN15 6LH	1	0	0	0	0	1	1	0	0	0	0	1	agreed
16/01973/FUL	The Co-operative Food, Building 25, Horton Road, South Darenth, KENT, DA4 9BD	0	8	0	0	0	8	0	0	0	0	0	0	expired in 2019 so could not have been implemented in 2020/21, as per Broke Hill appeal
16/02010/FUL	Field North Of Junction With Farley Lane, Croft Road, Westerham, KENT	9	0	0	0	0	9	9	0	0	0	0	9	expired in 2019 but could have been implmented during 2019/20
16/02030/FUL	Nut Lea, Ryewell Hill, Chiddingstone Hoath, Kent, TN8 7BN	1	0	0	0	0	1	1	0	0	0	0	1	expired in August 2019 but could have been implemented, as per Broke Hill appeal
16/02621/FUL	Goss View, Kinsingfield Road, West Kingsdown, KENT, TN15 6LJ	2	0	0	0	0	2	2	0	0	0	0	2	expired January 2020 could have been implemented in 19/20, as per Broke Hill appeal
16/02931/FUL	Land South Of 162, Hever Avenue, West Kingsdown, KENT, TN15 6DU	1	0	0	0	0	1	1	0	0	0	0	1	agreed
16/03873/FUL	6JP	4	0	0	0	0	4	4	0	0	0	0	4	agreed - Googleview suggests completed
17/00178/FUL	The Barn, Holmesdale Hill, South Darenth, KENT	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/00254/FUL	Edenbridge Bookshop, 79 High Street, Edenbridge, KENT, TN8 5AU	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/00383/FUL	The Old Stable, Bowens Farm, Poundsbridge Lane, Poundsbridge, Penshurst, Kent, TN11 8AJ	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/00449/FUL	Land North West Of Sorrento, Station Road, Eynsford, KENT, DA4 0EJ	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/00484/FUL	Granville House, 7 Station Parade, London Road, Sevenoaks, KENT, TN13 1DL	0	6	0	0	0	6	0	0	0	0	0	0	expired October 2020, as per Broke Hill appeal
17/00591/FUL	Land Adj To 29 Maude Road, HEXTABLE, KENT, BR8 7SJ	0	1	0	0	0	1	0	1	0	0	0	1	agreed
17/00612/FUL	18 Copperfields, Kemsing, KENT, TN15 6QG	0	1	0	0	0	1	0	0	0	0	0	0	Expired October 2020; Covid extension to 31 May 2021. Building Regulations show completion of linked house in 2018 18/01284/IN. Cannot be counted in this 5YHLS period, as per Broke Hill appeal
17/00646/PAC	Southon House, Station Approach, Edenbridge, KENT, TN8 5LP	7	0	0	0	0	7	1	0	0	0	0	1	Prior approval granted April 2017, but this was for a single dwelling only. This application superseded previous PA application (14/03634/PAC) which was for 7 dwellings but this was withdrawn in January 2015. SDC has not updated its information. Only one dwelling could come forward under current permissions.
17/00801/FUL	Barn West Of Widhurst Farm, Shoreham Lane, Halstead, KENT, TN14 7BY	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/00926/FUL	Land Adj To Parkstone, Clenches Farm Road, Sevenoaks, KENT, TN13 2LU	0	1	0	0	0	1	0	1	0	0	0	1	agreed
17/01023/PAC	Newlands, Delaware Farm, Hever Road, Edenbridge, KENT, TN8 7LD	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/01089/FUL	Land West Of Court Falaise, 9 Mount Harry Road, Sevenoaks, KENT, TN13 3JJ	1	0	0	0	0	1	1	0	0	0	0	1	agreed

17/01090/FUL	Hunters Moon, Well Hill, Orpington, KENT, BR6 7PR	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/01356/FUL	6 Crawshay Close, Sevenoaks, KENT, TN13 3EJ	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/01415/FUL	1 Holmesdale Road, Sevenoaks, KENT, TN13 3XL	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/01625/REM	Land North Of Railway Line And West Of St Johns Way, St Johns Way, Edenbridge, KENT	53	0	0	0	0	53	53	0	0	0	0	53	agreed
17/01626/REM	Land North Of Railway Line And West Of St Johns Way, St Johns Way, Edenbridge, KENT	0	51	0	0	0	51	0	51	0	0	0	51	agreed
17/01677/FUL	23 Egerton Avenue, Hextable, KENT, BR8 7LG	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/01915/FUL	Land Adj To 4 & 5 Mill Lane, Shoreham, KENT, TN14 7TS	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/01941/FUL	1 Fullers Hill Farm, Fullers Hill, Seal, KENT, TN15 0EN	0	1	0	0	0	1	0	1	0	0	0	1	agreed
17/01996/FUL	Lincoln House, Gorse Hill, Farningham, Dartford, KENT, DA4 0JU	0	2	0	0	0	2	0	2	0	0	0	2	agreed
17/02010/FUL	Bumblebees, Knatts Valley Road, Knatts Valley, KENT, TN15 6XY	1	0	0	0	0	1	0	0	0	0	0	0	expired September 2020, as per Broke Hill appeal
17/02067/FUL	Tri Officers Mess, 1 - 4 Armstrong Close, Halstead, KENT, TN14 7BS	0	9	0	0	0	9	0	0	0	0	0	0	Expired 29 March 2021; several pre-commencement conditions not discharged. Replaced by 20/03190/FUL, as per Broke Hill appeal
17/02100/FUL	Ludwells Barn, Spode Lane, Cowden, KENT, TN8 7HN	0	1	0	0	0	1	0	1	0	0	0	1	agreed
17/02250/FUL	Scarletts Coach House, Furnace Lane, Cowden, KENT, TN8 7JT	0	1	0	0	0	1	0	1	0	0	0	1	agreed
17/02279/FUL	Swanley Centre, London Road, Swanley, KENT, BR8 7TG	0	0	35	70	70	175	0	0	0	0	35	35	Hybrid application granted consent on appeal dated 26 July 2019, with detailed consent for 210 dwellings. Category A site under NPPF definition of deliverability. The permission stipulates commencement of phases 1a and 2 within three years of consent being issued. For commencement to occur, a number of pre-commencement conditions must be discharged. As of 21 April 2022, no conditions have been discharged. Significant uncertainty regarding when delivery is likely to occur. Given the central location and complexities involved in developing out the site, RPS assumes a conservative 9-12 months for first completion following discharge of all pre-commencement conditions. On this basis, delivery only likely during year 5 (2023/24) at the earliest.
17/02336/FUL	Dunton Green Free Church, Station Road, Dunton Green, KENT, TN13 2XD	5	0	0	0	0	5	5	0	0	0	0	5	agreed
17/02363/FUL	Warren Court Farm, Knockholt Road, Halstead, KENT, TN14 7ER	0	29	0	0	0	29	0	29	0	0	0	29	agreed
17/02451/FUL	Elylands, Stick Hill, Edenbridge, Kent, TN8 5NL	0	1	0	0	0	1	0	1	0	0	0	1	agreed
17/02514/FUL	New Barn Farm, Telston Lane, Otford, KENT, TN14 5JZ	0	1	0	0	0	1	0	1	0	0	0	1	expired, pre-commencement conditions not discharged, as per Broke Hill appeal.
17/02569/FUL	Car Park Site Adjacent To Horizon House , Azalea Drive, Swanley, Kent, BR8 8HY	0	0	31	0	0	31	0	0	0	0	0	0	expired in April 2022. Application granted consent on appeal on 2 April 2019. Development must begin within three years of consent being issued. Google Streetview (November 2020) indicates redevelopment of car park has not yet started. Pre-commencement conditions have not been discharged. Discount all supply.
17/02585/PAC	Halls Green Barn, Hale Oak Road, Sevenoaks Weald, Kent, TN14 6NQ	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/02596/FUL	Foxbury Farm, Stone Street, Seal, KENT, TN15 0LW	0	15	0	0	0	15	0	0	0	0	0	0	expired February 2021, no approval of pre-commencement conditions
17/02639/FUL	35 High Street, Sevenoaks, Kent, TN13 1JD	0	1	0	0	0	1	0	0	0	0	0	0	expired October 2020, as per Broke Hill appeal
17/02655/FUL	Land East Of Ralwin, Buckham Thorns Road, Westerham, KENT, TN16 1ET	0	1	0	0	0	1	0	0	0	0	0	0	Expired October 2020; Covid extension to 31 May 2021. 21/02875/FUL submitted Aug 21 in place of this permission, not yet determined.
17/03061/FUL	Aniseed, Wealden Villas, 31A High Street, Edenbridge, KENT, TN8 5AD	0	1	0	0	0	1	0	1	0	0	0	1	agreed
17/03066/FUL	Outbuildings, Weald Height Farm, Fawke Wood Road, Seal, KENT, TN15 0SP	0	1	0	0	0	1	0	1	0	0	0	1	agreed
17/03109/FUL	19 Cleves Road, Kemsing, KENT, TN15 6RX	0	1	0	0	0	1	0	1	0	0	0	1	agreed
17/03127/FUL	Land South Of 65, Kippington Road, Sevenoaks, KENT	0	1	0	0	0	1	0	0	0	0	0	0	expired, as per Broke Hill appeal
17/03130/FUL	Land East Of Letitia, Botsom Lane, West Kingsdown, KENT, TN15 6BL	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/03541/FUL	5 Lavender Hill, Swanley, KENT, BR8 7DH	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/03560/PAC	First Floor And Second Floor, 14 - 18 London Road, Sevenoaks, KENT, TN13 1AJ	4	0	0	0	0	4	0	0	0	0	0	0	Land and property search (gov.uk) indicates address is still in business use (Interior design). No clear evidence that conversion is likely within the five-year period.
17/03588/FUL	Hermesland, 96 Oakhill Road, Sevenoaks, KENT, TN13 1NU	0	1	0	0	0	1	0	0	0	0	0	0	expired January 2021, as per Broke Hill appeal
17/03631/FUL	74 Madan Road, Westerham, KENT, TN16 1DX	0	1	0	0	0	1	0	0	0	0	0	0	expired March 2021, as per Broke Hill appeal
17/03797/FUL	31 Granville Road, Sevenoaks, Kent, TN13 1EZ	7	0	0	0	0	7	7	0	0	0	0	7	agreed
17/03848/FUL	8 Stacklands Close, West Kingsdown, KENT, TN15 6DL	1	0	0	0	0	1	1	0	0	0	0	1	agreed
17/03946/FUL	Land East Of 2 West Harold, Swanley, KENT, BR8 7EJ	0	1	0	0	0	1	1	0	0	0	0	1	agreed
17/04020/FUL	Parkwood, Knatts Valley Road, Knatts Valley, KENT, TN15 6XY	1	0	0	0	0	1	0	0	0	0	0	0	expired, as per Broke Hill appeal
17/04024/PAC	Building B, Lavender Farm, Deerleap Lane, Knockholt, Sevenoaks, KENT, TN14 7NP	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/00313/FUL	60 Bethel Road, Sevenoaks, KENT, TN13 3UE	-1	2	0	0	0	1	-1	2	0	0	0	1	agreed

18/00352/FUL	Halfway House, London Road, Sevenoaks, KENT, TN13 2JD	0	4	0	0	0	4	0	4	0	0	0	4	agreed
18/00363/FUL	Protea Cottage, 9 High Street, Farningham, KENT, DA4 0DG	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/00423/FUL	Uplands House, The Vine, Sevenoaks, KENT, TN13 3SY	-1	5	0	0	0	4	-1	5	0	0	0	4	agreed
18/00443/FUL	Crittleshaw, Main Road, Knockholt, KENT, TN14 7NT	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/00510/FUL	Wood Street Nursery, Wood Street, Swanley, KENT, BR8 8DX	0	1	0	0	0	1	0	1	0	0	0	1	agreed
18/00671/FUL	Land To The East Of Orchard Cottage, Fawke Wood Road, Seal, KENT, TN15 0SP	0	1	0	0	0	1	0	0	0	0	0	0	duplicate record also on the schedule (19/03202/FUL)
18/00706/FUL	The Horseshoes, Tonbridge Road, Bough Beech, Kent, TN8 7AT	0	1	0	0	0	1	0	1	0	0	0	1	agreed, but note application has been superseded
18/00735/FUL	Veitchii Barn, New Barn Road, Swanley, KENT, BR8 7PW	3	0	0	0	0	3	3	0	0	0	0	3	agreed
18/00815/FUL	Manor Farm, Marsh Green Road, Marsh Green, Edenbridge, KENT, TN8 5QE	0	2	0	0	0	2	0	2	0	0	0	2	agreed
18/00858/FUL	Enchante, Church Road, Hartley, KENT, DA3 8DW	-1	2	0	0	0	1	-1	2	0	0	0	1	agreed
18/00928/FUL	Land South Of Trotts Cottage, Trotts Lane, Westerham, KENT, TN16 1SD	1	0	0	0	0	1	0	0	0	0	0	0	Application granted consent on 15 March 2019. No pre-commencement conditions discharged, expired.
18/00958/FUL	68A & The Flat 68B , High Street, Sevenoaks, KENT, TN13 1JR	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/00967/FUL	9 Lennard Road, Dunton Green, Sevenoaks, KENT, TN13 2UU	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/00972/FUL	Land West Of 1 Gilchrist Cottages, Mount Pleasant Road, Sevenoaks Weald, KENT, TN14 6QD	2	0	0	0	0	2	2	0	0	0	0	2	agreed
18/01020/FUL	J H Lorimer, 78 - 78A High Street, Sevenoaks, KENT, TN13 1JR	0	5	0	0	0	5	0	0	5	0	0	5	agreed
18/01074/FUL	Ashgrove Cottage, Chevening Lane, Knockholt, KENT, TN14 7LA	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/01128/FUL	22 Wellfield, Hartley, KENT, DA3 7EQ	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/01262/FUL	Land To The Rear Of 26 High Street, Sevenoaks, KENT, TN13 1HX	0	1	0	0	0	1	0	0	1	0	0	1	agreed
18/01415/FUL	Land Adjacent To Hitherfield Farm, Brasted Lane, Knockholt, KENT, TN14 7PJ	0	1	0	0	0	1	0	0	0	0	0	0	expired August 2021, as per Broke Hill appeal
18/01434/FUL	Westerham Heights Farm, Westerham Hill, Westerham, KENT, TN16 2ED	0	5	0	0	0	5	0	0	5	0	0	5	agreed
18/01448/FUL	Land West Of Smith And Sons Funeral Directors, 2 High Street, Edenbridge, KENT, TN8 5AG	0	1	0	0	0	1	0	0	0	0	0	0	expired, as per Broke Hill appeal
18/01503/FUL	Dairy House, Preston Farm, Shoreham Road, Shoreham, KENT, TN14 7UD	0	1	0	0	0	1	0	0	0	0	0	0	expired, as per Broke Hill appeal
18/01523/FUL	79 London Road, Sevenoaks, KENT, TN13 1AX	0	1	0	0	0	1	0	0	0	0	0	0	expired, as per Broke Hill appeal
18/01630/FUL	Frog Farm, Pilgrims Way West, Otford, KENT, TN14 5JQ	0	1	0	0	0	1	0	1	0	0	0	1	agreed
18/01633/FUL	2 Locks Yard, High Street, Sevenoaks, KENT, TN13 1LT	2	0	0	0	0	2	2	0	0	0	0	2	agreed
18/01691/FUL	Woodside, Otford Lane, Halstead, KENT, TN14 7EQ	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/01801/FUL	40 Lennard Road, Dunton Green, KENT, TN13 2UX	0	1	0	0	0	1	0	1	0	0	0	1	agreed
18/01802/FUL	36 Lennard Road, Dunton Green, KENT, TN13 2UX	0	1	0	0	0	1	0	1	0	0	0	1	agreed
18/01810/FUL	North Lodge, Ash Road, Ash, KENT, TN15 7HR	0	2	0	0	0	2	0	2	0	0	0	2	agreed
18/01811/FUL	Pucknells, Camp Hill, Chiddingstone Causeway, KENT, TN11 8LE	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/01972/FUL	Land South Of 48 The Moor Road, Sevenoaks, KENT, TN14 5ED	2	0	0	0	0	2	2	0	0	0	0	2	agreed
18/01979/FUL	Eccles House, Main Road, Edenbridge, KENT, TN8 6HZ	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/02092/FUL	28 Burntwood Road, Sevenoaks, KENT, TN13 1PT	0	1	0	0	0	1	0	0	0	0	0	0	Recent permission (21/02396/FUL) for same plot, approved September 2021, as per Broke Hill appeal
18/02230/FUL	Quarry House, Chipstead Lane, Sevenoaks, KENT, TN13 2RG	0	1	0	0	0	1	0	1	0	0	0	1	agreed
18/02234/FUL	Lustleigh, Stonehouse Lane, Halstead, KENT, TN14 7HH	1	0	0	0	0	1	0	0	1	0	0	1	agreed
18/02303/FUL	Newtyhurst Farm, Cowden Pound Road To Truggers Lane, Mark Beech, KENT, TN8 7DA	0	1	0	0	0	1	0	1	0	0	0	1	agreed
18/02334/FUL	Land South Of St Margarets, Church Road, Hartley, KENT, DA3 8DJ	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/02354/FUL	Land North Of Freeways, Stick Hill, Edenbridge, Kent, TN8 5NL	3	0	0	0	0	3	3	0	0	0	0	3	agreed
18/02403/FUL	Crabbs Hill, 55 Mount Harry Road, Sevenoaks, KENT, TN13 3JN	10	0	0	0	0	10	10	0	0	0	0	10	agreed
18/02519/FUL	17 London Road, Westerham, KENT, TN16 1BB	0	1	0	0	0	1	0	1	0	0	0	1	agreed
18/02580/FUL	Syam Nevah, Fawkham Road, West Kingsdown, KENT, TN15 6JS	-2	6	0	0	0	4	0	0	0	0	0	0	subsequent application submitted on same site (21/02832/FUL)
18/02605/FUL	Foxbury Farm, Stone Street, Seal, KENT, TN15 0LW	0	4	0	0	0	4	0	0	4	0	0	4	agreed
18/02756/FUL	55 Childsbridge Lane, Kemsing, KENT, TN15 6QR	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/02786/PAC	Rowhill Farm, Top Dartford Road, HEXTABLE, KENT, BR8 7SG	1	0	0	0	0	1	0	0	0	0	0	0	No clear evidence that progress is being made in bringing forward the site
18/02828/FUL	156 High Street, Sevenoaks, KENT, TN13 1XE	0	3	0	0	0	3	0	0	0	0	0	0	expired 14 November 2021. No pre-commencement conditions discharged.
18/02850/FUL	Attwood Place Farm, The Street, Ash, KENT, TN15 7HB	0	1	0	0	0	1	0	1	0	0	0	1	agreed
18/02881/FUL	48 High Street, Sevenoaks, KENT, TN13 1JG	4	0	0	0	0	4	4	0	0	0	0	4	agreed. Expires October 2022
18/02947/FUL	Pells Farm, Pells Lane, West Kingsdown, KENT, TN15 6AU	0	2	0	0	0	2	0	2	0	0	0	2	agreed
18/02964/FUL	3 Bull Cottages, Church Road, Brasted, KENT, TN16 1HY	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/03015/FUL	Land South Of, 27 - 33 Quakers Hall Lane, Sevenoaks, KENT	0	1	0	0	0	1	0	1	0	0	0	1	agreed
18/03025/FUL	The Barn, Hubbards Hill, Sevenoaks Weald, KENT, TN13 1TP	1	0	0	0	0	1	1	0	0	0	0	1	agreed
18/03101/FUL	Land West Of White Hart Parade, London Road, Riverhead, KENT, TN13 2BJ	0	1	0	0	0	1	0	0	0	1	0	1	agreed
18/03116/FUL	The Tally Ho, Main Road, Knockholt, KENT, TN14 7NT	1	0	0	0	0	1	0	0	1	0	0	1	agreed

															Existing permission expired 11 January 2022. Existing application superseded by subsequent application (21/04249/FUL) for single dwelling on same site, granted consent in March 2022. Demonstrates existing permission unlikely to be implemented
18/03198/FUL	6 Squires Field, Hextable, KENT, BR8 7QY	0	1	0	0	0	1	0	0	0	0	0	0	0	
18/03213/PAC	150 High Street, Sevenoaks, KENT, TN13 1XE	1	0	0	0	0	1	1	0	0	0	0	0	1	agreed
18/03255/FUL	2 South Bank, Westerham, KENT, TN16 1EN	0	1	0	0	0	1	0	1	0	0	0	0	1	agreed
18/03371/FUL	2 - 3 Hawthorn Cottages, High Street, Brasted, KENT, TN16 1HP	0	1	0	0	0	1	0	0	0	0	0	0	0	expired March 2022, no conditions discharged
18/03418/FUL	Weald, KENT, TN14 6NQ	0	6	0	0	0	6	0	0	6	0	0	0	6	agreed
18/03462/FUL	Land Rear Of 2 Uplands Close, Riverhead, KENT, TN13 3BP	0	1	0	0	0	1	0	0	0	0	0	0	0	superseded by 20/02517/FUL, as per Broke Hill appeal
18/03595/FUL	Westerham Royal British Legion Club, 1 Mill Lane, Westerham, KENT, TN16 1SG	2	0	0	0	0	2	2	0	0	0	0	0	2	agreed
18/03596/FUL	Ford House, High Street, Eynsford, KENT, DA4 0AA	-1	0	0	0	0	-1	-1	0	0	0	0	0	-1	agreed
18/03609/FUL	Land To The West Of 6 Sealcroft Cottages, Childsbridge Lane, Seal, KENT, TN15 0BY	0	2	0	0	0	2	0	2	0	0	0	0	2	agreed
18/03617/FUL	Land South Of Blackhall Spinney, Blackhall Lane, Sevenoaks, KENT, TN15 0HP	0	1	0	0	0	1	1	0	0	0	0	0	1	agreed
18/03645/FUL	6 St Botolphs Road, Sevenoaks, KENT, TN13 3AQ	1	0	0	0	0	1	1	0	0	0	0	0	1	agreed
18/03801/FUL	9 Pembroke Road, Sevenoaks, KENT, TN13 1XR	0	9	0	0	0	9	0	0	0	0	0	0	0	superseded by 201/02709/FUL, still pending consideration, existing application unlikely to be implemented
19/00067/PAC	Berkeley House, 7 Oakhill Road, Sevenoaks, KENT, TN13 1NQ	0	27	0	0	0	27	0	0	0	0	0	0	0	business premises address still listed on Berkeley's website, as per Broke Hill appeal. Time expired in March 2022
19/00116/FUL	95 Dartford Road, Sevenoaks, KENT, TN13 3TF	2	0	0	0	0	2	2	0	0	0	0	0	2	minor site not assessed as still within three-year consent period
19/00134/FUL	Stables To The South East Of Skinners, Ide Hill Road, Bough Beech, KENT, TN8 7PG	0	1	0	0	0	1	0	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/00159/FUL	Hardres Lodge, 56 Oakhill Road, Sevenoaks, KENT, TN13 1NS	0	2	0	0	0	2	0	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
19/00212/FUL	Singles Cross Farm, Singles Cross Lane, Knockholt, KENT, TN14 7NG	0	1	0	0	0	1	0	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/00213/FUL	Land North West Of Magrose, Kingsingfield Road, West Kingsdown, KENT, TN15 6LJ	0	1	0	0	0	1	0	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/00289/FUL	Land North Of New Oxbourne Farm, Mill Lane, Shoreham, KENT, TN14 7TP	1	0	0	0	0	1	1	0	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/00316/FUL	Land West Of Lullingstone Park Farmhouse, Lullingstone Lane, Eynsford, KENT, DA4 0JA	1	0	0	0	0	1	1	0	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/00346/PAC	Darenth Valley Building Services Ltd, Clive House, 7 - 8 Cray Road, Crockenhill, KENT, BR8 8LN	2	0	0	0	0	2	2	0	0	0	0	0	2	minor site not assessed as still within three-year consent period
19/00466/FUL	Greenacres, Chevening Road, Chipstead, KENT, TN13 2SA	1	0	0	0	0	1	1	0	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/00467/FUL	34 Park Avenue, Edenbridge, KENT, TN8 5LB	0	1	0	0	0	1	0	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/00538/OUT	Haresfield, Badgers Road, Badgers Mount, KENT, TN14 7AY	0	1	0	0	0	1	0	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/00589/FUL	Oast House South Of Scarletts, Furnace Lane, Cowden, KENT, TN8 7JT	1	0	0	0	0	1	1	0	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/00598/PAC	Hever Railway Station, The Old Station House, Station Road, Hever, KENT, TN8 7ER	2	0	0	0	0	2	2	0	0	0	0	0	2	minor site not assessed as still within three-year consent period
19/00701/FUL	Redleaf Estate Yard, Camp Hill, Chiddingstone Causeway, KENT	4	0	0	0	0	4	4	0	0	0	0	0	4	minor site not assessed as still within three-year consent period
19/00824/FUL	Great Oak, 25 Woodside Road, Sevenoaks, KENT, TN13 3HF	2	0	0	0	0	2	2	0	0	0	0	0	2	minor site not assessed as still within three-year consent period
19/00887/FUL	Land South East Of 104 East Hill, South Darenth, KENT, DA4 9AW	0	1	0	0	0	1	0	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/00895/PAC	3 The Square, Riverhead, KENT, TN13 2AA	3	0	0	0	0	3	3	0	0	0	0	0	3	minor site not assessed as still within three-year consent period
19/00903/FUL	Stationery And Stuff, 53 High Street, Edenbridge, KENT, TN8 5AL	0	2	0	0	0	2	0	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
19/00973/FUL	Holmesdale Hall, Park Gate Road, Orpington, KENT, BR6 7PX	0	1	0	0	0	1	0	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01049/FUL	Franks Hall, Franks Lane, Horton Kirby, KENT, DA4 9JJ	1	0	0	0	0	1	1	0	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01098/FUL	Longacre Day Nursery, 28 Pilgrims Way East, Otford, KENT, TN14 5QN	0	1	0	0	0	1	0	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01101/FUL	Land North Of 31 Heathwood Gardens, Swanley, KENT, BR8 7HL	1	0	0	0	0	1	1	0	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01110/FUL	Park Cottage Farm, Uckfield Lane, Hever, KENT, TN8 7LL	0	1	0	0	0	1	0	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01147/FUL	34 Oakdene Road, Sevenoaks, KENT, TN13 3HL	1	0	0	0	0	1	1	0	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01198/FUL	Park Farm, Deerleap Lane, Knockholt, Sevenoaks, KENT, TN14 7NP	0	1	0	0	0	1	0	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01215/PAC	Unit E, Ryedale Court, Riverhead, KENT, TN13 2DN	6	0	0	0	0	6	6	0	0	0	0	0	0	Prior Approval decision issued 19 June 2019 for six apartments. However, this proposal was superseded by a subsequent planning application (19/03167/FUL) involving conversion of the same building granted consent on 7 February 2020 for 8 apartments, which is also included in the schedule. SDC has not updated its information. Superseded proposal still in schedule, so represents double-counting. Discounted.
19/01219/FUL	The Chicken Farm, Shorehill Lane, Knatts Valley, KENT, TN15 6XL	4	0	0	0	0	4	4	0	0	0	0	0	4	minor site not assessed as still within three-year consent period
19/01241/FUL	Hazeri, Button Street, Swanley, KENT, BR8 8DY	1	0	0	0	0	1	1	0	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01242/FUL	Park Farm, Deerleap Lane, Knockholt, Sevenoaks, KENT, TN14 7NP	0	1	0	0	0	1	0	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01245/PAC	Units B4 & B5, Frieslawn Farm, Hodsock Street, KENT, TN15 7LH	1	0	0	0	0	1	1	0	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01265/FUL	Lamberhurst Farm, Shoreham Lane, Halstead, KENT, TN14 7BY	0	1	0	0	0	1	0	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01278/PAC	Haven Manor, Haven Hill, Hodsock Street, KENT, TN15 7LL	1	0	0	0	0	1	1	0	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01297/FUL	The Small Barn, Moorcroft Farm, Hale Oak Road, Sevenoaks Weald, KENT	0	1	0	0	0	1	0	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01311/FUL	The Two Brewers, 30 High Street, Shoreham, KENT, TN14 7TD	1	0	0	0	0	1	1	0	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01338/FUL	Garages South Of 20, Kettlewell Court, Swanley, KENT, BR8 7BP	4	0	0	0	0	4	4	0	0	0	0	0	4	minor site not assessed as still within three-year consent period

19/01339/FUL	Garages North Of, 40 - 48 Northview, Swanley, KENT, BR8 7BQ	6	0	0	0	0	6	6	0	0	0	0	6	minor site not assessed as still within three-year consent period
19/01340/FUL	Garages Southeast Of 17, Pear Tree Close, Swanley, KENT, BR8 7US	0	4	0	0	0	4	0	4	0	0	0	4	minor site not assessed as still within three-year consent period
19/01354/FUL	Land West Of 30 Ashen Grove Road, Knatts Valley, KENT, TN15 6YE	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01403/FUL	Land West Of Fairhavens, Mussenden Lane, Horton Kirby, KENT, DA3 8NX	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01405/FUL	Ridley Farm, Bunkers Hill Road, Ash, KENT, TN15 7EY	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
19/01429/CONVAR	Sundridge Place, Church Road, Sundridge, KENT, TN14 6DD	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/01453/FUL	9 London Road, Riverhead, KENT, TN13 2BH	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/01496/FUL	11-13 High Street, Swanley, KENT, BR8 8AE	15	0	0	0	0	15	0	0	15	0	0	15	agreed
19/01504/FUL	140A And 140B High Street, Sevenoaks, KENT, TN13 1XE	-2	4	0	0	0	2	-2	4	0	0	0	2	minor site not assessed as still within three-year consent period
19/01517/FUL	Kings Yard, Sandfield Road, Penshurst, KENT, TN11 8HB	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/01521/FUL	6 Copeside, Hartley, KENT, DA3 7DU	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/01533/FUL	Land North Of Woodside House, Rectory Road, Ash, KENT, TN15 7EX	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/01578/FUL	Bay Trees, Gorse Way, Hartley, KENT, DA3 8AE	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
19/01606/FUL	Land South Of 20, Old Chapel Road, Crockenhill, KENT, BR8 8JL	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01612/PAC	Land North West Of Charton Manor, Gorse Hill, Farningham, Dartford, KENT	1	0	0	0	0	1	1	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/01627/FUL	4 Ruxton Close, Swanley, KENT, BR8 7DA	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/01658/PAC	Westwood Farm, Scabbarbour Road, Sevenoaks Weald, KENT, TN14 6NL	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
19/01679/FUL	Outbuilding At Frienden Hall, Moat Lane, Chiddingstone Hoath, KENT, TN8 7DN	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/01698/FUL	162 Lullingstone Avenue, Swanley, KENT, BR8 7JR	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/01731/FUL	Leigh Service Station, Lower Green, Leigh, KENT, TN11 8RU	7	0	0	0	0	7	7	0	0	0	0	7	agreed
19/01761/PAC	136 High Street, Sevenoaks, KENT, TN13 1XA	0	16	0	0	0	16	0	0	0	0	35	35	superseded by 20/03476/FUL for 104 apartments, granted in 26 April 2021. Category A site under NPPF definition. Applicant (Pure Lake Homes Ltd) is a developer. CIL report dated 30 March 2022 confirms development has not yet commenced on site. No delivery assumed during 2022/23. First completions predicted during 2023/24 (year 5). No local data on likely build out rate for apartment schemes. RPS assumes build out rate of 35 dpa in first year but this is likely to increase once construction is fully under way.
19/01773/FUL	53 And 55 Oakhill Road, Sevenoaks, KENT, TN13 1NT	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
19/01782/FUL	1 Walnut Close, Eynsford, Dartford, KENT, DA4 0ES	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/01823/FUL	Land Adjacent Of Little Scudders, Scudders Hill, Fawkham, KENT, DA3 8PA	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01861/REM	Broom Hill Site, London Road, Swanley, KENT	0	0	35	26	0	61	0	0	0	0	35	35	Category A site. RMA granted consent on 27 January 2021, so development could be commenced at any time prior to 26 January 2023. However, subsequent outline application validated on 21 December 2021 for a smaller redline boundary, for 47 dwellings (21/04181/OUT) to allow for commercial uses on southern part of the site - pending consideration. Indicates full permission not likely to be implemented if new outline is approved. Some uncertainty currently regarding which scheme will eventually be brought forward on the site, depending on the Council's resolution. Nonetheless, assuming reasonable lead-in times from outline to first completion (using Lichfields 2020 Start of Finish report assumptions), RPS assumes commencement is likely during 2023/24 (year 5), recognising the 'fall-back' provided by the full consent, with 35 dwellings coming forward in year 5.
19/01868/FUL	20 Lavender Hill, Swanley, KENT, BR8 7DH	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/01872/FUL	Warren Farm, Main Road, Sundridge, KENT, TN14 6EE	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
19/01891/FUL	7+9 Lynden Way, Swanley, KENT, BR8 7DN	-2	6	0	0	0	4	-2	6	0	0	0	4	minor site not assessed as still within three-year consent period
19/01929/FUL	Wincots, How Green Lane, Hever, KENT, TN8 7NN	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/01945/FUL	Land Rear Of The Oast Barn, Hilders Lane, Edenbridge, KENT, TN8 6LE	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/01980/FUL	Land North Of, 1 - 7 Conifer Way, Swanley, KENT, BR8 7UE	0	3	0	0	0	3	0	3	0	0	0	3	minor site not assessed as still within three-year consent period
19/02005/FUL	Bovis Homes Ltd, The Manor House, North Ash Road, New Ash Green, KENT, DA3 8HQ	49	4	0	0	0	53	49	4	0	0	0	53	agreed
19/02020/FUL	0JS	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/02033/FUL	Land West Of 44 Lynden Way, Swanley, KENT, BR8 7DW	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/02055/FUL	24 Wildernesse Mount, Sevenoaks, KENT, TN13 3QS	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
19/02064/FUL	Boons Park, Toys Hill, Brasted, KENT, TN8 6NP	0	4	0	0	0	4	0	4	0	0	0	4	minor site not assessed as still within three-year consent period
19/02065/FUL	Former South Darenth Fire Station, New Road, South Darenth, KENT, DA4 9AT	0	6	0	0	0	6	0	6	0	0	0	6	minor site not assessed as still within three-year consent period
19/02089/FUL	Land Adjoining Elmtree Cottage, Row Dow Lane, Knatts Valley, KENT, TN15 6XN	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/02124/FUL	1 Uplands Close, Riverhead, KENT, TN13 3BP	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/02134/FUL	Ashcombe, Hilders Lane, Edenbridge, KENT, TN8 6LD	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period

19/02135/FUL	Byways, Birchwood Park Avenue, Swanley, KENT, BR8 7AU	-2	0	33	0	0	31	-2	0	33	0	0	31	agreed
19/02171/FUL	The Flowersmith, 30 London Road, Sevenoaks, KENT, TN13 1AP	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/02182/FUL	7AS	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
19/02209/FUL	Fox And Manwaring, 11 High Street, Edenbridge, KENT, TN8 5AB	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
19/02244/FUL	20 London Road, Dunton Green, KENT, TN13 2UE	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
19/02249/FUL	Southdown House, High Street, Brasted, KENT, TN16 1JE	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
19/02253/FUL	Land West Of The Mount, Sparepenny Lane, Farningham, Kent, DA4 0JH	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/02268/FUL	9 Crescent Gardens, Swanley, KENT, BR8 7HE	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/02274/FUL	17 London Road, Farningham, KENT, DA4 0JP	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
19/02298/FUL	Rowhill Farm, Top Dartford Road, HEXTABLE, KENT, BR8 7SG	0	4	0	0	0	4	0	4	0	0	0	4	minor site not assessed as still within three-year consent period
19/02339/FUL	Park House Farm, Bower Lane, Eynsford, KENT, DA4 0HN	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/02360/FUL	Formerly The Star Inn, 130 High Street, Edenbridge, KENT, TN8 5AY	-1	4	0	0	0	3	-1	4	0	0	0	3	minor site not assessed as still within three-year consent period
19/02387/FUL	17 High Street, Swanley, KENT, BR8 8AE	0	7	0	0	0	7	0	7	0	0	0	7	agreed, but note application has been superseded (22/00175/FUL, pending consideration)
19/02471/FUL	Royal British Legion, Croft Hall, 13 High Street, Edenbridge, KENT, TN8 5AB	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
19/02472/FUL	3 St Marys Road, Swanley, KENT, BR8 7BU	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/02473/FUL	The Retreat Workshop, Palace Road, Westerham, KENT, TN16 2EH	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/02474/FUL	Claydene Farm, Hartfield Road, Cowden, KENT, TN8 7HF	0	9	0	0	0	9	0	9	0	0	0	9	agreed
19/02537/FUL	Terrys Lodge Farm, Terrys Lodge Road, Wrotham, Sevenoaks, Kent, TN15 7ED	5	0	0	0	0	5	5	0	0	0	0	5	agreed
19/02561/FUL	Tweed Hill Farm, Park Lane, Swanley Village, Swanley, KENT, BR8 8DT	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/02608/FUL	The Copse, London Road, West Kingsdown, KENT, TN15 6EH	0	3	0	0	0	3	0	3	0	0	0	3	minor site not assessed as still within three-year consent period
19/02628/FUL	9 Camberwell Lane, Ide Hill, KENT, TN14 6JL	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/02638/FUL	19 London Road, Riverhead, KENT, TN13 2BU	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/02732/FUL	Annexe At, Tender Meads, Fordcombe Road, Fordcombe, Kent, TN3 0RT	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/02747/FUL	Site Of 21 Bethel Road, Sevenoaks, KENT	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/02804/FUL	43 - 45 High Street, Sevenoaks, KENT, TN13 1JF	0	6	0	0	0	6	0	6	0	0	0	6	agreed
19/02853/REM	Hamsell Mead Farm, Sunnyside, Edenbridge, KENT, TN8 6HP	0	17	0	0	0	17	0	17	0	0	0	17	agreed
19/02854/FUL	Hamsell Mead Farm, Sunnyside, Edenbridge, KENT, TN8 6HP	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
19/02896/PAC	Accord Consulting Ltd, 124 - 126 High Street, Edenbridge, KENT, TN8 5AY	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
19/02905/FUL	New Barns Farm, Greylbury Lane, Marsh Green, KENT, TN8 5QU	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/02923/FUL	The Padwell Arms, Stone Street, Seal, KENT, TN15 0LQ	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
19/02950/FUL	Garden Cottage, Mapleton Road, Westerham, KENT, TN16 1PS	-1	0	0	0	0	-1	-1	0	0	0	0	-1	minor site not assessed as still within three-year consent period
19/02951/HYB	White Oak Leisure Centre, Hilda May Avenue, Swanley, KENT, BR8 7BT	0	35	5	0	0	40	0	0	0	0	0	0	Hybrid application approved 14 February 2020, including outline consent for up to 40 dwellings (so 'category B' site). No RM application has been submitted to date (22 April 2022). No clear evidence that residential development will begin on site within five years.
19/02992/PAC	139A High Street, Edenbridge, KENT, TN8 5AX	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/02995/FUL	Woodlands Manor Golf Club, Tinkerpot Lane, West Kingsdown, KENT, TN15 6AB	0	4	0	0	0	4	0	4	0	0	0	4	minor site not assessed as still within three-year consent period
19/03028/OUT	Land Adj To 1 St Marys Road, Swanley, KENT, BR8 7BU	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/03049/FUL	Halls Green Barn, Hale Oak Road, Sevenoaks Weald, KENT, TN14 6NQ	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/03065/FUL	Hawthorndale, Knockholt Road, Halstead, KENT, TN14 7ET	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/03076/FUL	Clive House, 7 - 8 Cray Road, Crockenhill, KENT, BR8 8LN	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/03167/FUL	Unit E, Ryedale Court, Riverhead, KENT, TN13 2DN	0	8	0	0	0	8	0	8	0	0	0	8	see entry for 19/01215/PAC - this full application supersedes the previous PA decision on the same site which has not been removed from the schedule.
19/03168/FUL	Edenbridge Police Office, High Street, Edenbridge, KENT, TN8 5AB	0	5	0	0	0	5	0	5	0	0	0	5	minor site not assessed as still within three-year consent period
19/03180/FUL	Land East Of , 63 Childsbridge Lane, Kemsing, KENT, TN15 6QR	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/03181/FUL	1 Woodmount, Crockenhill, KENT, BR8 8ER	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/03202/FUL	Land To The East Of Orchard Cottage, Fawke Wood Road, Seal, KENT, TN15 0SP	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/03265/FUL	Land East Of Watermans, Station Hill, Chiddingstone Causeway, Tonbridge, Kent, TN11 8JD	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/03266/FUL	Kaye Cottage, 18 Old Downs, Hartley, KENT, DA3 7AA	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
19/03305/FUL	2 Ruxton Close, Swanley, KENT, BR8 7DA	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/03311/FUL	The Former Convent Of Mercy, 2 Sycamore Drive, Swanley, KENT, BR8 7AY	0	9	0	0	0	9	0	9	0	0	0	9	agreed
19/03318/FUL	16 Knole Way, Sevenoaks, KENT, TN13 3RS	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
19/03411/FUL	Barberries, 7 Beaconfields, Sevenoaks, KENT, TN13 2NH	3	0	0	0	0	3	3	0	0	0	0	3	minor site not assessed as still within three-year consent period
19/03414/FUL	6 Bradbourne Park Road, Sevenoaks, KENT, TN13 3LJ	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
19/03429/FUL	Antique House, Harrow Road, Knockholt, KENT, TN14 7JT	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
19/03464/PAC	Doves Funerals Ltd, 35 Station Road, Swanley, KENT, BR8 8ES	3	0	0	0	0	3	3	0	0	0	0	3	minor site not assessed as still within three-year consent period

19/03465/FUL	Land South Of Salmans Farm Cottages, Salmans Lane, Penshurst, KENT, TN11 8DJ	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
19/03543/FUL	Former Council Offices, 27 - 37 High Street, Swanley, KENT, BR8 8AE	0	17	0	0	0	17	0	0	0	17	0	17	agreed
19/03556/FUL	Firbank, 32A Dynes Road, Kemsing, KENT, TN15 6RA	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
19/03563/FUL	Land North Of 209, Main Road, Sundridge, KENT, TN14 6EJ	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/00037/FUL	Land East Of 40, Alder Way, Swanley, KENT	0	0	0	18	0	18	0	0	0	18	0	18	agreed
20/00058/FUL	The Land Rear Of 3 Collet Road, Kemsing, KENT, TN15 6SH	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
20/00061/OUT	Land To The Rear Of, 36 Southfields Road, West Kingsdown, KENT, TN15 6LE	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
20/00076/FUL	14 Castle Drive, Kemsing, KENT, TN15 6RL	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/00092/FUL	57 Bower Road, Hextable, KENT, BR8 7SF	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
20/00132/FUL	Land To The West Of Holywell Farm House, Greenfields, Hodsoll Street, KENT, TN15 7LE	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
20/00163/FUL	Land South East Of Garnetts, Grassy Lane, Sevenoaks, KENT, TN13 1PL	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/00168/FUL	Land West Of Caistor Cottage, London Road, Swanley, KENT, BR8 8BY	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/00172/FUL	95 Weald Road, Sevenoaks, KENT, TN13 1QJ	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
20/00188/FUL	Gabriels Farm House, Mill Hill, Edenbridge, KENT, TN8 5DQ	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/00240/FUL	Land West Of Homestead Farm, Rye Lane, Otford, KENT, TN14 5JF	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
20/00243/FUL	Former British Legion Club, 1 Mill Lane, Westerham, KENT, TN16 1SG	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
20/00246/FUL	Hyde Cottage, Oak Lane, Sevenoaks, KENT, TN13 1TB	-1	3	0	0	0	2	-1	3	0	0	0	2	minor site not assessed as still within three-year consent period
20/00266/FUL	Land To The East Of The Cottage, Badgers Road, Badgers Mount, KENT, TN14 7AY	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/00307/FUL	138 High Street, Sevenoaks, KENT, TN13 1XE	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
20/00330/FUL	Washneys Farm, Washneys Road, Orpington, KENT, BR6 7NZ	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
20/00335/FUL	Bella Vita, 25 High Street, Edenbridge, KENT, TN8 5AB	0	3	0	0	0	3	0	3	0	0	0	3	minor site not assessed as still within three-year consent period
20/00363/FUL	Littlecroft, Eynsford Road, Eynsford, KENT, DA4 0BG	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
20/00374/PAC	Land North West Of Canada Farm, Canada Farm Road, South Darenth, KENT, DA4 9LA	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/00429/FUL	Blueberry Farm, Blueberry Lane, Knockholt, KENT, TN14 7NH	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
20/00431/FUL	Land East Of 46 Lynden Way, Swanley, KENT, BR8 7DW	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/00448/FUL	Land East Of 60 To 64, Dawson Drive, Hextable, KENT	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/00466/FUL	Cophall, Shoreham Road, Shoreham, KENT, TN14 7RU	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/00468/FUL	Store Adjacent To New Stables Farmhouse, Rushmore Hill, Knockholt, KENT, TN14 7NS	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/00520/FUL	Portland Place, Park Drive, Longfield, KENT, DA3 7RW	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
20/00594/FUL	Land West Of 11 Hill Crest, Sevenoaks, KENT, TN13 3HN	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/00624/FUL	Harringtons Nursery, Highlands Hill, Swanley, KENT, BR8 7NB	0	35	25	0	0	60	0	0	35	25	0	60	agreed - commenced
20/00723/FUL	3 St Marys Road, Swanley, KENT, BR8 7BU	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
20/00734/FUL	17 Park Lane, Kemsing, KENT, TN15 6NU	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
20/00736/FUL	115 Cranleigh Drive, Swanley, KENT, BR8 8NZ	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
20/00760/FUL	Chartside House, High Street, Brasted, KENT, TN16 1HU	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/00785/FUL	2 Crouch Cottage, Uckfield Lane, Hever, KENT, TN8 7LQ	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/00803/FUL	31 Woodside Road, Sundridge, KENT, TN14 6DN	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/00869/FUL	Land North West Of 55, Croydon Road, Westerham, KENT	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/00894/FUL	Hogwood, 25 Ashen Grove Road, Knatts Valley, KENT, TN15 6YE	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/00928/FUL	Land North East Of Heron Wood, Gracious Lane, Sevenoaks, KENT, TN13 1TJ	3	0	0	0	0	3	3	0	0	0	0	3	minor site not assessed as still within three-year consent period
20/00952/FUL	2 High Street, Edenbridge, KENT, TN8 5AG	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/00975/PAC	Widmore Farm, Church Road, Halstead, KENT, TN14 7HG	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/00977/PAC	Woodlea Craft And Design, Bough Beech Road, Four Elms, KENT, TN8 6NE	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/00981/FUL	83A High Street, Edenbridge, KENT, TN8 5AU	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/00982/FUL	3 Park Hill Road, Otford, KENT, TN14 5QH	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
20/00992/FUL	17 Egerton Avenue And The Former Egerton Nursery, Hextable, KENT, BR8 7LG	0	-1	0	35	0	34	0	-1	0	35	0	34	agreed
20/01031/PAC	Kempster Dale Partnership, Prospect House, 20 High Street, Westerham, KENT, TN16 1UG	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/01040/FUL	Tweed Hill Farm, Park Lane, Swanley Village, Swanley, KENT, BR8 8DT	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/01055/FUL	51 Wickenden Road, Sevenoaks, KENT, TN13 3PL	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/01070/FUL	Fox And Hounds, Toys Hill, Brasted, KENT, TN16 1QG	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/01075/FUL	Summerhill, Seal Hollow Road, Sevenoaks, KENT, TN13 3SH	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
20/01079/PAC	3A The Parade, Ash Road, Hartley, KENT, DA3 8BG	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/01091/FUL	57 Top Dartford Road, Hextable, KENT, BR8 7SG	-1	5	0	0	0	4	-1	5	0	0	0	4	minor site not assessed as still within three-year consent period
20/01251/FUL	Land South Of 2- 6 Bosville Drive, Sevenoaks, KENT, TN13 3JA	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/01257/FUL	Sevenoaks, KENT, TN14 6LY	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/01322/FUL	Littlecroft, Eynsford Road, Eynsford, KENT, DA4 0BG	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
20/01355/FUL	Land South West Of Otia Tuta, Grassy Lane, Sevenoaks, KENT, TN13 1PL	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period

20/01373/FUL	1 Bonny Acre Cottages, Wrotham Road, Meopham, KENT, DA13 0RF	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/01395/FUL	Crofters, 67 Oakhill Road, Sevenoaks, KENT, TN13 1NU	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
20/01487/FUL	59A London Road, Sevenoaks, KENT, TN13 1AU	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
20/01557/FUL	Scotland Barn, Watstock Farm, Wellers Town Road, Chiddingstone Hoath, Kent, TN8 7BH	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/01647/FUL	7BP	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/01662/FUL	Land North West Of Junction With St Johns Way, Station Road, Edenbridge, KENT, TN8 6HL	9	0	0	0	0	9	9	0	0	0	0	9	minor site not assessed as still within three-year consent period
20/01689/FUL	30 Swanzy Road, Sevenoaks, KENT, TN14 5EE	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/01718/FUL	Land West Of Hillside, Valley Road, Fawkham, KENT, DA3 8EG	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/01802/FUL	3 High Street, Edenbridge, KENT, TN8 5AB	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
20/01844/FUL	Bucklers, The Coppice, Lower Bitchet, Bitchet Green, KENT, TN15 0NB	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/01861/PAC	149-153 London Road, Dunton Green, KENT, TN13 2UP	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
20/01869/FUL	12 Egerton Avenue, Hextable, KENT, BR8 7LQ	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/01895/FUL	Former Scout Hut, Princes Road, Hextable, KENT, BR8 7RU	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/01903/FUL	Fawkham Manor Farm, Manor Lane, Fawkham, KENT, DA3 8ND	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/01927/FUL	The Shaad, 132 Swanley Lane, Swanley, KENT, BR8 7LH	5	0	0	0	0	5	5	0	0	0	0	5	minor site not assessed as still within three-year consent period
20/01942/FUL	Timbers, Chevening Road, Chipstead, KENT, TN13 2SA	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/01957/FUL	Linwood, Main Road, Knockholt, KENT, TN14 7NT	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/02024/OUT	Headley, 85 Lingfield Road, Edenbridge, KENT, TN8 5DY	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/02025/FUL	Land East Of 136 Hever Avenue, West Kingsdown, KENT, TN15 6DU	5	0	0	0	0	5	5	0	0	0	0	5	minor site not assessed as still within three-year consent period
20/02191/FUL	Forge House, 35 High Street, Seal, KENT, TN15 0AN	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
20/02219/FUL	Land South Of 25 Hillfield Road, Dunton Green, KENT, TN13 2UH	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/02295/FUL	Pollyhaugh Farm, Bower Lane, Eynsford, KENT, DA4 0HW	0	3	0	0	0	3	0	3	0	0	0	3	minor site not assessed as still within three-year consent period
20/02310/FUL	Mayhurst, 56 Bower Road, Hextable, KENT, BR8 7SE	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
20/02335/FUL	155 London Road, Dunton Green, KENT, TN13 2UP	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
20/02381/FUL	7BP	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/02432/FUL	Bramfield, Kingsingfield Road, West Kingsdown, KENT, TN15 6LJ	0	8	0	0	0	8	0	8	0	0	0	8	minor site not assessed as still within three-year consent period
20/02445/PAC	Warren Farm, Main Road, Sundridge, KENT, TN14 6EE	0	13	0	0	0	13	0	0	0	0	0	0	Applicant has sold the property so does not intend to implement the current proposals, as per Broke Hill appeal. Currently unclear what the status of the site is in light of the sale. No clear evidence that residential development will begin on site within five years.
20/02448/FUL	Land North Of 2-6 Woodside Road, Sevenoaks, KENT, TN13 3HB	0	3	0	0	0	3	0	3	0	0	0	3	minor site not assessed as still within three-year consent period
20/02492/CONVAR	Land North Of New Oxbourne Farm, Mill Lane, Shoreham, KENT, TN14 7TP	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/02509/FUL	The Snail, Stone Street, Seal, KENT, TN15 0LT	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/02520/FUL	The Old Coach House, Otford Lane, Halstead, KENT, TN14 7EA	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/02527/FUL	Melior Clinic, 47 Dartford Road, Sevenoaks, KENT, TN13 3TE	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/02575/FUL	3 Park Hill Road, Otford, KENT, TN14 5QH	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
20/02601/FUL	Meridian House, Park Road, Swanley, KENT, BR8 8AH	0	0	15	0	0	15	0	0	0	15	0	15	agreed
20/02617/FUL	The Stables, Park Farm, High Street, Otford, KENT, TN14 5PQ	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/02829/PAC	50 London Road, Riverhead, KENT, TN13 2DE	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/02874/FUL	32 Cavendish Square, Bramblefield Close, Longfield, KENT, DA3 7RG	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/02923/PAC	Skeet Hill Farm, Daltons Road, Chelsfield, Orpington, Kent, BR6 7QD	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/02939/PAC	3A Lime Tree Walk, Sevenoaks, KENT, TN13 1YH	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/02989/FUL	Land South Of Puckden, Hoath Corner, Chiddingstone Hoath, Kent, TN8 7BS	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/02995/FUL	69C London Road, Sevenoaks, KENT, TN13 1AX	0	2	0	0	0	2	0	2	0	0	0	2	minor site not assessed as still within three-year consent period
20/03001/PAC	Land Adjacent To Richardsons Farm, Crowhurst Lane, West Kingsdown, KENT, TN15 6JE	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/03028/FUL	Little Copt Farm, Shoreham Road, Shoreham, KENT, TN14 7RU	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/03042/FUL	Annexe At, Tender Meads, Fordcombe Road, Fordcombe, Kent, TN3 0RT	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/03061/FUL	Westerham Heights Farm, Westerham Hill, Westerham, KENT, TN16 2ED	9	0	0	0	0	9	9	0	0	0	0	9	minor site not assessed as still within three-year consent period
20/03062/FUL	Copthall, Shoreham Road, Shoreham, KENT, TN14 7RU	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/03082/PAC	143A High Street, Edenbridge, KENT, TN8 5AX	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/03107/FUL	Site Of Antique House, Harrow Road, Knockholt, KENT, TN14 7JT	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
20/03121/FUL	Heights Stables, Westerham Hill, Westerham, KENT, TN16 2ED	0	5	0	0	0	5	0	5	0	0	0	5	minor site not assessed as still within three-year consent period
20/03245/FUL	Linwood, Main Road, Knockholt, KENT, TN14 7NT	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/03261/FUL	Land North Of Cherry Tree Cottage, Main Road, Knockholt, KENT, TN14 7LH	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/03279/FUL	Land West Of Caistor Cottage, London Road, Swanley, KENT, BR8 8BY	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/03268/PAC	Crouch House Farm, Crouch House Road, Edenbridge, KENT, TN8 5LQ	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/03286/FUL	Land South Of 19 Mount Close, Sevenoaks, KENT, TN13 3EG	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period

20/03297/FUL	The Barn South East Of Beechmont Farm, Hubbards Hill, Sevenoaks Weald, KENT, TN13 1TR	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/03374/FUL	Land East Of 19, Scotts Way, Riverhead, KENT, TN13 2DG	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/03377/FUL	22 Burntwood Road, Sevenoaks, KENT, TN13 1PT	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
20/03395/FUL	40 High Street, Sevenoaks, KENT, TN13 1JG	0	4	0	0	0	4	0	4	0	0	0	4	minor site not assessed as still within three-year consent period
20/03453/FUL	Timbers, Chevening Road, Chipstead, KENT, TN13 2SA	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/03462/FUL	Mountwell, 64 East Hill Road, Knatts Valley, KENT, TN15 6YD	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/03464/FUL	Yorks Hill Farm Cottage, Yorks Hill, Ide Hill, KENT, TN14 6HY	-2	1	0	0	0	-1	-2	1	0	0	0	-1	minor site not assessed as still within three-year consent period
20/03476/FUL	136 High Street, Sevenoaks, KENT, TN13 1XA	0	0	35	69	0	104	0	0	0	0	0	0	As per Broke Hill appeal, applicant assume 24 month construction. This requires discharge of all pre-commencement conditions. Whilst five conditions applications have been submitted, none of these have yet to be approved, and a number of other PC conditions applications have yet to be submitted and so also remain outstanding. At this time (22 April 2022) construction cannot start on site. Even if assuming 2 months to resolve all conditions applications, the earliest completions could be expected (using a 24 month delivery period) would be June 2024. This falls outside the current five-year period.
20/03479/FUL	Bramblings Residential Home, Bramblefield Close, Longfield, KENT, DA3 7PE	0	5	0	0	0	5	0	5	0	0	0	5	minor site not assessed as still within three-year consent period
20/03558/FUL	Land South Of Vine House, Grove Road, Penshurst, KENT, TN11 8DU	1	0	0	0	0	1	1	0	0	0	0	1	minor site not assessed as still within three-year consent period
20/03568/PAC	136 London Road, Dunton Green, KENT, TN13 2UR	2	0	0	0	0	2	2	0	0	0	0	2	minor site not assessed as still within three-year consent period
20/03576/FUL	Meadowside, Beesfield Lane, Farningham, KENT, DA4 0BZ	-1	2	0	0	0	1	-1	2	0	0	0	1	minor site not assessed as still within three-year consent period
20/03662/FUL	Bank Building, Station Road, Otford, KENT, TN14 5QX	0	4	0	0	0	4	0	4	0	0	0	4	minor site not assessed as still within three-year consent period
20/03676/FUL	22 -24 Granville Road, Westerham, KENT, TN16 1RS	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/03695/FUL	Land South West Of Elses Farm, Morleys Road, Sevenoaks Weald, KENT, TN14 6QX	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/03745/FUL	11 London Road, Riverhead, KENT, TN13 2BH	0	4	0	0	0	4	0	4	0	0	0	4	minor site not assessed as still within three-year consent period
20/03754/FUL	Crendon Cottage, Otford Lane, Halstead, KENT, TN14 7EF	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
20/03814/FUL	Land Adjoining 59 High Street, Chipstead, KENT, TN13 2RW	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
21/00021/OUT	1 St Marys Road, Swanley, KENT, BR8 7BU	-1	3	0	0	0	2	-1	3	0	0	0	2	minor site not assessed as still within three-year consent period
21/00218/FUL	The Retreat Workshop, Palace Road, Westerham, KENT, TN16 2EH	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
21/00243/FUL	County Perry, 75 London Road, Sevenoaks, KENT, TN13 1AX	0	1	0	0	0	1	0	1	0	0	0	1	minor site not assessed as still within three-year consent period
		364	695	337	298	140	1834	332	445	106	111	105	1093	

Appendix 2

Appendix 2		Y1	Y2	Y3	Y4	Y5		Y1	Y2	Y3	Y4	Y5		
Planning / site ref	Site name / address	2019/20	2020/21	2021/22	2022/23	2023/24	LPA - C2 in supply	2019/20	2020/21	2021/22	2022/23	2023/24	RPS - C2 in supply	Comments
17/03425/FUL	Alpine Residential Home, 10 Bradbourne Park Road, Sevenoaks, KENT, TN13 3LH	-24	16	0	0	0	-8	0	0	0	0	0	0	Current consent expired on 1 February 2022. No pre-commencement conditions were discharged. A subsequent application (20/03751/FUL) was refused on 22 March 2021 for a similar redevelopment scheme. No appeal submitted. No clear evidence that residential development will begin on site within five years.
17/03824/FUL	Abbeyfield, The Dynes, Nightingale Road, Kemsing, KENT, TN15 6RU	0	51	0	0	0	51	0	51	0	0	0	51	no evidence to suggest not started
19/00069/FUL	The Woodlands, Hilda May Avenue, Swanley, KENT, BR8 7BT	75	0	0	0	0	75	0	0	0	75	0	75	trajectory pushed back - still under construction on Google Street view
20/03479/FUL	Bramblings Residential Home, Bramblefield Close, Longfield, KENT, DA3 7PE	-3	0	0	0	0	-3	-3	0	0	0	0	-3	agreed
		48	67	0	0	0	115	-3	51	0	75	0	123	
	C2 equivalent	26	36	0	0	0	61	-2	27	0	40	0	66	

Appendix 3

Appendix 3					
Planning / site ref	Site name / address	ADMP Approximate Number Units	ADMP Units Available to be Counted - Broke Hill Appeal	RPS - in Supply	RPS comments
H1(a)	Car Park, Hitchen Hatch Lane	17	0	0	no dwellings anticipated as part of this site allocation
H1(b)	Cramptons Road Water Works, Cramptons Road	50	50	0	no extant planning permissions or pending applications. No clear evidence that a planning application (either full or outline) is being prepared. On this basis, RPS see no clear evidence to demonstrate that development will come forward within the remainder of this five year period.
H1(c)	Sevenoaks Gasholder Station, Cramptons Road	35	35	0	A detailed planning application (21/01254/FUL) was validated on 27 April 2021. The proposal involves construction of 136 dwellings, including a 10-storey town block. Very sensitive site. Objections have been raised, including from South East Water (18 January 2022) due to proximity of development and potential impact on Cramptons Water Treatment Works (copy of letter on planning register). Application therefore pending consideration. Not clear at present whether any dwellings will be delivered within this five-year period.
H1(d)	School House, Oak Lane and Hopgarden Lane	19	19	0	Part of the site has already been built out with four detached dwellings (under application ref. 17/00924/FUL). This leaves potential for c. 15 dwellings on the remainder of the allocated site. Development could involve either conversion or complete redevelopment of existing school house. No clarity on progress towards a planning application for the remainder of the site. No clear evidence that dwellings will be delivered within the remainder of this five year period.
H1(e)	Johnsons, Oak Lane and Hopgarden Lane	18	18	0	No planning permission, and no clarity on progress towards a planning application. No clear evidence that dwellings will be delivered within the remainder of this five year period.
H1(g)	Bevan Place	46	46	0	RPS acknowledge that this allocated site is under SDC's control and is included within the Council's capital investment programme. That said, there are no planning applications pending consideration and there is no clarity on the likely timescales for when an application might be submitted. No clear evidence that dwellings will be delivered within the remainder of this five year period.

H1(h)	Bus Garage / Kingdom Hall, London Road	30	30	0	Google Streetview (April 2021) shows site in use as a bus depot. Not available for residential. No clear evidence that a planning application is in progress so unclear whether dwellings will be delivered within this five year period..
H1(i)	Land West of Cherry Avenue	50	56	56	Permission for 56 dwellings 18/02235/FUL, as per Broke Hill appeal.
H1(j)	57 Top Dartford Road, Hextable	14	5	0	Planning permission granted for five dwellings which covers whole site (20/01091/FUL); already on SDC's list of planning permissions (so double counting), as per Broke Hill appeal. No change in situation.
H1(k)	Fox's Garage, London Road, Badgers Mount	15	0	0	Care Home built on eastern part of the site (under ref. 16/01072/FUL). Four dwellings built on the western portion (under ref. 14/01434/FUL). No longer available for residential.
H1(m)	Currant Hill Allotments, Westerham	20	20	0	No planning applications submitted and no clarity on progress towards submission. Given the lack of evidence and there being only two years remaining within this five year period, insufficient time available to submit, secure consent, and build out the site by 2024.
H2(a)	Delivery & Post Office/BT Exchange, South Park, Sevenoaks	42	42	0	No extant planning applications for residential use, and no clarity on likely timescales for submission of a planning application. No clear evidence that dwellings will be delivered in this five year period.
H2(c)	Swanley Town Centre Regeneration	0	0	0	See entry under ref. 17/02279/FUL
H2(d)	Station Approach, Edenbridge	20	20	0	No planning applications submitted and no clarity on progress towards submission. Given the lack of evidence and there being only two years remaining within this five year period, insufficient time available to submit, secure consent, and build out the site by 2024
H2(e)	New Ash Green Village Centre, New Ash Green	50	50	0	No planning applications submitted and no clarity on progress towards submission. Given the lack of evidence and there being only two years remaining within this five year period, insufficient time available to submit, secure consent, and build out the site by 2024
		426	391	56	