Tunbridge Wells Borough



Tunbridge Wells Borough Council

Updated Local Plan Housing Trajectory (Position as at 1 April 2023)

December 2023



Supporting Commentary

- This housing trajectory (see table below) is an update to that previously published within Appendix 4 of the Council's <u>Matter 9</u>, <u>Issue 1 Hearing Statement</u>. The updated position is the position as at <u>1 April 2023</u>. This updated position therefore accounts for all completions between 1 April 2020 31 March 2023, and draws upon the information found within the Council's recent <u>Five-Year Housing Land Supply Statement 2023</u>.
- 2. As outlined within the Council's Local Plan Development Strategy Topic Paper Addendum [PS_054], the proposed changes to the development strategy to be included in the Local Plan (in response to the Inspector's Initial Findings Letter (received November 2022) mean that the Council is proposing to proceed on the basis of a 10-year housing land supply position post adoption. The Council proposes to undertake an early Local Plan review because of having a 10-year, rather than a 15-year, housing land supply. The phasing of any proposed allocations beyond this 10-year period (and before 31 March 2038; that is, the end of the previously proposed plan period) is included within the table below for information. Where any housing allocation includes a range, the mid-point is taken.
- 3. In short, the previously proposed plan period (to 2038) would result in a shortfall of 1,073 dwellings (12,006-10,933 dwellings). The 10-year period, to the end of March 2035, would result in a surplus of 275 dwellings. The updated position would also achieve a five-year housing land supply on adoption (assumed to be the end of 2024, so taking the figure for the coming five years from 1 April 2025) of 6.13 years (under the Liverpool method, which spreads the surplus over the whole plan period, rather than just the next five years).

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Actual Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38
Projected Housing Completions	688	518	636	842	736	758	1049	798	926	707	663	614	567	523	255	182	230	241
Cumulative Projected Housing Completions	688	1206	1842	2684	3420	4178	5227	6025	6951	7658	8321	8935	9502	10025	10280	10462	10692	10933
Housing Target	667	667	667	667	667	667	667	667	667	667	667	667	667	667	667	667	667	667
Cumulative Housing Target	667	1334	2001	2668	3335	4002	4669	5336	6003	6670	7337	8004	8671	9338	10005	10672	11339	12006

		Cumulative Housing Target				667	1334	2001	2668	3335	4002	4669	5336	6003	6670	7337	8004	8671	9338	10005	10672	11339	12006	
Ref	Site Address	Parish	Lower	Mid	Upper																			Totals
STR/RTW 2	The Strategy for Royal Tunbridge Wells Town Centre	Royal Tunbridge Wells	150	175	200	0	0	0	0	0	0	0	0	0	20	40	40	40	35	0	0	0	0	175
AL/RTW 1	Former Cinema Site, Mount Pleasant Road	Royal Tunbridge Wells	100	130	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 1 (C2 Discount)	Former Cinema Site, Mount Pleasant Road	Royal Tunbridge Wells	-18	-39	-60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 2	Land at the Auction House, Linden Park Road	Royal Tunbridge Wells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 3	Land at Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road	Royal Tunbridge Wells	100	100	100	0	0	0	0	0	0	0	0	0	0	70	30	0	0	0	0	0	0	100
AL/RTW 4	Land at 36-46 St John's Road	Royal Tunbridge Wells	65	78	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 5	Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road	Royal Tunbridge Wells	100	100	100	0	0	0	0	0	0	0	0	0	0	0	70	30	0	0	0	0	0	100
AL/RTW 6	Land at 202 and 230 Upper Grosvenor Road	Royal Tunbridge Wells	40	43	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 7	Land at former Gas Works, Sandhurst Road	Royal Tunbridge Wells	170	185	200	0	0	0	0	0	0	0	70	70	45	0	0	0	0	0	0	0	0	185
AL/RTW 8	TN2 Centre and adjacent land, Greggs Wood Road, Sherwood	Royal Tunbridge Wells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 9	Land at Beechwood Sacred Heart School	Royal Tunbridge Wells	69	69	69	0	0	0	0	0	0	0	0	0	69	0	0	0	0	0	0	0	0	69
AL/RTW 9 (C2 discount)	Land at Beechwood Sacred Heart School	Royal Tunbridge Wells	-33	-33	-33	0	0	0	0	0	0	0	0	0	-33	0	0	0	0	0	0	0	0	-33
AL/RTW 10	Montacute Gardens	Royal Tunbridge Wells	30	30	30	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	21
AL/RTW 11	Former Plant & Tool Hire, Eridge Road	Royal Tunbridge Wells	45	45	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 12	Land at Tunbridge Wells Telephone Engineering Centre, Broadwater Down	Royal Tunbridge Wells	50	50	50	0	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	50
AL/RTW 13	Turners Pie Factory, Broadwater Lane	Royal Tunbridge Wells	100	100	100	0	0	0	0	0	0	70	24	0	0	0	0	0	0	0	0	0	0	94
AL/RTW 14	Land at Wyevale Garden Centre, Eridge Road	Royal Tunbridge Wells	25	28	30	0	0	0	0	0	0	0	0	28	0	0	0	0	0	0	0	0	0	28
AL/RTW 15	Land at Showfields Road and Rowan Tree Road	Royal Tunbridge Wells	35	38	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 16	Land to the west of Eridge Road at Spratsbrook Farm	Royal Tunbridge Wells	120	120	120	0	0	0	0	0	0	0	0	60	60	0	0	0	0	0	0	0	0	120
AL/RTW 17	Land adjacent to Longfield Road	, ,	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 18	Land at the former North Farm landfill site, North Farm Lane and land at North Farm Lane, North Farm Industrial Estate	Royal Tunbridge Wells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 19	Land to the north of Hawkenbury Recreation Ground	Royal Tunbridge Wells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 20	Land at Culverden Stadium, Culverden Down	Royal Tunbridge Wells	30	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30
AL/RTW 21	Land at Colebrook Sports Field, Liptraps Lane	Royal Tunbridge Wells	80	80	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	36	80
AL/RTW 22	Land at Bayham Sports Field West	Royal Tunbridge Wells	20	23	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	23

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Housing Target	667	667	667	667	667	667	667	667	667	667	667	667	667	667	667	667	667	667
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Ref	Site Address	Parish	Lower	Mid	Upper										•					•				Totals
AL/SO 1	Speldhurst Road former allotments (land between Bright Ridge and Speldhurst Road)	Southborough	16	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/SO 2	Land at Mabledon House	Southborough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/SO 3 STR/SS 1	Land at Baldwins Lane The Strategy for Paddock	Southborough Paddock Wood	26	26	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Wood and east Capel		2,374	2,453	2,532	0	0	0	0	0	50	206	285	290	295	295	295	295	275	103	30	34	0	2453
STR/SS 2 AL/PW 1	The Strategy for Paddock Wood Town Centre Land at Mascalls Farm	Paddock Wood Paddock Wood	30 413	30	30 413	0	0	0	0	0	0	0	0	5	5 0	5	1 0	0	0	0	0	0	0	16 0
AL/CRS 1	Land at Brick Kiln Farm,	Cranbrook and	180	413 180	180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/CRS 2	Cranbrook Land south of Corn Hall,	Sissinghurst Cranbrook and	35	40	45	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	40
AL/CRS 3	Crane Valley, Cranbrook Turnden Farm, Hartley	Sissinghurst Cranbrook and									-		_											
AL/CRS 4	Road, Cranbrook Cranbrook School	Sissinghurst Cranbrook and	200	202	204	0	0	0	0	0	0	70	70	26	0	0	0	0	0	0	0	0	0	166
AL/CRS 5	Sissinghurst Castle	Sissinghurst Cranbrook and	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/CRS 6	Garden Land south of The Street,	Sissinghurst Cranbrook and	20	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/CRS 7	Sissinghurst Land at corner of Frittenden Road and Common Road,	Sissinghurst Cranbrook and Sissinghurst	18	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/HA 1	Sissinghurst Land at the White House, Highgate Hill	Hawkhurst	42	42	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/HA 2	Brook House, Cranbrook Road	Hawkhurst	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/HA 3	Former Site of Springfield Nurseries	Hawkhurst	24	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/HA 4	Land off Copthall Avenue and Highgate Hill	Hawkhurst	70	75	79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/HA 5	Land to the north of Birchfield Grove	Hawkhurst	70	70	70	0	0	0	0	0	0	35	35	0	0	0	0	0	0	0	0	0	0	70
AL/HA 6	Sports Pavilion, King George V Playing Fields, The Moor	Hawkhurst	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/HA 7	Hawkhurst Station Business Park	Hawkhurst	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SSP2	Land adjacent to New Pond Road (known as Uphill), Benenden	Benenden	18	19	20	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	19
SSP1	Feoffee Cottages and land, Walkhurst Road, Benenden	Benenden	23	24	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SSP3	Land at Benenden Hospital (south of Goddards Green Road), East End	Benenden	25	25	25	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	25
SSP4	Land at Benenden Hospital (north of Goddards Green Road), East End	Benenden	22	24	25	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	24
AL/BM 1	Land between Brenchley Road, Coppers Lane and Maidstone Road	Brenchley and Matfield	45	45	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/BM 2	Land at Maidstone Road	Brenchley and Matfield	11	13	15	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	15
AL/FR 1	Land at Cranbrook Road, Frittenden	Frittenden	25	28	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Plan Year				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Actual Year				2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38
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Cumulative Housing Target				667	1334	2001	2668	3335	4002	4669	5336	6003	6670	7337	8004	8671	9338	10005	10672	11339	12006
Parish	Lower	Mid	Upper																		
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Ref	Site Address	Parish	Lower	Mid	Upper			l.						l.					l.	<u> </u>				Totals
AL/GO 1	Land east of Balcombes	Goudhurst																_						· · ·
	Hill and adjacent to Tiddymotts Lane		14	14	14	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	14
AL/GO 2	Land at Triggs Farm, Cranbrook Road	Goudhurst	11	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/HO 1	Land adjacent to Furnace Lane and Gibbet Lane	Horsmonden	45	50	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/HO 2	Land south of Brenchley Road and west of Fromandez Drive	Horsmonden	70	70	70	0	0	0	0	0	0	44	24	0	0	0	0	0	0	0	0	0	0	68
AL/HO 3	Land to the east of Horsmonden	Horsmonden	115	140	165	0	0	0	0	0	0	50	70	0	0	0	0	0	0	0	0	0	0	120
AL/LA 1	Land to the west of Spray	Lamberhurst	25	28	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/PE 1	Land rear of High Street	Pembury	50	55	60	0	0	0	0	0	0	0	0	0	0	44	11	0	0	0	0	0	0	55
AL/PE 2	and west of Chalket Lane Land at Hubbles Farm and south of Hastings Road	Pembury	80	80	80	0	0	0	0	0	0	0	44	36	0	0	0	0	0	0	0	0	0	80
AL/PE 3	Land north of the A21, south and west of Hastings Road	Pembury	80	80	80	0	0	0	0	0	0	0	0	0	44	36	0	0	0	0	0	0	0	80
AL/PE 4	Land at Downingbury Farm, Maidstone Road	Pembury	25	25	25	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	25
AL/PE 5	Land at Sturgeons fronting Henwood Green Road	Pembury	19	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/PE 6	Woodsgate Corner	Pembury	80	100	120	0	0	0	0	0	0	0	0	0	0	0	0	70	30	0	0	0	0	100
AL/PE 6 (C2 Discount)	Woodsgate Corner	Pembury	-18	-29	-40	0	0	0	0	0	0	0	0	0	0	0	0	-20	-9	0	0	0	0	-29
AL/PE 7	Cornford Court, Cornford Lane	Pembury	68	68	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/PE 7 (C2 Discount)	Cornford Court, Cornford Lane	Pembury	-33	-33	-33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/PE 8	Owlsnest Wood, Tonbridge Road	Pembury	75	75	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/PE 8 (C2 Discount)	Owlsnest Wood, Tonbridge Road	Pembury	-37	-37	-37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RU 1	Lifestyle Motor Europe, Langton Road	Rusthall	15	15	15	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	15
AL/SA 1	Land on the south side of Sayvlle, Rye Road and west of Marsh Quarter Lane, Sandhurst	Sandhurst	10	13	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/SA 2	Sharps Hill Farm, Queen Street	Sandhurst	10	13	15	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	13
AL/SP 1	Land to the west of Langton Road and south of Ferbies	Speldhurst	10	11	12	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	11
AL/SP 2	Land at and adjacent to Rusthall Recreation Ground, Southwood Road	Speldhurst	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total from Allocations Windfall Allowance								0	0	50 0	504 152	646 152	608 152	555 152	511 152	462 152	415 152	371 152	103 152	30 152	78 152	89 152	4422 1824
	Windfall Allowance Total from Extant Planning Permissions (1 April 2023)								842	736	708	393	0	166	0	0	0	0	0	0	0	0	0	1824 2845