Town and Country Planning Act 1990 (As Amended)

Tunbridge Wells Borough Local Plan - Examination

Housing Trajectory - COUNCIL POSITION - 660dpa - Sedgefield and 5% Buffer

Table 1b

As at: 13/10/2024

Plan Period Supply Sources	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		LPA EiP Evidence to push sites back beyond 5-year period
	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	TOTAL	20-Jun-24
Proposed Local Plan Allocations STR/RTW 2 The Strategy for Royal Tunbridge Wells Town Centre	0	0	0	0	0	0	0	0	0	0	40	40	40	40	15	0	0	0	175	Awaiting TC masterplan
AL/RTW 1 Former cinema site, Mount Pleasant Road	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	0	0	0	0	0	0	0	0	0	0	0 70	0 30	0	0	0	0	0	0	0 100	
AL/RTW 3 Land at Lifestyle Ford, Mount Ephraim/Culverden Street AL/RTW 4 Land at 36-46 St Johns Road	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0	
AL/RTW 5 Land to the south of Speldhurst Road and west of Reynolds	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	0	0	0	0	0	0	0	0 70	0 70	0	0	0	0	0	0	0	0	0	0	
AL/RTW 7 Land at former Gas Works, Sandhurst Road AL/RTW 8 TN2 Centre and adjacent land, Greggs Wood Road	0	0	0	0	0	0	0	0	0	45 0	0	0	0	0	0	0	0	0	185	
AL/RTW 9 Land at Beechwood Sacred Heart School	0	0	0	0	0	0	0	0	0	0	69	0	0	0	0	0	0	0	69	Consent lapsed
AL/RTW 9 C2C2 Discount to Land at Beechwood Sacred Heart School	0	0	0	0	0	0	0	0	0	-33 0	0	0	0	0	0	0	0	0	-33	
AL/RTW 10 Montacute Gardens AL/RTW 11 Fomer Plant & Tool Hire, Eridge Road	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	21	
AL/RTW 12 Land at Tunbridge Wells Telephone Engineering Centre	0	0	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	50	BT still occupying
AL/RTW 13 Turners Pie Factory, Broadwater Lane	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 AL/RTW 15 Land at Showfields Road and Rowan Tree Road	0	0	0	0	0	0	0	0	0	0	28 0	0	0	0	0	0	0	0	28	Push back 2 years
AL/RTW 16 Land to west of Eridge Road at Spratsbrook Farm	0	0	0	0	0	0	õ	0	60	60	0	0	0	0	0	0	0	0	120	
AL/RTW 17 Land adjacent to Lonfield Road	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	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 Rec Ground AL/RTW 20 Land at Culverden Stadium, Culverden	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	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	23	
AL/SO 1 Speldhurst Road former allotments AL/SO 2 Land at Mabledon House	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/SO 3 Land at Baldwins Lane	0	0	0	0	0	0	Ő	0	ő	ő	0	0	0	0	0	0	0	0	0	
STR/SS 1 The Strategy for Paddock Wood and East Capel	0	0	0	0	0	10	80	190	260	260	287	287	280	280	280	220	74	0	2508	
STR/SS 2 The Strategy for Paddock Wood Town Centre STR/SS 3 The Strategy for Tudeley Village	0	0	0	0	0	0	0	0	0	5	5	5	1	0	0	0	0	0	16 0	No site identfied - no clear evidence
AL/PW 1 Land at Mascalls Farm	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/CRS 1 Land at Brick Kiln Farm, Cranbrook	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/CRS 2 Land south of Corn Hall, Crane Valley, Cranbrook	0	0	0	0	0	0	0 70	0 70	0	0	0	0	0	40 0	0	0	0	0	40 166	
AL/CRS 3 Tunden Farm, Hartley Road, Cranbrook AL/CRS 4 Cranbrook School	0	0	0	0	0	0	0	0	26 0	0	0	0	0	0	0	0	0	0	166	
AL/CRS 5 Sissinghurst Castle Garden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/CRS 6 Land south of The Street, Sissinghurst	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/CRS 7 Land at corner of Frittenden Road and Common Road AL/HA 1 Land at the White House, Highgate Hill	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	0	0	0	0	0	0	o	0	0	0	0	0	0	0	0	0	0	0	0	
AL/HA 3 Former site of Springfield Nurseries	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 AL/HA 5 Land to the north of Birchfield Grove	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 70	
AL/HA 6 Sports Pavilion, King George V Playing Fields, The Moor	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/HA 8 Site at Limes Grove	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/BE 1 Land adjacent to New Pond Road, Benenden AL/BE 2 Feoffee Cottages and land, Walkhurst Road	0	0	0	0	0	0	0	0	<u>19</u> 0	0	0	0	0	0	0	0	0	0	19 0	
AL/BE 3 Land at Brenenden Hospital, East End (south)	0	0	0	0	0	0	õ	0	25	0	0	0	0	0	0	0	0	0	25	
AL/BE 4 Land at Brenenden Hospital, East End (north)	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 AL/BM 2 Land at Maidstone Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/FR 1 Land at Cranbrook Road, Frittenden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/GO 1 Land east of Balcombes Hill and adj to Tiddymotts Ln	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	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 AL/HO 2 Land south of Brenchley Road and west of Fromandez Drive	0	0	0	0	0	0	0 44	0 24	0	0	0	0	0	0	0	0	0	0	0 68	
AL/HO 3 Land to the east of Horsmonden	0	0	0	0	0	0	50	70	ō	0	0	0	0	0	0	0	0	0	120	
AL/LA 1 Land to the west of Spray Hill	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 and west of Chalket Lane AL/PE 2 Land at Hubbles Farm and south of Hastings Road	0	0	0	0	0	0	0	0	0 36	0	44	11	0	0	0	0	0	0	55 80	
AL/PE 3 Land north of the A21, south and west of Hastings Road	0	0	0	0	0	0	o	0	0	44	36	0	0	0	0	0	0	0	80	
AL/PE 4 Land at Downingbury Farm, Maidstone Road	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/PE 6 Woodsgate Corner AL/PE 6 C2 C2 Discount to Woodsgate Corner	0	0	0	0	0	0	0	0	0	0	0	0	70 -20	30 -9	0	0	0	0	100 -29	
AL/PE 7 Cornford Court, Cornford Lane	0	0	0	0	0	-5	0	0	0	0	0	0	0	0	0	0	0	0	-5	
AL/PE 7 C2 C2 Discount to Cornford Court	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 AL/PE 8 C2 C2 Discount to Owlsnest Wood	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	0	0	0	0	0	0	õ	0	ő	ő	0	15	0	0	0	0	0	0	15	
AL/SA 1 Land on the south side of Sayvile, Rye Road	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 AL/SP 1 Land to the West of Langton Road an d south of Ferbies	0	0	0	0	0	0	0	13 11	0	0	0	0	0	0	0	0	0	0	13 11	
AL/SP 2 Land at and adjacent to Rusthall Recreation Ground	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total from Extant Permissions (01 April 2020)																				
Completions 2020 - 2023 and Extant Permissions (01 April 2023)	688	518	636	842	736	708	393	0	92	0	74	0	0	0	0	0	0	0	4687	
Windfalls							152	152	152	152	152	152	152	152	152	152	152	152	1824	
TOTAL SUPPLY	688	518	636	842	736	713	923	703	789	533	876	610	553	533	447	372	270	241	1024	
Requirement	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	11880	
Annual Shortfall/Surplus Cumulative Shortfall/Surplus	28 0	-142 28	-24 -114	182 -138	76 44	53 120	263 173	43 436	129 479	-127 608	216 481	-50 697	-107 647	-127 540	-213 413	-288 200	-390 -88	-419 -478		
Base 5 Year Requirement	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300						
Shortfall/oversupply (Sedgefield)	0.0	28.0	-114.0	-138.0	44.0	120.0	173.0	436.0	479.0	608.0	481.0	697.0	647.0	540.0						
5 Year Requirement with Shortfall/oversupply Adjuste 5 Year Requirement with 5% Buffer	3300.0 3465.0	3272.0 3435.6	3414.0 3584.7	3438.0 3609.9	3256.0 3418.8	3180.0 3339.0	3127.0 3283.4	2864.0 3007.2	2821.0 2962.1	2692.0 2826.6	2819.0 2960.0	2603.0 2733.2	2653.0 2785.7	2760.0 2898.0						
Adjusted Annual Requirement (5yr)	693.0	687.1	716.9	722.0	683.8	667.8	656.7	601.4	592.4	565.3	592.0	546.6	557.1	579.6						
5 Year Supply	3420	3445	3850	3917	3864	3661	3824	3511	3361	3105	3019	2515	2175	1863						
Supply in Years	4.94	5.01	5.37	5.43	5.65	5.48	5.82	5.84	5.67	5.49	5.10	4.60	3.90	3.21						l

Notes: 1. Applies 660 dpa LHN as at March 2024 2. Sedgefield and 5% Buffer on the basis that the Plan is still to be examined under the Framework 2021 (see Paragraph 230 of the Framework 2023) 3. Council's supply sources as set out in Local Plan Development Strategy Topic Paper Addendum and Updated Local Plan Housing Trajectory 4. Updates to Council's delivery to reflect TWLP/153

eriod post adoption

Further update from LPA TWLP/153 Jun-24

See breakdown of PW areas in LPA Document