

Examination of the Tunbridge Wells Borough Local Plan

Tunbridge Wells Borough Council Supplementary Statement

Updated Local Plan Housing Trajectory (Position as at 1 April 2024)

Document Reference: TWLP/157

Date: December 2024



Contents

1.0 Discussion.....3

Appendix 1: Updated Local Plan Housing Trajectory (Position as at 1 April 2024) – December 2024 Update4

1.0 Discussion

- 1.1 As requested within the Inspector's letter dated 11 December 2024 (see [here](#)), the Council has produced an updated trajectory (see **Appendix 1**) which uses the housing requirement as at the point of submission of the emerging Local Plan (i.e., 678 dwellings per annum) rather than as at 1 April 2024 (i.e., 660 dwellings per annum). Given that the Council has also completed its annual monitoring of permissions and completions as at 1 April 2024, this updated data has also been incorporated into the updated trajectory.
- 1.2 As **Appendix 1** shows, the housing target over the plan period (1 April 2020 – 31 March 2038) is 12,204 dwellings; the anticipated supply is 11,026 dwellings, thus constituting a shortfall of 1,178 dwellings at the end of the plan period. The housing requirement to the end of the 10-year period post adoption (the period to 31 March 2035) is 10,170 dwellings; the anticipated supply is 10,143 dwellings, thus constituting a marginal shortfall of 27 dwellings to 31 March 2035.
- 1.3 With regard to the anticipated five-year supply position post-adoption (the position anticipated as at 1 April 2025), the Council estimates a shortfall in previous delivery of 37 dwellings. Given that there would be a shortfall in delivery as at adoption, the Sedgefield approach (i.e., adding the full shortfall to the next five-year housing target), is considered appropriate. With a 5% buffer included, the five-year target for 1 April 2025 – 31 March 2030 would equate to 3,598 dwellings ($((678 \times 5) + 37) \times 1.05$); the anticipated supply over the same period is 3,764 dwellings, thus constituting a surplus of 166 dwellings. This surplus equates to an anticipated five-year supply position of **5.23 years** on adoption (inclusive of a 5% buffer).

Appendix 1: Updated Local Plan Housing Trajectory (Position as at 1 April 2024) – December 2024 Update

		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	611	900	765	909	810	689	591	799	610	557	613	447	372	270	241	
		Cumulative Projected Housing Completions				688	1206	1842	2453	3353	4118	5027	5837	6526	7117	7916	8526	9083	9696	10143	10515	10785	11026	
		Housing Target				678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	
		Cumulative Housing Target				678	1356	2034	2712	3390	4068	4746	5424	6102	6780	7458	8136	8814	9492	10170	10848	11526	12204	
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	0	40	40	40	40	15	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	0	69	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	0	-33	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	0	50	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	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 14	Land at Wyevale Garden Centre, Eridge Road	Royal Tunbridge Wells	25	28	30	0	0	0	0	0	0	0	0	0	0	28	0	0	0	0	0	0	0	28

		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	611	900	765	909	810	689	591	799	610	557	613	447	372	270	241	
		Cumulative Projected Housing Completions				688	1206	1842	2453	3353	4118	5027	5837	6526	7117	7916	8526	9083	9696	10143	10515	10785	11026	
		Housing Target				678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	
		Cumulative Housing Target				678	1356	2034	2712	3390	4068	4746	5424	6102	6780	7458	8136	8814	9492	10170	10848	11526	12204	
Ref	Site Address	Parish	Lower	Mid	Upper																			Totals
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	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 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
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	Land at Baldwins Lane	Southborough	26	26	26	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	26
STR/SS 1	The Strategy for Paddock Wood and east Capel	Paddock Wood	2,374	2453	2532	0	0	0	0	0	10	80	190	260	260	287	287	280	280	280	220	74	0	2508
STR/SS1	East Parcel (Redrow)					0	0	0	0	0	0	40	60	60	60	60	60	60	60	60	60	20	0	600
STR/SS1	East Parcel (Persimmon)					0	0	0	0	0	10	40	60	60	60	60	60	60	60	60	30	0	0	560
STR/SS1	East Parcel (Remaining Land)					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	34	0	64
STR/SS1	West Parcel (Crest)					0	0	0	0	0	0	0	30	80	80	100	100	100	100	100	60	20	0	770
STR/SS1	West Parcel (Dandara)					0	0	0	0	0	0	0	40	60	60	67	67	60	60	60	40	0	0	514
STR/SS 2	The Strategy for Paddock Wood Town Centre	Paddock Wood	30	30	30	0	0	0	0	0	0	0	0	0	0	5	5	5	1	0	0	0	16	
AL/PW 1	Land at Mascalls Farm	Paddock Wood	413	413	413	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	Cranbrook & Sissinghurst	180	180	180	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	Cranbrook & Sissinghurst	35	40	45	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	40	
AL/CRS 3	Turnden Farm, Hartley Road, Cranbrook	Cranbrook & Sissinghurst	200	202	204	0	0	0	0	0	0	70	70	26	0	0	0	0	0	0	0	0	166	
AL/CRS 4	Cranbrook School	Cranbrook & Sissinghurst	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/CRS 5	Sissinghurst Castle Garden	Cranbrook & Sissinghurst	0	0	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	Cranbrook & Sissinghurst	20	20	20	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, Sissinghurst	Cranbrook & Sissinghurst	18	18	18	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	

		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	611	900	765	909	810	689	591	799	610	557	613	447	372	270	241	
		Cumulative Projected Housing Completions				688	1206	1842	2453	3353	4118	5027	5837	6526	7117	7916	8526	9083	9696	10143	10515	10785	11026	
		Housing Target				678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	
		Cumulative Housing Target				678	1356	2034	2712	3390	4068	4746	5424	6102	6780	7458	8136	8814	9492	10170	10848	11526	12204	
Ref	Site Address	Parish	Lower	Mid	Upper																			Totals
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	
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	
AL/HA 5	Land to the north of Birchfield Grove	Hawkhurst	70	70	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	
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	
SSP2	Land adjacent to New Pond Road (known as Uphill), Benenden	Benenden	18	19	20	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	
SSP3	Land at Benenden Hospital (south of Goddards Green Road), East End	Benenden	25	25	25	0	0	0	0	0	0	0	59	0	0	0	0	0	0	0	0	0	59	
SSP4	Land at Benenden Hospital (north of Goddards Green Road), East End	Benenden	22	24	25	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	22	
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	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	
AL/GO 1	Land east of Balcombes Hill and adjacent to Tiddymotts Lane	Goudhurst	14	14	14	0	0	0	0	0	0	14	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	11	0	0	0	0	0	0	0	11	
AL/HO 2	Land south of Brenchley Road and west of Fromandez Drive	Horsmonden	70	70	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	120	
AL/LA 1	Land to the west of Spray Hill	Lamberhurst	25	28	30	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	Pembury	50	55	60	0	0	0	0	0	0	0	0	0	0	44	11	0	0	0	0	0	55	
AL/PE 2	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	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	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	25	
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	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	-29	
AL/PE 7	Cornford Court, Cornford Lane	Pembury	69	69	69	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	

		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	611	900	765	909	810	689	591	799	610	557	613	447	372	270	241	
		Cumulative Projected Housing Completions				688	1206	1842	2453	3353	4118	5027	5837	6526	7117	7916	8526	9083	9696	10143	10515	10785	11026	
		Housing Target				678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678
		Cumulative Housing Target				678	1356	2034	2712	3390	4068	4746	5424	6102	6780	7458	8136	8814	9492	10170	10848	11526	12204	
Ref	Site Address	Parish	Lower	Mid	Upper																			Totals
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 Sayville, 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										0	11	229	549	496	420	643	458	405	382	295	220	118	89	4,315
Windfall Allowance										0	0	0	152	152	152	152	152	152	152	152	152	152	152	1,672
Total from Extant Planning Permissions (1 April 2024)										900	754	680	109	41	19	4	0	0	79	0	0	0	0	2,586