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**Tunbridge Wells – Local Plan Examination**  
**Inspector’s Matters, Issues and Questions – Stage 3**  
**Matter Statement by Dandara South East Ltd**  
**Matter 8 – Meeting Housing Needs**

**Background**

This Matter Statement is submitted by Dandara South East Ltd (DSE). DSE is promoting land at Badsell Manor Farm, forming parcels within the strategic sites masterplan at “South-West” Paddock Wood (ref. SS/STR 1(B)).

**Matter 8 – Meeting Housing Needs**

**Issue 1 – Housing Requirement and Meeting Housing Needs**

*Q2. What Main Modifications are required to the housing trajectory and projected sources of supply as a consequence of the Council’s suggested changes to the Plan? Are the suggested changes based on accurate and up-to-date information?*

*Q4. Does the Plan identify specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the Plan? If not, how many years’ worth of supply does it identify?*

**Issue 2 – Five Year Housing Land Supply**

*Q3. Where sites have been identified in the Plan, but do not yet have planning permission, or where major sites have only outline planning permission, is there clear evidence that housing completions will begin within five years?*

The response to the above questions is intertwined and is therefore set out below. Our response focuses specifically on the Dandara parcel within the strategic sites masterplan and how this relates to the Council’s housing trajectory and five-year supply. The wider Local Plan strategic matters on housing delivery will be addressed by the Council.

Dandara has a programmed planning application submission date set for June 2025. This is to align with the adoption of the Local Plan and the associated Green Belt release of the site. In this regard, we have instructed a suite of ecology surveys which are being undertaken in the Spring 2024 survey season. Other instructed work relates to *inter-alia* masterplanning, topographical work, drainage (groundwater testing will occur in Winter 2024/25) and engineering.

Masterplanning work will occur in Autumn 2024 with the Council, Design South East and other stakeholders including local residents. This will align with pre-application discussions to be held with the Council, KCC (Highways and LLFA) as well as the Environment Agency. As such June 2025 is considered a realistic application submission date.

The application proposals are programmed to be submitted in hybrid form. This will include an Outline application for the wider perimeter site parcel, as well as a detailed “Phase 1” full application on the eastern site parcel (annotated as RES3 on the Council’s Land Use Budget Plan). The Outline application will propose development in the region of 520 homes with the detailed “Phase 1” proposing c. 300 homes.

The detailed element will enable a prompt start at the eastern site parcel off Badsell Road. During groundworks and construction, further reserved matters applications will be submitted for parcels RES1 and RES2 (refer to Land Use Budget). Accordingly, our project programme is highlighted below.

Stage	Timeline
Masterplanning work with Council and other stakeholders	Autumn 2024 – Winter 2025
Pre-application discussions	Winter 2025
Planning application submission (with PPA)	June 2025
Planning application determination	Winter/Spring 2026
Purchase of site through Option Agreement	Spring 2026 – Autumn 2026
Commence at parcel RES3	Autumn 2026

As a conservative estimate we would consider that completions at the site would occur from summer 2027, following earlier groundworks, placement of service roads and compounds, etc. We thereby set out the below trajectory for the site.

Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Quantum	40	60	60	60	60	60	60	60	60	520

Dandara is now a partnerships business and will be bringing forward a number of housing models at the site as follows:

- Private market housing.
- Affordable housing.
- Single-family housing for rent.
- Sheltered accommodation.

This will include early contractual exchanges with third party providers (e.g. Registered Providers) which will assist with project cashflow and early/accelerated delivery. In this light the above rates of delivery at the site are readily achievable through our partnership approach to delivering the site. This will contribute to the housing supply in the medium term most notably within years 6 – 10 of the Plan period.