

Examination of the Tunbridge Wells
Borough Local Plan

Tunbridge Wells Borough Council
Hearing Statement

Matter 8: Meeting Housing Needs
Issue 1: Housing Requirement and
Meeting Housing Needs

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Contents

Matter 8 – Meeting Housing Needs.....	3
Issue 1 – Housing Requirement and Meeting Housing Needs	3
Inspector’s Question 1: [re. Local Plan Housing Requirement].....	3
TWBC response to Question 1.....	3
Conclusion	5
Inspector’s Question 2: [re. Housing Trajectory Modifications]	6
TWBC response to Question 2.....	6
Conclusion	8
Inspector’s Question 3: [re. Windfall Allowance]	9
TWBC response to Question 3.....	9
Conclusion	12
Inspector’s Question 4: [re. Planned Growth in Years 6-10 and 11-15].....	13
TWBC response to Question 4.....	13
Inspector’s Question 5: [re. Meeting Housing Needs].....	14
TWBC response to Question 5.....	14
Inspector’s Question 6: [re. Modifications for Soundness if Needs Not Met]	15
TWBC response to Question 6.....	15
Appendix 1: Updated Local Plan Housing Trajectory (Position as at 1 April 2023) – May 2024 Update	17

Matter 8 – Meeting Housing Needs

Issue 1 – Housing Requirement and Meeting Housing Needs

Inspector’s Question 1: [re. Local Plan Housing Requirement]

Does the housing requirement and plan period from the submission Plan remain justified and up-to-date? If not, what changes are required to make the Plan sound?

TWBC response to Question 1

Consideration

Housing Requirement

1. It is noted that the Submission Local Plan has a base date of 1 April 2020. The local housing need as at 1 April 2020, as calculated under the ‘Standard Method’, equated to 678 dwellings per year. However, the [Planning Practice Guidance](#) (PPG) states that (with *emphasis* added):

“Strategic policy-making authorities will need to calculate their local housing need figure at the start of the plan-making process. This number should be kept under review and revised where appropriate.”

The housing need figure generated using the standard method may change as the inputs are variable and this should be taken into consideration by strategic policy-making authorities.

However, local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted to the Planning Inspectorate for examination.”

2. Given that the Local Plan was submitted in November 2021, now over 2 years ago, the PPG suggests that the housing need may be reviewed and be based on household projections for 10 years starting with the current year (the latest position used within the Local Plan Housing Trajectory being 1 April 2023). The revision of the housing need figures was undertaken in the Development Strategy Topic paper ([PS 054](#)) whereby in Section 11 it identifies justified modifications to the windfall targets in the plan. This shows a resultant housing need that has fallen slightly to 667 dwellings per annum.

Adopting this latest housing need figure does not itself change the April 2020 base date of the Plan, which should be kept constant. Moreover, as shown in **Appendix 1** (which is an update to the previous housing trajectory consulted within the latest public consultation (see [PS 062](#))), account is still taken of any shortfall/surplus in housing completions since that time, as measured against the current Standard Method figure. This updated housing requirement is considered to be justified and up-to-date for the reasons given above.

3. In addition to the above, it is considered that (with the exceptions made to the proposed development strategy), the Council's previous response to Questions 5 and 6 of Matter 2, Issue 1 (see [TWLP 011](#)) with regard to whether the housing requirement is justified having particular regard to areas of Green Belt and AONB (now High Weald National Landscape) across Tunbridge Wells remains relevant in response to this question.
4. Given the above, it is considered that the housing requirement is justified and up-to-date.

Plan Period

5. As per the Council's revised Development Strategy (see Section 12 and 14 of [PS 054](#)), the Council proposes a 10-year housing supply post-adoption. In producing the Submission Local Plan, the Council clearly set out to meet its growth needs in full, for the full 15 years plan period. As above, the revised development strategy reduces the number of dwellings within the plan period, resulting in a 10-year, rather than a 15-year housing land supply. The plan-period however remains to 31 March 2038. The Council, within its latest trajectory (**Appendix 1**), can demonstrate that housing needs will be met for a 10-year period post-adoption through anticipated supply, along with the commitment to an early review of the Plan to seek to meet the growth needs for the later part of the plan period (post 2034/35). Some site allocations, such as STR/SS1, are also phased beyond 2034/35, such that it is considered prudent to retain the plan period to 2038 so that all anticipated development from the emerging allocations is accounted for. Much of the Plan's evidence base also assesses needs up to 2038, such that it is considered important to continue planning to meet these needs; the early Local Plan review would ensure that the Council seeks to meet these full identified needs post 2034/35.
6. In accordance with NPPF paragraph 69, the Plan identifies both a supply of specific, deliverable sites for five years following the intended date of adoption as well as specific, developable sites or broad locations for growth for the subsequent years 6-10. Paragraph 69 states that specific, developable sites or broad locations for growth should be identified for years 11-15 of the plan period only where possible. The proposed 10-year housing

land supply with a commitment to an early review would therefore ensure soundness of the Plan in accordance with Paragraph 69, with the commitment to an early review providing assurance toward seeking to maintain a longer-term continuity of land supply. It is considered that this approach is justified and in accordance with the NPPF.

7. The proposed strategy and early review is dealt with further by Matter 1, Issue 3: Proposed Strategy and Early Review Q1 – Q3.

Conclusion

8. In consideration of the above, the Council is therefore confident that both the housing requirement as well as the proposed plan period to 2038 (with a 10-year housing supply), with a commitment to an early review, is justified and up-to-date.

Inspector's Question 2: [re. Housing Trajectory Modifications]

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?

TWBC response to Question 2

Consideration

9. The council has sought to resolve matters of concern raised in the Initial Findings letter as set out in the Development Strategy Topic Paper Addendum (PS_054) which in summary seeks main changes to a number of allocation policies as set out below.

10. While a reduced housing land supply (to 10-year supply post-adoption) is proposed, the Plan period would remain to run from 1 April 2020 – 31 March 2038. As the Council sets out within its Development Strategy Topic Paper Addendum (see section 13 of [PS_054](#)), the main modifications to the Housing Trajectory and the projected sources of supply as a consequence of the Council's suggested changes to the Plan are:

- The removal of Tudeley Village.
- The reduction of identified development within Paddock Wood and land at east Capel by excluding development outside higher-risk flood zones (Flood Zone 3), with housing to be on Flood Zone 1 land only.
- Aside from the changes at Tudeley and Paddock Wood, the following changes to the trajectory are also made:
 - A reduced figure at Royal Tunbridge Wells which reflects a lower yield identified at Showfields (Policy AL/RTW 15) which was agreed by the Council in the previous 2022 examination hearings (Matter 7, Issue 1; 17 and 21 June 2022). This is partially offset by an increased capacity at the former cinema site (Policy AL/RTW 1) which reflects a recent permission. An update on this site is also being given under Matter 2, Issue 1.
 - For Hawkhurst, the level of housing proposed has increased to reflect the proposed modification to the allocation at Birchfield Grove (Policy AL/HA 5), to include residential use. The site is currently subject to [22/02664/HYBRID](#), of which the 70

units are in outline form. This application received a resolution to grant by Planning Committee on 8 November 2023 subject to the signing of a Section 106 Legal Agreement. An update to this site is also to be given through the Council's Matter 5, Issue 1 hearing statement.

- For Horsmonden, a slightly lower figure is proposed which relates to the reduced capacity of the Brenchley Road site (Policy AL/HO2) which was agreed by the Council to be somewhat lower than previously identified within the Submission Local Plan, as discussed at the relevant hearing session in 2022 (Matter 7, Issue 13; 5 July 2022), and following the submission and consideration of a planning application (22/00296/OUT). This application received a resolution to grant subject to the completion of a Section 106 Legal Agreement by Planning Committee on 19 July 2023.

11. The Council's latest Local Plan Housing Trajectory (Position as at 1 April 2023) was published in December 2023 (see [PS_062](#)), which is an update to the trajectory provided in the Council's previous Matter 9, Issues 1 and 2 (2022) hearing statements (see [TWLP_038](#) and [TWLP_039](#) as at 1 April 2021). The December 2023 update had identified a buffer of 275 dwellings as at end of the proposed 10-year (i.e., as at 31 March 2035).

12. Since this position was published, in order to provide an accurate and up-to-date position an amendment to the indicative phasing of STR/SS1 has been made following further revisions made by the Paddock Wood site promoters to anticipated trajectories. Moreover, it is noted that at Cornford Court (Policy AL/PE7), while already having extant planning consent (reference 17/01151) for a 68-bed C2 development, an alternative scheme for 69 C2 units has recently received a Planning Committee resolution to grant planning consent (subject to S106) under reference [23/03419/Full](#). Accordingly, a modification is proposed to AL/PE7 to reflect this change. This permission also includes the demolition of 6 existing staff accommodation units, although it is noted that this loss in existing units was not previously accounted for under the extant permission. The discounted figure increases from 35 (from 68 units) to 36 (from 69 units), hence the C2-discounted figure increases by 1. Given that the discounted 68-unit extant scheme is already counted under extant planning permissions, the difference between this extant scheme and the newly permitted

scheme is phased alongside the allocation (which also takes account of the 6 staff units to be demolished, hence -5 is now recorded against the allocation).

13. As a consequence of the amendment to STR/SS1, the anticipated level of phasing within the 10-year supply period to 31 March 2035 has reduced from 2,389 to 2,274 (a reduction of 115 dwellings). The net change resulting from the new permission subject to S106 (and proposed modification) at AL/PE7 is -5 (with a C2 discount factored in and account taken of the 6 units to be demolished). Accordingly, a revised trajectory has been provided within **Appendix 1**. This revised trajectory results in a slightly reduced buffer in housing supply against housing need from 275 dwellings to 155 dwellings by 31 March 2035.
14. The revised housing trajectory overall identifies an anticipated supply of 10,160 dwellings against a housing requirement of 10,005 dwellings by 31 March 2035. All identified phasing and build-out rates are based on accurate and up-to-date information as discussed further within the Council's responses to questions raised within Matter 8, Issue 2.

Conclusion

15. In consideration of the above, the Council considers that all modifications proposed to the trajectory, as a consequence of the Council's proposed amendments to the Plan, are justified and based on accurate and up-to-date information.

Inspector's Question 3: [re. Windfall Allowance]

Does the total housing land supply include an allowance for windfall sites? If so, what is this based on and is it justified?

TWBC response to Question 3

Introduction

16. The Submission Local Plan (SLP) (CD_3.128) sets out where sources of housing supply may come from. A reliable source of supply in addition to planned and allocated housing sites, is from 'windfall' non-allocated sites. The occurrence of windfall sites, as well as likely future trends, has been carefully reviewed as part of the SLP and there is compelling evidence that such sites will continue to provide a reliable source of supply through the Local Plan period.
17. The matter of Windfall Allowance was discussed at the Stage 2 Hearings on [Matter 9 Issue 1 on Hearing Day 12](#) where the methodology for determining Windfall was reviewed.
18. The Development Strategy Topic Paper Addendum ([PS 054](#)) reassesses the Windfall position as part of its review of the housing need and supply as informed by the PPG [Paragraph: 008 Reference ID: 2a-008-20190220] which has resulted in a revised windfall estimate.
19. The NPPF 2023 states that 'Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends' (Paragraph 70).

Consideration

20. The Council confirms that the total housing land supply does include an allowance for windfall sites which is also set out in the Council's response to Matter 8, Issue 2, Question 4, prepared for the Stage 3 hearing sessions.
21. The windfall allowance begins from 1 April 2026 (year 4 from the current five-year position's base date of 1 April 2023) as a means to avoid duplication of any extant planning permissions/existing windfalls within the first three years (within which extant planning permissions/existing windfalls are most likely to be fully delivered).

22. The revised windfall allowance of 152 dwellings per annum is based on a small-sites (1-9 unit) windfall allowance of 122 dwellings per annum along with a large-sites (10+ unit) windfall allowance of 30 dwellings per annum.

23. With regard to small sites, there have been a consistently high number of completions between 2006/07 – 2022/23 with an average of 124 per year over that time. As also outlined within section 11 of the Council's Development Strategy Topic Paper Addendum (PS_054), this is illustrated in Table 3 below.

Table 3 – Small-Site Windfall Completions

Year	Completions on Schemes of 9 or Less Units
2006/07	124
2007/08	155
2008/09	131
2009/10	100
2010/11	107
2011/12	76
2012/13	84
2013/14	48
2014/15	95
2015/16	145
2016/17	194
2017/18	158
2018/19	167
2019/20	81
2020/21	158
2021/22	152
2022/23	137
Average	124

24. While the figure of 122 in the Submission Local Plan was reflective of the average from 2006-07 – 2020/21, as can be seen above, the windfall allowance has remained high

such that the average has increased to 124. Moreover, it is noted that it was previously proposed that a 20% discount was applied to the small-sites windfall allowance (98, instead of 122, dwellings per annum, and then a further 20% discount below that to 78 dwellings per annum for the final 7 years of the plan in recognition of longer-term uncertainties); however, given that the average number of completions on small sites have not fallen in the last four years, but have actually increased, with an average of 132 dwellings per annum, and 139 for the past five years.

25. Given this, with increased small windfall sites' development in recent years, it is considered that the Local Plan windfall allowances is likely to be too conservative. On this basis, it is considered reasonable not to discount the longer-term average of 122 dwellings per annum of small sites. Moreover, recognising that the average is holding steady and has actually increased by approximately 10% in recent years, it is proposed to remove the previous further discounting for the last 7 years of the plan period. Consideration has also been given to likely increases in permitted development allowances. Consequently, it is considered that there is compelling evidence that windfall sites will continue to come forward throughout the plan period in line with recent trends.
26. For the large-sites windfall allowance (for schemes of 10+ dwellings), a 20% discount was similarly previously applied which resulted in an allowance of 24 dwellings per annum (from an average of 30 dwellings per annum since 2011, when the Core Strategy was in place). This allowance excluded greenfield sites and those outside established Limits to Built Development (LBDs). Again, monitoring over the last 4 years has shown a significant number of large windfall sites (similarly excluding existing and emerging site allocations, greenfield sites, sites outside the LBD, and proposed C2 schemes) coming forward. This is shown below:

Table 4 – Large-Site Windfall Completions

Year	Completions on Schemes of 10 or More Units
2019/20	49
2020/21	82
2021/22	32
2022/23	46
Total	209
Average	52

27. This average of 52 dwellings is notably above the previous average of 30 dwellings per annum, which was also subject to a 20% reduction as a means to provide greater certainty over delivery. However, given the potential variability in relation to larger-site windfalls, it now seems reasonable to conclude that the 30 dwelling per annum estimate is used in the Local Plan without a 20% discount.

Conclusion

28. The net effect of these revised allowances for small- and large-site windfalls adds 520 dwellings into the supply up to 2038. Due to the compelling evidence as shown above, this is considered to be a fair response to the latest data available.

Inspector's Question 4: [re. Planned Growth in Years 6-10 and 11-15]

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?

TWBC response to Question 4

Consideration

29. As discussed above in the Council's response to Question 1, the revised Local Plan Housing Trajectory (**Appendix 1**) does identify specific, developable sites or broad locations for growth for years 6-10, and, where possible, for years 11-15 of the Plan. The revised development strategy also proposes a suite of site allocations to meet this requirement. As also discussed in the Council's response to Question 1, a 10-year supply of specific sites for the period to 31 March 2035 is proposed, although, for completeness, the Plan identifies development phased beyond this period (which may come forward before 10 years). Excluding the identified windfall allowance (of 152 dwellings per annum), 133 dwellings are phased beyond 31 March 2035 in Royal Tunbridge Wells (AL/RTW20-22), and 234 dwellings are phased beyond 31 March 2035 at Paddock Wood (STR/SS1).
30. As noted, the revised housing trajectory overall identifies an anticipated supply of 10,160 dwellings against a housing requirement of 10,005 dwellings by 31 March 2035. The revised housing trajectory therefore identifies a supply of 10 years post-adoption of the Local Plan. The Plan period, however, remains to 31 March 2038; at present, the Council currently identifies a supply of 10,983 dwellings against a target of 12,006 by 31 March 2038. As such, by 31 March 2038, there would be a shortfall/unmet need of 1,023 dwellings. As also previously noted, the Council proposes to commit to an early review post-adoption to provide assurance toward seeking to maintain a longer-term continuity of land supply. The proposed strategy and early plan review is considered by Matter 1, Issue 3.

Inspector's Question 5: [re. Meeting Housing Needs]

As modified, would the Plan be positively prepared? Would it provide a strategy, which, as a minimum, seeks to meet the area's objectively assessed needs?

TWBC response to Question 5

Consideration

31. In reference to the above considerations, the Plan, as modified by the suggested amendments above as set out in the Development Strategy Topic Paper Addendum ([PS 54](#)), would remain positively prepared in a way that is both aspirational but deliverable in accordance with Paragraph 16 of the [NPPE](#).
32. The Council has sought to resolve the matters that have been raised in the Initial Findings in a positive manner which maintains the main strategy elements of the Submission Local Plan, insofar as it looks to deliver sustainable development whilst having regard to the identified constraints in the borough, the settlement pattern and distribution, whilst still seeking to meet the development needs for the first 10 years of the plan with specific policy lead development allocations. The revised development strategy, as demonstrated within **Appendix 1**, would, as a minimum, meet the area's objectively assessed housing needs over a 10-year period post-adoption (10,160 dwellings to be delivered against the requirement of 10,005 by 31 March 2035).
33. Given this position the Council commits to an early review which would allow for a detailed further detailed work to be undertaken in order to revisit the development strategy and sites for the delivery of unmet need in the final period of the plan.

Inspector's Question 6: [re. Modifications for Soundness if Needs Not Met]

If not, how could the Plan be modified to make it sound?

TWBC response to Question 6

Consideration

34. As discussed above, the Council commits to an early review to ensure that full needs are met to the end of the Plan period to 31 March 2038, beyond the identified housing land supply of 10 years post adoption. This is also proposed as a main modification to Policy STR 1 (The Development Strategy) as discussed within the Council's Matter 1, Issue 3 (Proposed Strategy and Early Review) hearing statement.

Appendices

Appendix 1: Updated Local Plan Housing Trajectory (Position as at 1 April 2023) – May 2024 Update

		Plan Year																						
Actual Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18					
		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	713	953	753	896	692	655	606	552	528	392	332	250	241					
Cumulative Projected Housing Completions		688	1206	1842	2684	3420	4133	5086	5839	6735	7427	8082	8688	9240	9768	10160	10492	10742	10983					
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					
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	70	30	0	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	70	30	0	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

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	713	953	753	896	692	655	606	552	528	392	332	250	241
Cumulative Projected Housing Completions	688	1206	1842	2684	3420	4133	5086	5839	6735	7427	8082	8688	9240	9768	10160	10492	10742	10983
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

Ref	Site Address	Parish	Lower	Mid	Upper	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	Totals	
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	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	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	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	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	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	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	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	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	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	0	23	23
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	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	0
AL/SO 3	Land at Baldwins Lane	Southborough	26	26	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STR/SS 1	The Strategy for Paddock Wood and east Capel	Paddock Wood	2,374	2,453	2,532	0	0	0	0	0	10	110	240	260	280	287	287	280	280	240	180	54	0	0	2508
STR/SS 2	The Strategy for Paddock Wood Town Centre	Paddock Wood	30	30	30	0	0	0	0	0	0	0	0	5	5	5	1	0	0	0	0	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	0	0
AL/CRS 1	Land at Brick Kiln Farm, Cranbrook	Cranbrook and Sissinghurst	180	180	180	0	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	Cranbrook and Sissinghurst	35	40	45	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	40
AL/CRS 3	Turnden Farm, Hartley Road, Cranbrook	Cranbrook and Sissinghurst	200	202	204	0	0	0	0	0	0	70	70	26	0	0	0	0	0	0	0	0	0	0	166
AL/CRS 4	Cranbrook School	Cranbrook and Sissinghurst	0	0	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 and Sissinghurst	0	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	Land south of The Street, Sissinghurst	Cranbrook and Sissinghurst	20	20	20	0	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
Projected Housing Completions	688	518	636	842	736	713	953	753	896	692	655	606	552	528	392	332	250	241
Cumulative Projected Housing Completions	688	1206	1842	2684	3420	4133	5086	5839	6735	7427	8082	8688	9240	9768	10160	10492	10742	10983
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

Ref	Site Address	Parish	Lower	Mid	Upper	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	Totals
AL/CRS 7	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	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	35	35	0	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	25	0	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	24	0	0	0	0	0	0	0	0	0	0	24
AL/BM 1	Land between Brencley Road, Coppers Lane and Maidstone Road	Brency 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	Brency and Matfield	11	13	15	0	0	0	0	0	15	0	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
AL/GO 1	Land east of Balcombes Hill and adjacent to Tiddymotts Lane	Goudhurst	14	14	14	0	0	0	0	0	14	0	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 Brencley Road and west of Fromandez Drive	Horsmonden	70	70	70	0	0	0	0	0	44	24	0	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	50	70	0	0	0	0	0	0	0	0	0	0	0	120

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	713	953	753	896	692	655	606	552	528	392	332	250	241					
Cumulative Projected Housing Completions		688	1206	1842	2684	3420	4133	5086	5839	6735	7427	8082	8688	9240	9768	10160	10492	10742	10983					
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					
Ref	Site Address	Parish	Lower	Mid	Upper																			Totals
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	44	11	0	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	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	44	36	0	0	0	0	0	0	0	0	0	80	
AL/PE 4	Land at Downingsbury Farm, Maidstone Road	Pembury	25	25	25	0	0	0	0	0	0	25	0	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	
AL/PE 6	Woodsgate Corner	Pembury	80	100	120	0	0	0	0	0	0	0	0	0	0	70	30	0	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	-20	-9	0	0	0	0	0	-29	
AL/PE 7	Cornford Court, Cornford Lane	Pembury	69	69	69	0	0	0	0	-5	0	0	0	0	0	0	0	0	0	0	0	0	-5	
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	
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	
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	
AL/RU 1	Lifestyle Motor Europe, Langton Road	Rusthall	15	15	15	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	15	
AL/SA 1	Land on the south side of Sayvile, 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	
AL/SA 2	Sharps Hill Farm, Queen Street	Sandhurst	10	13	15	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	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	
Total from Allocations					0	0	5	408	601	578	540	503	454	400	376	240	180	98	89	4472				
Windfall Allowance					0	0	0	152	152	152	152	152	152	152	152	152	152	152	152	152	1824			
Total from Extant Planning Permissions (1 April 2023)					842	736	708	393	0	166	0	0	0	0	0	0	0	0	0	2845				