

Tunbridge Wells Borough Council

# **Housing Land Supply Statement Addendum 2023/2024**

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January 2025

Position as at 1 April 2024



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# Introduction

1. This Statement has been produced as an addendum to the Council's published [Housing Land Supply Statement 2023/24](#) following the publication of the revised [National Planning Policy Framework](#) (NPPF) in December 2024. The revised NPPF removes the four-year supply requirement for Local Authorities at examination stage (under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulation 2012) and reintroduces a five-year supply requirement with a 5% buffer as per Paragraph 78.
2. While the Standard Method calculation has been amended, which results in an increase from 660 dwellings per annum to 1,098 (1,153 with a 5% buffer) as at 1 April 2024, given the advanced stage of the emerging Plan which is due to be adopted March-May 2025 (as per the published [Local Development Scheme](#)), it is considered that the housing requirement for the purpose of calculating the Council's Housing Land Supply position should remain in accordance with the emerging Plan's housing requirement. A letter from the Local Plan Inspector dated 11 December 2024 confirms that this requirement should be **678** (see letter [here](#)). This approach is considered consistent with the transitional arrangements under NPPF Paragraph 234 (b) which allows the Local Authority to continue to use the housing requirement figure as at the point of submission for the purposes of plan-making.

# Tunbridge Wells Borough Council's Amended Housing Land Supply Position

3. The current amended housing land supply position (as at 1<sup>st</sup> April 2024) is shown in **Table 1** below (figures presented in right-hand column) with an explanation as to how each stage is calculated in the third column.

**Table 1 - How the Housing Land Supply Position is Calculated for Five-Year Period 1 April 2024 to 31 March 2029**

| Row | Housing Land Supply Component                    | How is Component Calculated   | Housing Land Supply Calculations (April 2024-March 2029) |
|-----|--|---|--|
| 1   | Annualised Need Across Five-Year Period          | Calculated using the Standard Method using base date of 1 April 2024  | 678  |
| 2   | Completions Between 1 April 2020 – 31 March 2024 | Number of completions recorded through annual monitoring work for 2020/21, 2021/22, 2022/23, and 2023/24 monitoring periods   | 2,453<br>(688+518+636+611)                               |
| 3   | Spreading the Shortfall Over the Next Five Years | 688 (2020/21), 518 (2021/22), 636 (2022/23), and 611 (2023/24) completions against the need of 678 over four years represents a shortfall of 259 dwellings. This shortfall is divided over the next five years. | 51.8   |
| 4   | Revised Annualised Need Across Five-Year Period  | Need of 678 plus annualised shortfall of 51.8   | 729.8  |
| 5   | Five-Year Requirement                            | Row 4 multiplied by 5 (rounded to the nearest whole number)   | 3,649  |

| Row | Housing Land Supply Component   | How is Component Calculated   | Housing Land Supply Calculations (April 2024-March 2029) |
|-----|---|---|--|
| 6   | Any Applicable Buffers  | Due to the Council's latest Housing Delivery Test result of 96%, a 5% buffer is applicable  | 182  |
| 7   | <b>Total Five-Year Housing Land Supply Need</b>   | Row 5 plus Row 6 (rounded to the nearest whole number)  | <b>3,831</b>   |
| 8   | <b>Annualised Five-Year Housing Land Supply Need</b>  | Row 7 divided by 5 (rounded to the nearest whole number)  | <b>766</b>   |
| 9   | Phasing of Extant Planning Permissions Within Five-Year Period  | A separate list is provided to support this figure in <b>Table 3</b> in <b>Appendix 1</b> . This represents the number of dwellings expected to be delivered within the five-year period. This figure is inclusive of any C2 discount | 2,484  |
| 10  | Phasing of Non-Consented Identified Sites Within Five-Year Period (as Allocated in the Site Allocations Local Plan (2016))      | A separate list is provided to support this figure in <b>Table 4</b> in <b>Appendix 2</b> . This represents the number of dwellings expected to be delivered within the five-year period. This figure is inclusive of any C2 discount | 140  |
| 11  | Phasing of Non-Consented Identified Sites Within Five-Year Period (as Allocated in the Benenden Neighbourhood Development Plan) | A separate list is provided to support this figure in <b>Table 5</b> in <b>Appendix 3</b> . This represents the number of dwellings expected to be delivered within the five-year period. This figure is inclusive of any C2 discount | 100  |

| Row | Housing Land Supply Component      | How is Component Calculated  | Housing Land Supply Calculations (April 2024-March 2029) |
|-----|------------------------------------|--|--|
| 12  | Windfall Allowance (Years 4 and 5) | This figure has been calculated through work carried out by the Planning Policy Team as part of the preparation for the emerging Local Plan. The figure is the annual windfall allowance multiplied by 2 (for years 4 and 5) | 304  |
| 13  | <b>Total Identified Supply</b>     | Total of Rows 9, 10, 11, and 12  | <b>3,028</b>   |
| 14  | <b>Supply Position (Years)</b>     | The number of Years' Supply.<br>(Row 13 divided by Row 7, multiplied by 5 years)   | <b>3.90</b>  |

## Housing Land Supply: Conclusions

4. **Table 1** shows that, based on the Standard Method calculation for local housing need (in accordance with the emerging Plan) and with a 5% buffer, at 1 April 2024 the Council can demonstrate a housing land supply of **3.90** years. The Council therefore does not have a five-year housing land supply.

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