

Housing Trajectory - NEAME SUTTON POSITION - 660dpa - Sedgefield and 5% Buffer

Table 2a

As at:
17/05/2024

| Supply Sources | Plan Period | | | | | | | | | | | | | | | | | | TOTAL | NOTES | | | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|
| | 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 | | | | | | | | | | | | |
| Proposed Local Plan Allocations | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| STR/RTW 2 The Strategy for Royal Tunbridge Wells Town Centre | 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 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | |
| AL/RTW 3 Land at Lifestyle Ford, Mount Ephraim/Cuverden Street | 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 Johns Road | 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 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | |
| AL/RTW 7 Land at former Gas Works, Sandhurst Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 70 | 70 | 45 | 0 | 0 | 0 | 0 | 0 | 185 | Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years | | | | | | | | | | |
| AL/RTW 8 TN2 Centre and adjacent land, Greggs Wood Road | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 69 | | | | | | | | | | | |
| AL/RTW 9 C2 C2 Discount to Land at Beechwood Sacred Heart School | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -33 | | | | | | | | | | | |
| AL/RTW 10 Montacute Gardens | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | | | | | | | | | | | |
| AL/RTW 11 Former Plans & Tool Hire, Eridge Road | 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 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 70 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 94 | Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years | | | | | | | | | | |
| AL/RTW 14 Land at Wyevale Garden Centre, Eridge Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years | | | | | | | | | | |
| AL/RTW 15 Land at Showfields Road and Rowan Tree Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | |
| AL/RTW 16 Land to west of Eridge Road at Spratsbrook Farm | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 120 | Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years | | | | | | | | | | |
| 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | |
| AL/RTW 20 Land at Cuverden Stadium, Cuverden | 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, Lippings 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | |
| AL/SO 2 Land at Mableton 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 Baldwin Lane | 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) | 688 | 518 | 636 | 842 | 736 | 708 | 393 | 0 | 166 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4687 | | | | | | | | | | | |
| Windfalls | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Windfall | | | | | | | | | | | | | | | | | | | 102 | 102 | 102 | 102 | 102 | 102 | 102 | 102 | 102 | 102 | 918 | Remove Windfall from first 5-years as no compelling evidence for their inclusion. Also reduce delivery down to 102 dpa to reflect a more robust approach in the trajectory i.e. 78 dpa for small sites rather than 98 dpa as proposed by the Council for first 7 years of Plan period. |
| TOTAL SUPPLY | 688 | 518 | 636 | 842 | 736 | 708 | 393 | 0 | 216 | 954 | 822 | 619 | 467 | 443 | 343 | 342 | 386 | 431 | 9544 | | | | | | | | | | | |
| Requirement | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | | | | | | | | | | | |
| Annual Shortfall/Surplus | 28 | -142 | -24 | 182 | 76 | 48 | -267 | -660 | -444 | 294 | 162 | -41 | -193 | -217 | -317 | -318 | -274 | -229 | 11880 | | | | | | | | | | | |
| Cumulative Shortfall/Surplus | 0 | 28 | -114 | -138 | 44 | 120 | 168 | -99 | -759 | -1203 | -909 | -747 | -788 | -981 | -1198 | -1515 | -1833 | -2107 | | | | | | | | | | | | |
| Base 5 Year Requirement | 3300 | 3300 | 3300 | 3300 | 3300 | 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 | 168.0 | -99.0 | -759.0 | -1203.0 | -909.0 | -747.0 | -788.0 | -981.0 | -1198.0 | -1515.0 | -1833.0 | -2107.0 | | | | | | | | | | | | |
| 5 Year Requirement with Shortfall/oversupply | 3300.0 | 3272.0 | 3414.0 | 3438.0 | 3256.0 | 3180.0 | 3132.0 | 3399.0 | 4059.0 | 4205.0 | 4209.0 | 4047.0 | 4288.0 | 4281.0 | | | | | | | | | | | | | | | | |
| Adjusted 5 Year Requirement with 5% Buffer | 3465.0 | 3435.6 | 3584.7 | 3609.9 | 3418.8 | 3339.0 | 3288.6 | 3569.0 | 4262.0 | 4728.2 | 4419.5 | 4249.4 | 4292.4 | 4495.1 | | | | | | | | | | | | | | | | |
| Adjusted Annual Requirement (5yr) | 693.0 | 687.1 | 716.9 | 722.0 | 683.8 | 667.8 | 657.7 | 713.8 | 852.4 | 945.6 | 883.9 | 849.9 | 858.5 | 899.0 | | | | | | | | | | | | | | | | |
| 5 Year Supply | 3420 | 3440 | 3315 | 2679 | 2053 | 2271 | 2385 | 2611 | 3078 | 3305 | 2694 | 2214 | 1981 | 1945 | | | | | | | | | | | | | | | | |
| Supply in Years | 4.96 | 4.95 | 4.96 | 4.95 | 4.96 | 4.95 | 4.96 | 4.95 | 4.96 | 4.95 | 4.96 | 4.95 | 4.96 | 4.95 | 4.96 | 4.95 | 4.96 | 4.95 | 4.96 | | | | | | | | | | | |

- Notes:**
1. Applies 667 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. Adjustments made to Windfalls to Reflect Compelling Evidence Test
 5. Adjustments made to allocations to Reflect Annex 2 test in context of first 5-year period
 6. Adjustments made to Paddock Wood to reflect realistic delivery trajectories
 7. Adjustments made to consented sites to reflect Annex 2 test in context of first 5-year period