

Examination of the Tunbridge Wells
Borough Local Plan

**Tunbridge Wells Borough Council
Hearing Statement**

**Matter 8: Meeting Housing
Needs (Policies H1, H2, H3,
H4, H5, H6, H7, H8, H9, H10,
H11 and H12)
Issue 6: Housing for Older People
and People with Disabilities**

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Matter 8 – Meeting Housing Needs (Policies H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11 and H12)

Issue 6 – Housing for Older People and People with Disabilities

Inspector’s Question 1: [re. need for different types of accommodation]

Paragraph 62 of the Framework states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including housing for older people and people with disabilities. What is the need for housing for older people and how will this be met over the plan period? Has the Council considered the need for different types of accommodation, such as sheltered accommodation?

TWBC response to Question 1

Introduction

1. As part of the preparation for the Local Plan, close regard has been paid to both paragraph 62 of the NPPF and the [PPG: Housing for Older and Disabled People](#) in relation to meeting the needs of accommodation for older people. Policies and site allocations have been drafted with this policy guidance in mind.
2. The NPPF, in its Glossary, defines older people for planning purposes as people over or approaching retirement age, ranging from active people to the very frail elderly, with diverse housing needs, which can encompass accessible and adaptable general needs housing through to the full range of retirement and other specialist housing for those with support or care needs. The Council thus recognises that the housing needs of older people are diverse and there is a need to provide a choice of suitable housing.

3. The PPG identifies that offering older persons “*a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.*” (See [Housing for Older and Disabled People](#) Paragraph: 001 Reference ID: 63-001-20190626).
4. The PPG (see Paragraph 010 [Reference ID: 63-010-20190626](#)) outlines the different types of specialist housing for older people and people with disabilities. This includes age-restricted housing; retirement living or sheltered accommodation; extra care; and residential care or nursing homes.
5. Consequently, the Plan aims, firstly, to increase the ability for people to live in their own homes for as long as practicable, whilst also ensuring that there will be sufficient provision for a range of specialist housing to also be available over plan period. It contains a specific policy that focuses on addressing a range of needs: Policy H6: Housing for Older People and People with Disabilities, which includes a range of means by which housing for older people and people with disabilities will be delivered.

Consideration

Housing Needs for Older People

6. The Housing Needs Assessment Topic Paper [[CD 3.73](#)] presents the latest Office for National Statistics (2018-based) demographic projections. Over the plan period (2020-2038), these show substantial increases in the number of people aged over 65 years, and especially those over 85 years, influenced by growing life expectancy. Table 4 of the Housing Needs Assessment Topic Paper is reproduced below, as Table 1, for ease of reference.

Table 1: Population change of older people 2020-2038

	2020	2038	Increase	% increase
65-74	11,921	15,611	3,690	31%
75-84	7,646	10,807	3,161	41%
85+	3,836	6,443	2,607	68%
Total 65-85+	23,403	32,861	9,458	40%

7. The SHMA 2015 found that a growing older population would result in a substantial increase in those with mobility problems [[CD 3.23](#) paragraph 7.23/ Table 60]. The table below updates this to relate to the plan period. It shows a growth of over 2,000 people in the borough with mobility problems to 2038.

Table 2: Older Persons with Mobility Problems

	2020	2038	Change	% Increase
Tunbridge Wells	4538	6685	2146	47%

8. The 2018 Housing Needs Study [[CD 3.19](#)] found that many older people wanted to remain in their own home (63.5% - see Table 6.9), but identified that many would consider downsizing if there was appropriate attractive properties available (see Table 6.11) – particularly bungalows. This is reflected in Policy H6.

Accessible and adaptable housing

9. As the PPG recognises, many older households will continue to live in mainstream housing, but that there will be increasing issues around mobility in particular.
10. The Plan seeks to help address these issues by adopting, for the first time, optional technical housing standards. It is proposed that these will require that all new homes are built to at least the M4(2) standard for accessible and adaptable dwellings within the Building Regulations as set out in Policy H6(2), with at least 5% of the affordable homes on schemes of 20+ homes to meet M4(3) wheelchair-user homes (Policy H6 (4)).
11. These provisions are complemented by seeking the provision of bungalows or smaller dwellings (comprising at least 10% of homes) on sites of 20+ homes (Policy H6(3)).
12. Further explanation of these provisions is given in response to Questions 2, 3 and 4 below. Taken together, they will enable the growing number of older households to remain in their own homes, or move to more suitable properties, which can help to release family housing for other households.

Specialist housing

13. The 2015 SHMA [[CD 3.23](#)] identified a current supply of specialist housing for older people of 124 per 1000 population aged 75+ (Table 61), but considered that it would be appropriate to plan for provision at a rate of 170 per 1,000.

14. The SHMA Update 2017 [[CD 3.24](#)] specifically looked at the need for C2 institutional care, for example residential care and nursing care. This is estimated that an additional 37 people per annum are expected to be living in some form of institutional housing.
15. Kent County Council has a statutory duty to those in need of care and support who meet eligibility criteria. In addition, it has a duty (through the 2014 Care Act) to support the efficient and effective operation of a market in services for meeting care and support needs (which includes considering current and likely future demand for such services). TWBC has thus liaised with KCC in considering the needs for housing with care and support.
16. In response to the needs for specialist housing and care provision, Policy H6(5) supports the development of specialist housing within the borough on sites identified for residential development and other suitable sites, including extensions to existing sites, particularly in accessible locations.
17. Further consideration of the contributions of various forms of specialist accommodation for older people is set out below.

Sheltered Housing and Retirement Living

18. Sheltered housing/retirement living usually consists of purpose-built flats or bungalows with limited communal facilities and does not generally provide care services but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager.
19. The Housing Needs Assessment Topic Paper [[CD 3.73](#) page 20 paragraphs 3.41-3.43] considers that the need for sheltered housing, as an alternative to living at home, in part depends on the availability of 'lifetime homes' within the housing stock. Of course, as noted above, the Local Plan seeks to increase the availability of lifetime homes by the requirement for all new dwellings to at least meet the M4(2) accessible and adaptable dwellings standard.
20. Even so, it is recognised that some people will still prefer the support available in a more communal living environment, and the Local Plan provides for sheltered housing schemes by including a site allocation (AL/HA 1: Land at The White House Highgate Hill, Hawkhurst for 43 apartments) and requiring such provision on both of the two

strategic sites as set out in Appendix 1 below. Elsewhere, it is considered that sheltered housing schemes will be able to compete in the market for land as they have relatively high values and densities, as well as relatively low level of care and non-income generating space. In effect, supply will respond to market demand.

21. The evidence is that development schemes for older persons housing are also coming forward on brownfield and windfall sites within the borough. A recent example include:
 - Delivery of 42 retirement living apartments also by McCarthy and Stone at Southborough Gate – completed 2019.
22. Appendix 1 below also lists one extant permission which will provide an additional 40 dwellings over the plan period.
23. Hence, there is not a need to make specific allocations for this form of housing, with Policy H6 providing the necessary support to allow schemes to come forward.

Extra Care Housing

24. More specific consideration of the need for sheltered and extra care housing is provided in the Council's Housing Needs Assessment Topic Paper [[CD 3.73](#) pages 19-22 paragraphs 3.37-3.53]. The Topic Paper considers the need for extra care housing having regard to the SHOP@ Toolkit and KCC's own modelling.
25. SHOP@ considers 25 (2.5%) per 1,000 of the population over 75 years will require a unit for extra care, generating a need for 267 extra care units over the plan period [Housing Needs Topic Paper [CD 3.73](#) page 21 paragraph 3.45.]
26. Guidance from KCC, using their own localised method was also sought with regard to extra care places that would be required within the borough over the Plan period. This gave an indicative need of approximately 245 places. While it is reasonable to favour the locally derived estimate, there is undoubtedly some uncertainty around the forecasts. Therefore, it was considered prudent for the Local Plan to look towards providing a range of 245 - 267 extra care units to be delivered over the plan period. The Council has since been advised by KCC that an error in their forecasting meant that the figure for demand was slightly inflated. The adjusted figures are at the lower end of the range and reduced the potential demand up to 2031. KCC's [Accommodation with Care and Support Market Position Statement 2021](#) pages 13-14). These have been projected

forward over the plan period up to 2038. This gives an indicative figure of 178 places (taking account of current supply).

27. These figures relate to those who would be assessed as having an extra care need and are consistent with the definition of extra care housing set out in the PPG and in Paragraph 7.349 in the Plan, which includes the requirement for extra care schemes to provide 24-hour access to emergency support. There is inevitably some judgement in what prevalence level should be targeted, but the Council understands that the County Council's assessment has been independently reviewed and supported by Housing LIN.
28. Schemes for extra care which come forward in urban areas contribute to existing supply; the most recent of these was The Dairy, 103 St John's Road, Tunbridge Wells which provided 49 spaces.
29. In terms of further provision:
 - a. Policy AL/RTW 4 (Arriva Kent and Sussex Ltd, Bus Depot, 36-40 St. John's Road) will provide 89 extra care dwellings
 - b. Policy AL/PE6 (Woodsgate Corner, Pembury) provides the opportunity for up to 80 units of extra care accommodation
 - c. Both of the strategic sites are being required to provide a further extra care scheme each (as well as a sheltered housing scheme)
 - d. Policy AL/RTW 1 (The Cinema Site in Royal Tunbridge Wells) has been acquired by Retirement Villages and it is understood that it is its intention to provide some 150 extra care units¹
 - e. There is one extant permission, as outlined in Appendix 1 below, which will provide a further 72 spaces

Residential Care and Nursing Care

30. The Housing Needs Assessment Topic Paper [[CD 3.73](#) pages 19-20 paragraphs 3.37-3.39] considers the needs for Residential Care and Nursing Care. This is informed by work in the SHMA 2015 [[CD 3.23](#)] and SHMA update 2017 [[CD 3.24](#)]. Section 8 of the

¹ <https://rtw-cinema-site.co.uk/>

SHMA Update [[CD 3.24](#)] (page 55) specifically sets out the needs of residential care, which it classes as C2 use and considers separately from the analysis of need in the SHMA 2015 which looked at the need of households within a C3 use class (which included consideration of other specialist provision for older people including sheltered or extra-care housing).

31. Paragraph 8.2 of the SHMA Update concludes that the range of different types of specialist housing for older people, including extra care, means that an increase in the demand on residential care places may not be required. Following discussions with Kent County Council it was advised that Tunbridge Wells is relatively well provided for in terms of residential/nursing care home places. However, there will still be a demand for this type of housing throughout the plan period, specifically for places funded by the local authority and places to support dementia care, which was also reflected in the findings of the SHMA update (page 55 paragraph 8.2).
32. The Local Plan allocates 3 sites (213 places) for Residential and Nursing Care as identified in paragraph 6.366 and listed below, with the option for AL/PE 6 at Woodgate Corner to be either for extra care housing or a further 120 spaces of residential care or nursing care.
 - AL/RTW 9: Land at Beechwood Sacred Heart School, 12 Pembury Road, Royal Tunbridge Wells (69 bed care home);
 - AL/PE 7: Cornford Court, Cornford Lane, Pembury (68-bed suite, integrated community health centre);
 - AL/PE 8: Owlsnest, Tonbridge Road, Pembury (76-bed care home).
33. A further six spaces will be provided by an extant permission at Matfield Grove, as detailed in Appendix 1 below.

Conclusion

34. In summary, the Plan is actively planning to provide a choice of housing for the borough's growing older population. This has been taken into account throughout the evidence gathering stage of the Plan and reflected in the number of evidence base documents that consider the need for older people's housing. The conclusions of these

evidence base documents are that the number of older person households will increase, and that a range of more specialist housing is required.

35. The Plan will provide for this in a number of ways, including site allocations to provide specialist housing and a dedicated Policy H6 which promotes a range of supply, including a variety of smaller dwellings, accessible and adaptable dwellings and the provision of a variety of specialist housing types for older people, including extra care and sheltered housing.
36. The Council's response to subsequent questions in the hearing statement provide further detail on how accessible and adaptable dwellings will be provided through the requirement of optional Building Regulation Standards.

Inspector's Question 2: [re. requirement under Policy H 6(3)]

What is Policy H6(3) based on? Is it justified on all new build developments, and will the requirement be deliverable?

TWBC response to Question 2

37. Policy H6 Criterion 3 requires that, *'On new build housing developments of 20 or more homes, at least 10 percent of homes should be suitable for older people in that they are bungalows or one or two bed flats/houses.'*
38. The supporting text for the policy at paragraph 6.367 sets out the reasoning behind this requirement,
- "Housing suitable for older people's needs, although not necessarily age-restricted, can make a valuable contribution to housing provision, particularly in areas close to town centres, with local facilities and/or well served by public transport. This includes one or two bed flats/houses/bungalows, with a small garden. Provision of homes for older people can also free up existing family sized homes for people looking to make the next step up on the property ladder."*
39. This criterion of the policy and the associated supporting text was drafted in response to evidence that is set out in the Housing Needs Assessment Topic Paper [[CD 3.73](#) pages 18-23 paragraphs 3.30 to 3.58] which considers the needs of an ageing population in Tunbridge Wells borough. One of the conclusions put forward is that providing an element of bungalows should be given strong consideration on appropriate sites, allowing older households to downsize while freeing up family accommodation for younger households [page 19, paragraph 3.6].
40. The Housing Needs Study 2018 [[CD 3.19](#) page 80 paragraph 6.28] found that some older people would consider buying a property on the open market, and that over half of older people are looking to downsize to a smaller dwelling. One of the main reasons given for households being unable to move is that a suitable property could not be found of the size wanted or in the area wanted.
41. Evidence in the Housing Needs Study 2018 [[CD 3.19](#) page 35 Table 4.2] also shows a very low proportion of bungalows (4.8%) make up the existing housing stock when compared to Kent (23.7%) and the Southeast (21.7%).

42. The SHMA 2015 [[CD 3.23](#) page 19] similarly recognises that some older households may wish to downsize, should suitable, attractive properties be available locally. It also draws attention to census data from 2011 that suggests that older person households are more likely to under-occupy their housing than other households in the study area. In total, 57% have an occupancy rating of +2 or more (meaning there are at least two more bedrooms than are technically required by the household). This compares with 36% for non-older person households [paragraph 7.16].
43. The SHMA's modelling showed that 39% of the market housing need was for 1- and 2-bed properties and 76% of the affordable need [[CD 3.23](#) Table 50]. The Policy requirement is relatively cautious against this; but will contribute to delivery of balanced communities.
44. Given the flexibility to provide for different types of homes within a development, the Council believes it is reasonable to ask for a proportion of bungalows as they command higher land values than two-storey dwellings despite being built at lesser floor space densities. Therefore, no particular deliverability challenges are envisaged.
45. Taking the above into account it is considered that the requirements of Policy H6(3) are justified as it will contribute towards a type of housing for older people which is currently under provided for within the borough, while also releasing larger family homes for other households.

Inspector's Question 3: [re. justification for M4(2) requirement]

What is the justification for requiring all new build development to meet the optional technical M4(2) standard? Is the requirement viable and what contribution will it make to identified needs?

TWBC response to Question 3

Introduction

46. Criterion 2 of Policy H6 requires, “*All new build housing development will be expected to meet the optional technical standard M4(2) for accessible and adaptable dwellings*” unless demonstrably unviable, which is further considered in response to Question 5 below.
47. It is justified having regard to the needs of the ageing population who wish to stay in their own homes for longer, along with the need to provide the choice of moving to more suitable accommodation. This is discussed in question 1, paragraph 8 above. This is supported by the PPG: Housing for older and disabled people [[Paragraph: 001 Reference ID: 63-001-20190626](#)].
48. In order to facilitate this, the PPG gives the local authority the option to adopt enhanced Building Regulation standards for accessible and adaptable dwellings, M4(2) and M4(3). See PPG, [Paragraph 008 Reference ID: 56-008-20160519](#).
49. The PPG also acknowledges that supporting independent living can help to reduce costs to health and social services and providing more options for older people to move could also free up houses that are under-occupied, and this is reflected in the Housing Needs Assessment Topic Paper [[CD 3.73](#)].
50. The thrust of this aspect of the policy is to ensure that all of the new housing stock in the borough will be accessible and adaptable, providing lifetime homes which will increase options for the ageing population and people living with disabilities.
51. Requiring M4(2) standards on all new build dwellings is justifiable as it will respond to the desire of older people with mobility issues, or who may develop one in the future, to stay in their homes due to the increased ease of adaptability. This will meet the identified needs of an ageing population (see for example Table 2). This is policy

requirement that has previously been accepted in other authorities including Rother District Council's Development and Site Allocations Plan (adopted 2019).

52. The Stage 2 Viability Assessment Report 2021 [[CD 3.65\(ai-av\)](#)] considered the viability of all new dwellings to meet the M4(2) standard, except for a small proportion within the affordable housing that are to be sought to meet the higher M4(3) standard. This approach was discussed in paragraphs 2.4.4 to 2.4.7 of the report and tested in section 3. The policy basis was considered to be viable (page v paragraph 20)

Inspector's Question 4: [re. justification for M4(3) requirement]

What is the justification for requiring 5% of affordable housing on schemes of 20 or more units to meet the optional technical M4(3) standard? Is the requirement viable and what contribution will it have to identified needs?

TWBC response to Question 4

Introduction

53. As set out in response to Question 3 above, and to a greater extent in Question 1, Policy H6 seeks to meet the needs of an ageing population by providing them with the choice and opportunities that support independent living, either through the option to stay in their own home or being able to move to more suitable accommodation. Evidence for this is set out in the Housing Needs Assessment Topic Paper [\[CD 3.73\]](#) which was drafted with the support of other evidence documents, discussed further below.
54. The Housing Needs Study 2018 [\[CD 3.19\]](#) page 87 paragraph 6.45] found that 5.3% of all properties across the borough have been adapted or purpose built for a person with a long-term illness, health problem or disability. A household survey conducted in 2017 also found that 8.1% of residents were living with a mobility impairment or disability [page 86 table 6.14] and 4.7% said that they would need a wheelchair either now or in the next five years [paragraph 7.23]. Consequently, the Housing Needs Study 2018 recommended that the Council considers an appropriate policy response to ensure that new developments for older people are designed to standards that provide appropriate levels of accessibility.
55. It is therefore proposed that the new Local Plan delivers at least 5% of all affordable housing units on sites of 20 or more units that will be required to achieve Building Regulation Standard Part M4(3) (or any subsequent updates) in order to sufficiently meet the needs of people with disabilities, specifically those who require affordable housing and do not have the resources to meet their own housing needs through the sale/release of equity on their existing property.

56. The application of the M4(3) standard to the Affordable Housing required on sites will allow the local authority the opportunity for nominating a person to live in that dwelling who requires the higher Building Regulations standard.
57. Given the above it is a justifiable policy requirement that will meet an identified need as set out in the supporting evidence documents.
58. As with the requirement for all new dwellings to meet the Building Regulation standards M4(2), the requirement for 5% of affordable dwellings on sites of 20 dwellings or more was considered in the Stage 2 Viability Assessment Report 2021 [[CD 3.65\(ai-av\)](#)]. This approach was discussed in paragraphs 2.4.4 to 2.4.7 of the report and tested in section 3. The policy basis was considered to be viable (page v paragraph 20)

Inspector's Question 5: [re. regard to factors that may limit M4(2) and M4(3) compliant dwellings]

How does the Plan take into account site specific factors such as vulnerability to flooding, site topography and other circumstances (such as step-free access) which may make a specific site less suitable for M4(2) and M4(3) compliant dwellings?

TWBC response to Question 5

Introduction

60. As set out in response to Questions 3 and 4 above, the introduction of the Building Regulation M4(2) standards on all new build dwellings and M4(3) on 5% of affordable housing on units of 20 or above, is considered to be a justified policy requirement that will meet the identified needs of an ageing population in Tunbridge Wells borough.
61. It is acknowledged, however, that it may not always be possible to provide the requirements of these Building Regulation standards on all sites. There may be cases where the topography of the site would make a development unsuitable for external step-free access where the required gradient of ramps cannot be provided (M4(3)) or the required specifications for windows and access would impact the elevational character and appearance of Listed Buildings or Conservation Areas (both M4(2) and M4(3) etc. In these instances, the policy requirement would be assessed on a case-by-case basis, taking into account the individual factors of the site and the development proposed, along with any other material considerations.
62. If it is found not to be practicable to provide step free access on sites, then the likelihood is that it will not be viable to undertake the required land level changes and/or additional flood mitigation to make it step free. Where there is evidence of this paragraph 6.363 of the supporting text will apply. This states that, "*Only in circumstances where it can be robustly demonstrated by the applicant that this is not practicable or financially viable to deliver the above provisions will the new development be exempt from either or both of these policy requirements.*"
63. This allows for some flexibility with the application of the policy while still stressing the need for buildings to be built to a higher Building Regulations standards in order to provide the type and mix of dwelling needed to support an ageing population. Whilst it is

a policy requirement it will be considered in light of all other material considerations and policies in the Local Plan. Where the higher Building Regulation Standards cannot be achieved for either M4 (2) or M4 (3) the higher standard will not be applied. This is in accordance with [Paragraph: 008 Reference ID: 56-008-20160519](#) of the PPG.

Inspector's Question 6: [re. wheelchair accessible and adaptable dwellings]

Is it necessary to distinguish between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings?

TWBC response to Question 6

Introduction

64. Criterion 4 of H6 requires that on new build developments of 20 or more homes at least 5% of the affordable housing element will be expected to meet the optional technical standard of M4(3) for wheelchair user dwellings.
65. It is appreciated that the M4(3) standard is sub-divided between homes readily useable by a wheelchair user at the point of completion and a home that can be easily adapted to meet the need of a household including wheelchair user. It is noted that Local Plan policies for wheelchair accessible homes should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. See PPG [Paragraph 009 Reference ID: 56-009-20150327](#).
66. The policy was informed by an evidence base [SHMA [CD 3.23](#) pages 18-19 and Housing Needs Study 2018 [CD 3.19](#) pages 83-85 paragraphs 6.38-6.44] considers the need for adaptations and home improvements households but considers people living with mobility problems but does not distinguish between wheelchair accessible and wheelchair adaptable dwellings.
67. The criterion of Policy H6 has been drafted to include the wording, "*to support people with physical disabilities, where a need has been identified in the parish or ward (by the Housing Authority)*". This will allow the applicant to be guided by and informed by local evidence at the relevant time, providing the opportunity to the type dwellings that is most needed. Where a local need exists for a wheelchair-user dwelling at the time of an application, this can be required for affordable housing schemes/ those where the Council will have nominations rights.

Appendices

Appendix 1: Table of Site Allocations, Extant Permissions, and ‘Pipeline’ schemes for Specialist Older Person’s Housing

Planning Ref. No./Site allocation ref. (where relevant)	Address.	Status	Type of housing (as per planning application)	Type of Older Person’s Housing for purpose of Assessing Need
17/00731/FULL AL/RTW 4	Arriva Kent and Sussex Ltd. Bus Depot 36-40 St Johns Rd. RTW.	Permitted 15/12/17 Implemented	89 units	Extra Care
17/01151/FULL AL/PE 7	Cornford Court, Cornford Lane, RTW	Permitted 14/09/18 (discharge of conditions applications awaiting decision)	68 suite integrated community health centre (C2)	Residential Care Homes and Nursing
17/01608/FULL	Barnetts 68 Frant Road RTW	Permitted 26/06/19 (discharge of conditions applications awaiting decision)	Redevelopment of a former care home to provide a residential scheme of 26 dwellings	Age restricted general market housing.
18/03937/FULL	Matfield Grove, Maidstone, Matfield	Permitted 10/05/2019	6 bed space care home	Residential Care Homes and Nursing
19/01271/FULL AL/HA 1	The White House, Highgate Hill, Hawkhurst	Permitted 23/12/19	43 retirement living apartments	Retirement living or sheltered accommodation

Planning Ref. No./Site allocation ref. (where relevant)	Address.	Status	Type of housing (as per planning application)	Type of Older Person's Housing for purpose of Assessing Need
		Conditions discharged	with communal facilities	
19/01600/FULL AL/PE 8	Owlsnest Wood, Tonbridge Road, Pembury	Permitted 05/05/22.	76 bed health and wellbeing facility to supply private nursing care and step down care to adjacent hospital.	<i>Residential Care Homes and Nursing</i>
19/01889/FULL (see also 16/07697/FULL) AL/RTW 9	Land adjacent to Beechwood Sacred Heart School 12 Pembury Road RTW	Permitted 3/03/20 (no discharge of conditions applications submitted)	69 bed care home (class C2 use)	<i>Residential Care Homes and Nursing</i>
20/03643/LAWPRO	St. Michaels, Burswood, Groombridge	Permitted 05/03/2021	72 assisted living (extra care) – Lawful Development Certificate.	<i>Extra Care</i>
21/03298/FULL	Land adj. 15-16 Eridge Road	Awaiting Decision	Construction of 40 Retirement Apartments	<i>Retirement living or sheltered accommodation</i>
AL/RTW 1 – mixed use	Cinema Site		150	<i>Extra Care</i>
AL/PE 6	Woodsgate Corner		80 Extra Care or 120 residential care home/nursing home	<i>Extra Care OR Residential Care Homes and Nursing.</i>

Planning Ref. No./Site allocation ref. (where relevant)	Address.	Status	Type of housing (as per planning application)	Type of Older Person's Housing for purpose of Assessing Need
STR/SS 1	Paddock Wood Strategic Site		At least 1 extra care and 1 sheltered housing	<i>Extra Care and Retirement living or sheltered accommodation</i>
STR/SS 3	Tudeley Village		At least 1 extra care and 1 sheltered housing	<i>Extra Care and Retirement living or sheltered accommodation</i>