## Town and Country Planning Act 1990 (As Amended)

Tunbridge Wells Borough Local Plan - Examination

## Housing Trajectory - NEAME SUTTON POSITION - 724dpa - Sedgefield and 5% Buffer

Table 3a

As at: 17/05/2024

Plan Period Supply Sources								8		10	11	12	13	14	15	16		18		
Proposed Local Plan Allocations	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 2	2034/35 20	035/36 203	6/37 20	037/38	TOTAL	NOTES
STR/RTW 2 The Strategy for Royal Tunbridge Wells Town Centre AL/RTW 1 Former cinema site, Mount Pleasant Road	0	0	0	0	0	0	0	0	0	20	40	40	40	35	0	0	0	0	175	
AL/RTW 2         Land at the Auction House, Linden Park Road           AL/RTW 3         Land at Lifestyle Ford, Mount Ephraim/Culverden Street           AL/RTW 4         Land at 36-46 St Johns Road	0	0	0	0	0	0	0	0	0	0	70	30	0	0	0	0	0	0	0 100 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	45	0	0	0	0	0	0	0	
AL/RTW 7 Land at former Gas Works, Sandhurst Road AL/RTW 8 TN2 Centre and adjacent land, Greggs Wood Road	0	0	0	0	0	0	0	0	0	0	0	45 0	0	0	0	0	0	0	185 0	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
AL/RTW 9 Land at Beechwood Sacred Heart School AL/RTW 9 C2C2 Discount to Land at Beechwood Sacred Heart School	0	0	0	0	0	0	0	0	0	69 -33	0	0	0	0	0	0	0	0	69 -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 Fomer Plant & Tool Hire, Eridge Road 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	0	0 50	
AL/RTW 12 Land at Fundinge wens receptione Engineering Centre AL/RTW 13 Turners Pie Factory, Broadwater Lane	0	0	0	0	0	0	0	0	0	70	24	0	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	28	0	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 AL/RTW 17 Land adjacent to Lonfield Road	0	0	0	0	0	0	0	0	0	60	60	0	0	0	0	0	0	0	120 0	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
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 AL/RTW 20 Land at Culverden Stadium, Culverden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0 30	
AL/RTW 21 Land at Colebrook Sports Field, Liptraps Lane 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	44 0	36 23	80 23	
AL/SO 1 Speldhurst Road former allotments AL/SO 2 Land at Mabledon 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 Baldwins Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	dept from 2020 (20 with initial dations in 2020 (20 Atom had completions
CTD/CC 1 The Strategy for Paddack Mand and State	0		0	0	0					-	120	240	240		240	240	240	240	1970	dpa) from 2029/30 with initial delivery in 2028/29. Move back completions from western side that is in GB to 2031/32 (120 dpa from two outlets) - Max delivery 240 dpa.
STR/SS 1 The Strategy for Paddock Wood and East Capel STR/SS 2 The Strategy for Paddock Wood Town Centre	0	0	0	0	0	0	0	0	50 0	120	0	240 5	240 5	240 5	240	0	0	0	1970 16	delivery 240 dpa. Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
Shijos 2 The stategy for Faddock Wood Fown centre	0	U	Ū	U	Ŭ	Ū	Ŭ	Ŭ	Ŭ	Ū	Ŭ	2		2		U	U	Ū	10	Not planes 2 companie in centra of cicul condence for inclusion in his cargenta
STR/SS 3 The Strategy for Tudeley Village	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	REMOVED BY COUNCIL
AL/PW 1 Land at Mascalls Farm AL/CRS 1 Land at Brick Kiln Farm, Cranbrook	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	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	40	
																				Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years. Note that on 12 April 2021 the application on this site has been called in by the
AL/CRS 3 Tunden Farm, Hartley Road, Cranbrook AL/CRS 4 Cranbrook School	0	0	0	0	0	0	0	0	0	70 0	70 0	26 0	0	0	0	0	0	0	166 0	SoS for determination.
AL/CRS 5 Sissinghurst Castle Garden AL/CRS 6 Land south of The Street, Sissinghurst	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/CRS 7 Land at corner of Frittenden Road and Common Road	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 AL/HA 2 Brook House, Cranbrook Road	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	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	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 AL/HA 6 Sports Pavilion, King George V Playing Fields, The Moor	0	0	0	0	0	0	0	0	0	0	35	35	0	0	0	0	0	0	70 0	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
AL/HA 7 Hawkhurst Station Business Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/HA 8 Site at Limes Grove	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/BE 1 Land adjacent to New Pond Road, Benenden AL/BE 2 Feoffee Cottages and land, Walkhurst Road	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	19	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
AL/BE 2 Feoffee Cottages and Iand, Walkhurst Road AL/BE 3 Land at Brenenden Hospital, East End (south)	0	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	25	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
AL/BE 4 Land at Brenenden Hospital, East End (north)	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	24	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
AL/BM 1 Land between Brenchley Road, Coppers Lane	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	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	15	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
AL/FR 1 Land at Cranbrook Road, Frittenden	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 adj to Tiddymotts Ln	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	14	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
AL/GO 2 Land at Triggs Farm, Cranbrook Road	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	0	0	0	0	0	0	0	U	0	0	0	0	0	0	0	0	0	0	0	
AL/HO 2 Land south of Brenchley Road and west of Fromandez Drive	0	0	0	0	0	0	0	0	0	44	24	0	0	0	0	0	0	0	68	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
AL/HO 3 Land to the east of Horsmonden	0	0	0	0	0	0	0	0	0	50	70	0	0	0	0	0	0	0	120	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
AL/LA 1 Land to the west of Spray Hill AL/PE 1 Land rear of High Street and west of Chalket Lane	0	0	0	0	0	0	0	0	0	0	0 44	0 11	0	0	0	0	0	0	0 55	
AL/PE 2 Land at Hubbles Farm and south of Hastings Road	0	0	0	0	0	0	0	0	0	44	36	0	0	0	0	0	0	0	80	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
AL/PE 3 Land north of the A21, south and west of Hastings Road AL/PE 4 Land at Downingbury Farm, Maidstone Road	0	0	0	0	0	0	0	0	0	44 25	36 0	0	0	0	0	0	0	0	80 25	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
AL/PE 5 Land at Sturgeons fronting Henwood Green Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25 0 100	Not when 2 compliant in terms of clear evidence for inclusion in first 5 years
AL/PE 6 Woodsgate Corner AL/PE 6 C2 C2 Discount to Woodsgate Corner	0	0	0	0	0	0	0	0	0	0	0	0	-20	-9	0	0	0	0	-29	
AL/PE 7 Cornford Court, Cornford Lane AL/PE 7 C2 C2 Discount to Cornford Court	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/PE 8 C2 C2 Discount to Owlsnest Wood AL/RU 1 Lifestyle Motor Europe, Langton Road	0	0	0	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 Sayvlle, Rye Road	0	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	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	13	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
AL/SP 1 Land to the West of Langton Road an d south of Ferbies AL/SP 2 Land at and adjacent to Rusthall Recreation Ground	0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	11 0	Not Annex 2 compliant in terms of Clear Evidence for inclusion in first 5 years
Total from Extant Permissions (01 April 2020)																				
Completions 2020 - 2023 and Extant Permissions (01 April 2023) Windfalls	688	518	636	842	736	708	393	0	166	0	0	0	0	0	0	0	0	0	4687	
																				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
Modfall										402	403	403	103	402	102	102	102	103	010	approach in the trajectory i.e. 78 dpa for small sites rather than 98 dpa as
Windfall TOTAL SUPPLY	688	518	636	842	736	708	393	0	216	102 954	102 822	102 619	102 467	102 443	102 343	102 342	102 386	102 431	918 9544	proposed by the Council for first 7 years of Plan period.
Requirement	724	724	724	724	724	724	724	724	724	724	724	724	724	724	724	724	724	724	13032	
Annual Shortfall/Surplus Cumulative Shortfall/Surplus	-36 0	-206 -36	-88 -242	118 -330	12 -212	-16 -200	-331 -216	-724 -547	-508 -1271	230 -1779	98 -1549	-105 -1451	-257 -1556	-281 -1813	-381 -2094	-382 -2475	-338 -2857	-293 -3195		
Base 5 Year Requirement Shortfall/oversupply (Sedgefield)	3620 0.0	3620 -36.0	3620 -242.0	3620 -330.0	3620 -212.0	3620 -200.0	3620 -216.0	3620 -547.0	3620 -1271.0	3620 -1779.0	3620 -1549.0	3620 -1451.0	3620 -1556.0	3620 -1813.0						
5 Year Requirement with Shortfall/oversupply Adjuste 5 Year Requirement with 5% Buffer	3620.0 3801.0	3656.0 3838.8	3862.0 4055.1	3950.0 4147.5	3832.0 4023.6	3820.0 4011.0	3836.0 4027.8	4167.0 4375.4	4891.0 5135.6	5399.0 5669.0	5169.0 5427.5	5071.0 5324.6	5176.0 5434.8	5433.0 5704.7						
Adjusted Annual Requirement (Syr) S Year Supply	760.2	767.8 3440	811.0 3315	829.5 2679	804.7	802.2 2271	805.6	875.1 2611	1027.1 3078	1133.8 3305	1085.5 2694	1064.9 2214	1087.0 1981	1140.9 1945						
Supply in Years	4.50	4.48	4.09	3.23	2.55	2.83	2.96	2.98	3.00	2.92	2.48	2.08	1.82	1.70						

Notes: 1. Applies 724 dpa uncapped Std Method Figure as at March 2024 2. Sedgefield and S% Buffer 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 Winffalls to Reflect Compelling Evidence Test 5. Adjustments made to Pladdock Wood to reflect nealistic delivery trajecotries 7. Adjustments made to consented sites to reflect Annex 2 test in context of first 5-year period