

Examination of the Tunbridge Wells
Borough Local Plan

**Tunbridge Wells Borough Council
Hearing Statement**

**Matter 6: Strategic Sites
(Policies STR/SS1, STR/SS2,
STR/SS3, STR/PW1 and
STR/CA1)**

**Issue 5: Land at Mascalls Farm
(Policies AL/PW1 and STR/PW1)**

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Matter 6 – Strategic Sites (Policies STR/SS1, STR/SS2, STR/SS3, STR/PW1 and STR/CA1)

Issue 5 – Land at Mascalls Farm (Policies AL/PW1 and STR/PW1)

Inspector’s Question 1: [re. Position at Mascalls Farm]

What is the latest position regarding the construction of dwellings already approved at Mascalls Farm?

TWBC response to Question 1

Introduction

1. Planning permission has been granted in two stages for the construction of 413 dwellings at Mascalls Farm. The first phase was granted on 27 May 2020 under planning permission Ref.19/02533/FULL) for 313 houses. Phase 2, for 100 additional dwellings was granted on 31 March 2021 under planning permission Ref. 19/03349/FULL. The developer of the site is Berkeley Homes.
2. The planning permission for Phase 1 has been implemented and Berkeley Homes has confirmed that it anticipates 92 units being completed by the end of this financial year (21/22). 59 units are expected to be completed by 2022/23. Thereafter the anticipated occupancy rates are:
 - 44 in year 23/24
 - 65 in year 24/25
 - 71 in year 25/26
 - 65 in year 26/27
 - 17 in year 27/28
3. The above figures include Phases 1 and 2. The planning permission for Phase 2 has not yet been implemented but Berkeley Homes expects to implement May-June 2022.

Berkeley Homes is in the process of discharging the pre-commencement conditions with TWBC. Conditions 12, 13, 15, 17, 23 , 27, 31 and 32 have all been discharged (LPA Refs. 22/06158/SUB; 21/03941/SUB; 21/03306/SUB and 21/03245/SUB). Applications are currently being considered by the Council for the approval of details in relation to conditions 4, 6, 16, 18 and 19 (LPA Ref. 22/01141/SUB and 22/01043/SUB).

Inspector's Question 2: [re. Is the Mascalls Farm allocation necessary]

Is the site still necessary and justified as an allocation in the Plan?

TWBC response to Question 2

Introduction

4. As at the publication date of this hearing statement, this site has two extant planning permissions, the first of which is presently being constructed on site. The Inspector sets out in his question as to whether the site is still necessary and justified as an allocation in Plan. In responding to this question, the Council has considered its response based on a set of 'guidelines' as to whether they should remain as allocations in the Plan. These guidelines are as follows:
- a. Does the site have planning permission as at the base date of the most recently published full housing land supply monitoring year information available (as at 1 April 2021)?
 - b. Was the site under construction as at the base date of the most recently published full housing land supply monitoring year information available (as at 1 April 2021)?
 - c. As at 1 April 2021, if the site was under construction, was construction progress substantially sufficient to mean more than just a technical commencement?
5. If any of the responses to the above questions generate a 'no' answer, then the Council is of the view that the site should still continue to be allocated within the Local Plan for the purposes of consistency of approach and ease of future Plan monitoring. Part of the site (Phase 2) was not under construction as at the base date of the most recently published full housing land supply monitoring year information available (as at 1 April 2021). As such it is considered that it should be retained as an allocation within the Local Plan. The Council can give a further update to the Inspector as appropriate on the progress of construction on site at the relevant Examination hearing session, should the Inspector wish.