## Appendix C: Housing Trajectory

This Appendix to the Planning & Transportation Cabinet Advisory Board and Cabinet Report includes the Local Plan's Housing Trajectory, presented as both a spreadsheet and a chart. The spreadsheet at present has limited notes which are to be finalised for Regulation 18 public consultation in the Local Plan which will be supported by a Housing Supply Topic Paper. It is noted that the housing trajectory takes into account current completions as of April 1<sup>st</sup> 2016 – March 31<sup>st</sup> 2019, extant planning permissions, Site Allocations Local Plan (2016) site allocations being carried forward into the new Local Plan, new site allocations proposed in the Draft Local Plan, and an annual windfall allowance of 50 per annum from 2022.

				Plan Y	ear/			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
				Actual	Vear			2016/17	2017/18	2018/19	2019/20	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
		Net Housing	Confirmed completions			eriod as o	of 31 March					2020/21	2021/22	ZOZZ/ZS	2023/24	2024/25	2023/20	2020/27	2027/20	2020/23	2023/30	2030/31	2031/32	2032/33	2033/34	2034/33	2033/30
		Completions Projected	2019 Projected housing comp	letions f	from 1 Ar	ril 2019		461	537	554																	
		Housing																									
		Completions Cumulative	Cumulative projected ho	ousing co	ompletion	ns within	the Plan				742	1144	718	760	834	994	1112	918	784	760	748	639	682	619	603	583	584
Ā		Housing	period based on projecte																								
=		Completions						461	998	1552	2294	3438	4156	4916	5750	6744	7856	8774	9558	10318	11066	11705	12387	13006	13609	14192	14776
		Housing Target	The annual housing targ methodology	et based	d on the s	tandard		678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678
		Cumulative	The cumulative annual h	nousing t	target ba	sed on th	e standard																				
		Housing Requirement	methodology					678	1356	2034	2712	3390	4068	4746	5424	6102	6780	7458	8136	8814	9492	10170	10848	11526	12204	12882	13560
		Outstanding	The number of dwellings	s above	or below	the cum	ulative																				
		Balance Against Target	housing requirement					217	358	482	418	-48	-88	-170	-326	-642	-1076	-1316	-1422	-1504	-1574	-1535	-1539	-1480	-1405	-1310	-1216
		Annualised	The number of completi		ded to m	eet any s	hortfall		750								460		20.4				270	200	240		
		Delivery rarget	spread over the next 5 y	ears				721	750	774	762	668	660	644	613	550	463	415	394	377	363	371	370	308	210	23	-538
				Site	1	1	ı																				
	ou		Note (last updated on	Size																							
Ref.	Site Address	Settlement	24/07/2019)	(ha)	LP Min	LP Max	Average																				
	Lifestyle Motor		Allocation in LP and																								
AL/RU 1	Europe, Langton Road	Rusthall	included in Monitoring as 15	12.41	1 15	15	15								15												
	Former Gas																										
	Works,																										
AL/RTW29	9 Sandhurst Road Tunbridge	RTW		1.78	170	170	170							42	42	43	43										
	Wells																										
	Telephone Engineering																										
AL/RTW20		RTW		1.08	50	50	50							25	25												
<u> </u>			Higher figure used to reflect recent planning																								
0 L D AT /DTM/2/	Land at	DTM	approval granted for 35	0.23	2 25	25	2.5							25													
AL/RTW30	Medway Road 123-129	KIVV	units on site	0.23	3 35	35	35	<u> </u>						35													
AL/RTW3:	1 Silverdale Road	RTW	Allocation in LP for 80,	0.27	7 13	13	13							13													
			included in Monitoring																								
			as 30. Remaining 50 phased after initial																								
•			delivery of 30 in																								
	Site of Lifestyle		accordance with the Council's phasing																								
AL/RTW8		RTW	methodology.	0.45	5 80	80	80	)						30	44	6											
	Land Adjacent																										
AL /CBCC	to the Crane	Cranbraak		19.09	200	250	225						50	70	80	25											
AL/CRS9	Valley	Cranbrook	Included under	19.05	200	250	225						50	/0	80	25											
Housing Allocations AL/BE1 AL/BE2	Land at Walkhurst Road	Renendon	permission (16/504891/FULL)	0.71	1 12	12	,																				
N AL/BEI		benenuen	(10/304031/FULL)	0.71	1 12	. 12		1																			
sing	Land adj New Pond Road																										
Ξ.			The second secon		1	1	1	1																			

				Plan Y	ear			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
				Actual \				2016/17	2017/18	2018/19	2019/20	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
AL/BE3	Feoffee Cottages, Walkhurst Roac	Benenden	Current submitted planning application in for 25 (19/00822/HYBRID). To be allocated for 23-25 units (24 mid-point). This site is to be phased in the trajectory based on site promoter response regarding expected build-out rates. Consequently phased first out of Benenden allocations due to planning activity.			25	24	201/11						222		202,720					2025/30	200/32	200-702	302,00			
	Land at Benenden		Allocated for 66-72 - with existing (net) 22 in baseline below (12/03130/EIAMI). Remaining 47 expected to be delivered from year following expected delivery of extant planning permission. Trajectory has therefore subtracted 22 from range alongside allocation. Submission date expected for planning application has already passed based on site owner correspondence and therefore following phasing methodology. LP adoption also delayed by 1 year since correspondence received. Expected build-out rates are reflective of emails from site promoters																								
AL/BE4	Hospital Brenchley Rd,	Benenden	received.	12.26	44	50	47										32	15									
AL/BM1	Coppers La & Maidstone Rd LS27	Matfield		2.84	30	) 45	38									38											
AL/BM2	Matfield House orchards and land	Matfield		2.95	20	30	25										25										
AL/BM3	Ashes Plantation Land at	Matfield	Expected build-out rates are reflective of emails from site promoters received.	2.95	30	60	45								40	5											
AL/BM4	Maidstone Road	Matfield		1.65	11	. 15	13										13										
AL/CA1	Tudeley	Tudeley	1900 units phased for within the Plan period with balance to be phased post-2036	157.47	2500	2800	2650										150.0	150.0	150.0	150.0	150.0	150.0	200.0	200.0	200.0	200.0	200.0

				Plan Y	ear			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
				Actual \	/oar			2016/17	2017/18	2018/10	2019/20	2020/21	2021/22	2022/22	2023/24	2024/25	2025/26	2026/27	2027/28	2028/20	2020/30	2020/21	2031/32	2032/33	2022/24	2034/35	2025/26
	Land adj Wisley		Submission date expected for planning application has already passed and therefore following phasing methodology. LP adoption also delayed by 1 year since correspondence						2017/18	2016/19	2019/20	2020/21	2021/22	2022/23	2023/24			2020/27	2027/20	2020/23	2029/30	2030/31	2051/52	2032/33	2033/34	2034/33	2033/30
AL/CRS1	Farm Big Side Playing	Cranbrook	received.	0.66	15	20	18									18											
AL/CRS2	Field	Cranbrook		4.64	10	15	13													13							
AL/CRS3	Jaegers Field	Cranbrook	Expected build-out rates are reflective of emails from site promoters received.	2.75	30	35	33									20	13										
AL/CRS4	Turnden Farm	Cranbrook	Allocated for between 160-170 units. However, 36 dwellings already included under planning permission 18/02571/FULL. This figure is therefore deducted from the trajectory figure (i.e. mid-point of 165-36 = in trajectory for 129 units). Expected build-out rates are reflective of emails from site promoters received.	27.64	124	134	129						60	60	9												
	Land adj Cranbrook																										
AL/CRS5	Primary	Cranbrook		3.80	35	45	40														40						
	Gate Farm		Expected build-out rates are reflective of emails from site promoters received. Further response from site promoter of site 59 indicates delivery from 2020/21 with likely planning application 2019. However, due to masterplan requirement and wider site subject to other landownership, completions have been phased to begin in 2023/24 (mid-point between expected submission of planning app for site 59 and when completions would be expected as based on our phasing																								
	Hartley Land off	Cranbrook	methodology).	6.12	90	90		ĺ							30	30	30										
AL/CRS7	Golford Road	Cranbrook		8.38	150	150	150				-							70	70	10							
AL/CRS8	Former Cranbrook Engineering Site and Wilkes Field	Cranbrook	Included under permission for 28 units (16/503953/FULL)	0.62	28	28	0																				

				Plan Y	ear			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
				Actual '										_											2033/34		
AL/CRS12	Land on east side Mill Lane	Sissinghurst	Expected build-out rates are reflective of emails from site promoters received.	0.86		10	8	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	5	3		2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/33	2033/36
	Land east Camden Lodge			2.20	40	40	40										40										
	Land south of The Street	Sissinghurst	Phased for 2022/23 due to planning activity.	0.58	20	20	20							20													
AL/CRS15	Oak Tree Farm, Wisley Pound Land at Boycourt	Sissinghurst	Since no planning activity, following phasing methodology	1.01	15	20	18								18												
AL/CRS16	Orchards, Wisley	Sissinghurst		0.99	20	25	23									23											
	Land at Cranbrook Road	Frittenden		1.53	25	30	28								28												
AL/GO1	Land east of Balcombes Hill	Goudhurst	Phased for 2022/23 due to planning activity.	1.07	10	15	13							13													
AL/GO2	Land at Triggs Farm	Goudhurst	Included under permission (17/02765/OUT)	1.50	11	11	0																				
AL/HA1	Hawkhurst golf club	Hawkhurst	Expected build-out rates are reflective of emails from site promoters received.	19.46	400	450	425										60	60	60	60	60	) 60	0 60	5			
AL/HA2	The White House, Highgate Hill	Hawkhurst	Phased for 2022/23 due to planning activity.	0.61	15	15	15							15													
	Land east Heartenoak	Hawkhurst	Although now an extant planning permission (18/02165/FULL), the number of units to be delivered is to be input alongside the allocation as it was consented post-monitoring period (2018/19) for extant planning permissions below. Expected buildout rates are reflective of emails from site promoters received. Phased for 2020/21 due to FULL planning permission.		28	28	28					25	3														
	Land at Fowlers		Expected build-out rates are reflective of emails from site																								
AL/HA4	Park	Hawkhurst	promoters received. Included under permission	9.01	100	100	100										50	50									
	Brook House Land off Copthall Avenue and Highgate Hill	Hawkhurst Hawkhurst	(17/03780/OUT)	0.64 6.55		25 79									44	31											

				Plan Ye	ear			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
				Actual Y	/ear			2016/17	2017/18	2018/19	2019/20	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
AL/HA9	Land at Santers Yard	Hawkhurst	Expected build-out rates are reflective of emails from site promoters received. Since no planning activity, following phasing methodology.	2.44	38	38	38								20	18											
AL/HO1	Land adj Furnace Lane/Gibbett Lane	Horsmonden	Expected build-out rates are reflective of emails from site promoters received. Phased for 2022/23 due to planning activity.	1.82	45	55	50							35	15												
AL/HO2	Land south Brenchley/west Fromandez 162		Expected build-out rates are reflective of emails from site promoters received.	3.48		100								33	13	60	30										
AL/HO3	Land to the east of Horsmonden	Horsmonden	Expected build-out rates are reflective of emails from site promoters received.	17.59	100	150	125										8	30	30	30	27						
AL/HO3	Land to the west of Spray Hill		promoters received.	6.04	25										28			30	30	30	27						
AL/LA2	Misty Meadow,	Lamberhurst		10.38		30									26	28											
	Land rear of High Street and west of Chalket				25											26											
AL/PE1	Land at Hubbles Farm and south of Hastings Road	Pembury	Submission date expected for planning application has already passed and therefore following phasing methodology. LP adoption also delayed by 1 year since correspondence received. Expected build-out rates are reflective of emails from site promoters received.	5.49	70 90	90									60	30		44	31								
11/070	Land north of the A21, south and west of		Expected build-out rates are reflective of emails from site promoters received - as they fall within TWBC proposed methodology, phasing	4.70	90																						
AL/PE3  AL/PE4	Land at Downingbury Farm, Maidstone Road	Pembury	Since no planning activity, following phasing methodology.	4.78	90	90											25			44	44	2					
AL/PE5	Land at	Pembury	Included under permission (17/00756/FULL)	2.66		19																					

				Plan Ye	ear			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
				Actual Y	'ear			2016/17	2017/18	2018/19	2019/20	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
AL/PW1	Paddock wood	Paddock Wood		V Large	4000	4000	4000									333.0	333.0	334.0	333.0	333.0	334.0	333.0	333.0	334.0	333.0	333.0	334.0
AL/PW2	Paddock Wood Town Centre	Paddock Wood	This is to be included under PW1		0	0	0																				
	Land at Mascalls Farm		Potential for 115 dwellings in addition to extant planning permission (17/03480/FULL) below, to be phased in following years to those in monitoring in accordance with the	Larger than 1	115	115	115										70	45									
	Former Cinema Site, Mount Pleasant Road		Included under permission for 108 units (17/02262/FULL)	0.80			0																				
AL/RTW4	Torrington/Vale		units (17/02202/1022)	1.19	100	100	100													70	30						
AL/RTW11	former Plant & Tool, Eridge	RTW	Potential for 37-60 C3 units in allocation; however, the site is promoted for retail use only and therefore residential not counted towards trajectory (however allocation will still allow for potential C3 as previously established)				0														13						
	Land at wyevale Garden Centre		A figure has not been given because the amount of residential is still to be determined through further planning application		0		0																				
AL/RTW17	Land at 36-46 St John's Road	RTW	Included under permission for 89 units (17/00731)	0.50	65	65	0																				
AL/RTW18	land at Spratsbrook Land at	RTW	Expected build-out rates are reflective of emails from site promoters received.	15.82	270	270	270									70	70	70	60								
AL/RTW21	Culverden	RTW		3.60	30	30	30																	30			
AL/RTW22	Land at Bayham Sports Field west	RTW		1.94	20	25	23																23				
AL/RTW24	Land at Cadogan Sports Field	RTW		1.67	30	40	35								35												
AL/RTW25	Land at Colebrook Sports Field	RTW		4.22	60	60	60															44	16				

				Plan Ye	ar			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
				Actual Y	ear			2016/17	7 2017/18	2018/19	2019/20	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	2034/3
	Land at Cemetery Depot	RTW		0.52	20	20	20							,	,	,	,			,				,	20	
	Land At Hawkenbury Farm Hawkenbury Road Royal Tunbridge Wells Kent		Included in Planning Permissions below (18/03951/FULL). Any increases in site yield as part of current application, e.g. for an additional 8, will potentially be added to permissions at Reg 19 stage if consent is granted		0	0	·																			
	Land at Beechwood Sacred Heart		Included under permission for 69 (C2) units (16/07697/FULL)	0.67	69	69	(																			
	Land on south of Sayville, Rye Road	Sandhurst	units (10) 07 037/1 0EE/	1.03	10		13								13											
	Land adj Old Orchard		Expected build-out rates are reflective of emails from site promoters received	0.35	10		11								10	1										
AL/SO1	Southborough Hub		Included under permission (16/06081/HYBRID)		0	0	(	)																		
	Speldhurst Road Allotments	Southborough	Included under permission (18/02618/OUT) Expected build-out		0	0	(	)																		
AL/SO3	Land at Mabledon & Nightingale	Southborough	rates are reflective of emails from site promoters received - as they fall within TWBC proposed methodology, phasing methodology is used.	No Area	50	120	85	i i							70	15										
	land west Speldhurst Rd/Ferbies		Expected build-out rates are reflective of emails from site promoters received.	0.79	15	20	18	3							11	7										Ī
	Total from Allocations							(	) (	0	0	25	113	380	644	823	992	868	734	710	698	589	632	569	553	53
dfall	Windfall Allowance		50 per year after year 3											50	50	50		50	50	50	50			50		5
			p.a. year area year a											50	55	55	55	55	55	50	30	50	55	50	- 55	

