



Date: 30 June 2025

Our Ref: RFI5254

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

By Email Only

Dear [REDACTED]

RE: Request for Information – RFI5254

Thank you for your request for information which was processed under the Environmental Information Regulations 2004 (EIR).

You requested the following information:

We have lived in the same house [REDACTED] from the above proposed development of Tunbridge Wells Rugby Football Club's land for 35 years. We object to the proposal on many grounds along with the majority of residents in this area.

I have had my attention drawn to a document alleging that Homes England has funded the developers of this site some £10million.

As you are a government agency I find this to be most surprising and therefore seek Homes England's assurance that no government funds have been or will be provided for the above proposed development.

Your colleague, who picked up my call this last hour, told me I should e-mail Homes England seeking confirmation or not, failing that an explanation of what has taken place in terms of said funding.

Response

We can confirm that we do hold the requested information. We can confirm that Homes England have acquired the freehold of a parcel of land adjoining Bayham Road (title number ESX326059) through the Land Assembly Fund to support housing delivery for the area. The land acquired is proposed for allocation for housing in the draft Wealden local plan.





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We can confirm the purchase price of the land was £10 million. The land has been sold subject to contract to Esquire developments, who intend to bring forward the land as part of a wider development proposal for the area and will be bringing forward a planning application shortly, with the final detail currently being prepared. Comments and objections to the development can be made to the local planning authority as part of the normal due consideration of the planning application once the full detail is available.

Advice and Assistance

Regulation 9(1) provides that an authority must provide advice and assistance to applicants and in accordance with this we can advise that you can find more information about the Land Assembly Fund on the following link: <https://www.gov.uk/guidance/dluhc-local-growth-and-place-fund-register>

Right to make Representations

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request a reconsideration of our response (Internal Review). You can make this representation by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

The Information Governance Team
Homes England
2nd Floor
The Lumen
St James Boulevard
Newcastle Helix
Newcastle upon Tyne
NE4 5BZ

Your request for reconsideration must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response (Reg 11(2)). Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for reconsideration will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

2nd Floor
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St James Boulevard, Newcastle Helix
Newcastle upon Tyne, NE4 5BZ

0300 1234 500
@HomesEngland
www.gov.uk/homes-england





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The Information Commissioner's details can be found via the following link <https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team
For Homes England

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