

Tunbridge Wells Borough Council

Five-Year Housing Land Supply 2019/2020

September 2020

Position as at 1 April 2020



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Introduction

1. This document explains the approach being taken by Tunbridge Wells Borough Council (the Council) to calculate its five-year housing land supply. The calculation is a comparison between the anticipated supply of new homes against the number of new homes that are required to be built within the borough. It is expressed as the number of years' worth of supply, and to avoid being skewed by annual fluctuations in housing supply, it is calculated over a five-year period. For a Local Planning Authority (LPA) to be able to state that it has an adequate five-year housing land supply, the supply of housing should therefore equal or exceed five years plus any applicable buffers (as per the latest Housing Delivery Test (HDT) result). In practice, the buffers are incorporated into the housing land supply calculations, so land supply statements made by the Council already include any applicable buffers.
2. The Council has previously stated that, in the light of national planning policy set out in the National Planning Policy Framework (NPPF) 2012, national planning guidance set out in the Planning Practice Guidance (PPG) and the publication of the Council's Strategic Housing Market Assessment (SHMA) 2015, that future monitoring reports would need to consider the five-year housing supply situation against the level of objectively assessed housing need identified by the SHMA rather than the housing target of the Core Strategy 2010. The annual target therefore increased from 300 per annum (as per the Core Strategy) in 2014/15 (and prior) to 648 (as per the SHMA) in 2015/16.
3. However, further PPG and updates to the NPPF were published that changed the way that the Council must calculate housing figures to be used in the five-year housing land supply. This guidance advises that the figures used must be based upon the new Standard Method, which uses the Household Projections for 2014 to calculate the housing requirement within the borough which uses the first year of the five years (i.e. 2020 for this statement) as the base year. This means that for this year's five-year housing land supply calculation, the housing targets have decreased from the value of 682 per annum previously reported for the 2018/19 statement to 678 per annum. The next monitoring report covering the period 2020/21 will have regard to any further changes introduced to national planning policy and guidance.

Policy requirement

4. Paragraph 73 of the NPPF (2019) requires that LPAs should "*identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old*". As clarified in footnote 37, "*where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance*".
5. Paragraph 73 of the NPPF (2019) additionally states that local authorities should identify the following buffers on top of their five-year housing land supply calculations:
 - a) "*5% to ensure choice and competition in the market for land; or*
 - b) "*10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
 - c) "*20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.*"
6. This means that, for an LPA to achieve a five-year housing supply, the minimum level of housing delivery that they must be able to demonstrate is its five-year housing land supply requirement plus a 5% buffer. Under point c above where a 20% buffer is applied to the five-year requirement, footnote 39 in the NPPF clarifies that this is required where delivery against the HDT has fallen below 85% of the housing requirement. As the borough's housing delivery has, over the past three years, been on average 86% against the NPPF's HDT result (as of February 2020), a 5% buffer must be applied within the borough's five-year housing land supply calculations.

What Counts as Housing Towards a Local Planning Authority's Housing Supply?

7. Homes are classed as any self-contained permanent residential dwelling that has been established through the planning application process. The five-year supply calculation is concerned with the 'net' increase to the housing stock (taking into account any demolitions). While the re-use of empty homes provides an important source to meet housing needs, as with replacement dwellings, bringing empty homes back into use does not normally add to the overall supply of new housing as there is no 'net' increase in supply.
8. Communal accommodation (most commonly C2 care homes and student accommodation) can also be counted towards the five-year housing land supply, albeit not on a like-for-like basis in comparison to C3 housing units. The contribution that communal accommodation makes to the supply of housing is based upon the amount of housing that is released upon the occupation of communal units. This value is calculated through a formula determined by the number of adults currently in households and the number of students currently in student only households.

Tunbridge Wells Borough Council's Five-Year Housing Land Supply

9. Each year, the Council prepares a calculation to show the updated five-year housing land supply for the borough as at 1 April. **Table 1** below has been prepared that clearly presents the steps taken to arrive at the five-year housing land supply outcome. For the period of monitoring covered by this document, the annual housing requirement is 678 dwellings per annum; this figure is based on the Standard Method using the Household Projections for 2014. The Standard Method takes into account previous delivery, so there is no need to separately address any previous under-supply. The current five-year housing land supply (as at 1 April 2020) is shown in

Table 1 below (figures presented in right hand column) with an explanation as to how each stage is calculated within the third column.

Table 1 - How the Five-Year Housing Land Supply is Calculated: Actual Figures for Five-Year Period 1 April 2020 to 31 March 2025

Row	Five-Year Housing Land Supply Component	How is Component Calculated	Five-Year Housing Land Supply Calculations (April 2020-March 2025)
1	Annualised Figure Across Five-Year Period	Calculated using the Standard Method	678
2	Five-Year Requirement	Row 1 multiplied by 5	3,390
3	5% Buffer	Add 5% buffer for five-year period as required by paragraph 73 in the NPPF. This has been calculated as 5% of Row 2 (rounded up to nearest whole number)	170
4	Total Five-Year Land Supply Figure	Row 2 plus Row 3 (rounded up to the nearest whole number).	3,560
5	Total Five-Year Land Supply Figure (Annualised)	Row 4 divided by 5 (rounded up to the nearest whole number).	712

Row	Five-Year Housing Land Supply Component	How is Component Calculated	Five-Year Housing Land Supply Calculations (April 2020-March 2025)
6	Capacity of Non-Consented Identified Sites (as Allocated in the Site Allocations Local Plan (2016))	A separate list is provided to support this figure, less 10% to allow for non-delivery in Appendix 2 . Capacity used is that expected to be delivered within five years so may be less than the final capacity of a site.	73
7	Extant Planning Permissions	A separate list is provided to support this figure in Appendix 1 . An explanation of the capacity used is explained below. This figure is inclusive of a C2 discount.	3,123
8	Windfalls (Years 4 & 5)	This figure is one calculated through work carried out by the Planning Policy Team as part of the preparation for the Pre-Submission Version (Regulation 19) of the new Local Plan. The figure is the annual windfall allowance multiplied by 2 (for years 4 & 5).	244
9	Total Identified Supply	Total of Rows 6, 7 and 8	3,440
10	Supply Position (Years)	The number of Years' Supply. (Row 9 divided by Row 4, multiplied by 5 years)	4.83

10. **Table 1** shows that, inclusive of a 5% buffer (as per the latest HDT result), using the Standard Method calculation for local housing need, at 1 April 2020 the Council can demonstrate a housing land supply of 4.83 years.

Deliverability of Sites

11. To be considered as deliverable within the next five years, the NPPF (2019) under the definition for 'Deliverable' states that a site should be:

- **Available** – the site is available now;
- **Suitable** – the site offers a suitable location for development now;
- **Achievable** – there is a realistic prospect that housing will be delivered on the site within five years; and
- **Viable** - the development of the site is viable.

12. For each of the sites included within the five-year supply, various details are used as evidence to support their inclusion within the five-year housing land supply calculation to ensure they meet the requirements of the NPPF (listed above). The information made available to inform their inclusion or exclusion in the five-year housing land supply includes:

- For sites with planning approval, details of a site's availability for development has been sought (discussed further on), to include, for example, timescales for delivery/completions to ascertain achievability within the five-year period. It may be that on larger sites only a proportion of the planning approval will be delivered within the first five years due to longer term phasing and a staggered release of completed units
- For sites without planning approval (i.e. identified sites), assessments (as part of preparing the Site Allocations Local Plan (SALP; 2016)) have been carried out by Council officers to calculate the estimated capacity for each site. Each site has unique characteristics and, rather than apply a standard approach (e.g. a simple density), a more contextual assessment has been adopted, which includes aspects of urban design and local distinctiveness. The purpose is to

provide greater accuracy and certainty on the actual development potential of the sites. It is still recognised that only a planning approval will be able to provide an actual figure of the development capacity of the site and therefore the capacity on identified sites is subject to change

- Additional information, as up to date as possible, obtained from the owner/developer that supports including the site within the five-year supply, including marketing details, etc. Where information has not been obtained from the owner/developer, the Council may also independently review marketing details on sites that have recently expired or are due to expire shortly after the base date of the new five-year supply to, for example, confirm whether the consented development is being advertised or if the previous use (prior to consent) is still be advertised or is in use. Where the latter is the case, the Council has made the decision to assume that such permissions will not be deliverable
- A number of sites with planning permission have been subject to assessment of their viability by an independent viability consultant during the course of assessing/determining the planning application. For other sites, it is assumed that, as the site is being promoted for development, then development of the site is viable. If a developer has informed the Council that a permission is no longer viable (e.g. due to fluctuating market conditions), the Council has made a decision to either include or exclude the site from the five-year housing land supply depending on whether the site has been implemented (i.e. is under construction) and if the developer is still seeking to promote and deliver the site (dependent on, for example, possible amendments sought to the current permission to ensure viability)

13. Further discussion on the different components of the five-year housing land supply, as well as their deliverability, is provided in the following sections.

Identified (non permitted) SALP Sites

14. These comprise allocations in the SALP (2016), where planning permission has yet to be granted for their development. Consequently, the figure/capacity, as identified in

the SALP, included within the five-year supply (based on site-specific assessments as part of preparing the SALP) may not equal the figure/capacity granted in any planning consent due to, for example, for assessment work being undertaken (and therefore is subject to change). The NPPF (2019) under the definition of “Deliverable” notes that sites allocated in a development plan “*should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years*”. Consequently, in determining whether an identified site will be delivered within the five-year period:

- The Council has reviewed whether the site has any relevant planning activity prior to planning consent (e.g. if the site has an active/undetermined planning application or if pre-application advice meetings have taken place) which is consequently factored into the Council’s phasing assumptions
- Discussions with senior officers in Planning Services and site promoters have been used to determine if a site is included within the five-year period as it may be the case that the site is no longer being promoted or considered viable by the promoter, or the promoter considers for any reason that the site may not be delivered within the next five years; it is for this reason that some allocations in the SALP are not included in the five-year supply (either in part or in their entirety)
- To allow for the potential for some delay in planning applications for sites being made and approved and/or a reduction in the identified site capacity as determined by detailed assessment as part of the consideration of a future planning application, a 10% deduction has been applied to all identified sites that do not currently have planning permission (please see **Table 3** in **Appendix 2**). This is considered to be the best and most appropriate estimation taking into account that these sites are yet to gain planning permission

15. It should also be noted that, for some of the allocated sites, pre-application enquiries have been submitted that propose higher capacities; however, it has been decided that the capacity as identified in the SALP is the capacity to include in the five-year supply as these higher capacities identified through pre-application discussions may be reduced in subsequent planning applications.

16. With regard to allocations yet to be consented and/or with no planning activity that are proposed to be taken forward in the emerging Pre-Submission version (Regulation 19) of the Council's new Local Plan with higher capacities than identified in the SALP, as these capacities are not yet confirmed, the Council has decided to retain the allocation capacity as identified in the SALP at this point in the process.

17. However, there are three exceptions to the above, all of which have the effect of reducing the expected supply from the allocated sites:

- a) Site allocation AL/RTW8 of the SALP, for Land at the Rifle Range, Warwick Park, Royal Tunbridge Wells, which is allocated for approximately 24 dwellings through a flatted development. Following pre-application discussions, it is evident that a more modest scheme for houses, rather than flats, is likely, with a much-reduced likely capacity of 5 units. Although this site is no longer proposed for allocation in the emerging Local Plan, it is still considered suitable for development and therefore deliverable within the five-year supply.
- b) Site allocation AL/SO1 of the SALP, for Land at Yew Tree Road, which is allocated for approximately 10 dwellings. However, following the adoption of the SALP and the introduction of Tree Preservation Orders on the trees on the outer edge of the site, it is considered likely that there would be a reduced capacity of approximately 6 units. While not proposed to be carried forward in the emerging Local Plan, this site is considered by the Council to remain deliverable and suitable for residential development. As confirmed by a case officer for the Southborough Hub development (16/06081/HYBRID which is under construction and due to be completed within the next monitoring year (2020/2021)), it is the intention of the landowner to transfer the existing library on AL/SO1 to the hub, therefore to allow residential development on the site.
- c) Site allocation AL/RTW12 of the SALP, for Land at Quarry Road, Royal Tunbridge Wells, is no longer to be considered deliverable within the five-year supply. The site does not have planning consent and is not proposed to be taken forward in the emerging Local Plan. This is due to recent communication (as part of the Draft Local Plan's development) with the landowner indicating that the site is required for operational purposes in the short and medium term and is therefore not considered to be deliverable.

Sites with Outstanding Planning Permissions (Extant Consents) and Extant Prior Notifications

18. In the NPPF's (2019) definition of 'Deliverable', it states: "*sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)*". Consequently, the Council has made the assumption that all small sites will be deliverable within the five-year housing land supply unless there is sufficient available evidence to suggest that this is not the case.

19. In light of the above, where the Council has received (e.g. from the applicant) or obtained information confirming that an extant planning consent as at 1 April 2020 will not be proceeded with/implemented by an applicant, the Council has removed these extant planning consents from contributing toward supply (including beyond the five-year housing land supply).

20. It is also acknowledged that the NPPF (2019), also under the definition of 'Deliverable', states that "*where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is a clear evidence that housing completions will begin on site within five years*". As of 1 April 2020, there are five outline permissions on sites proposed for major residential development. For policy compliance with the NPPF (as above), these outline permissions are listed below with commentary provided on their deliverability:

- 18/03805/OUT (Land Adjacent to Hornbeam Avenue, Southborough, Royal Tunbridge Wells, Kent) for 15 net dwellings: As of September 2020, there is a FULL application (20/01807/FULL) submitted (received 30 June 2020) for 15 new dwellings. While a decision is yet to be determined, this indicates that the applicant intends to deliver the site. The Council has also not received any information that would indicate that the site will not be delivered within five years. The Council therefore considers this site to be deliverable

- 17/03780/OUT (Brook House, Cranbrook Road, Hawkhurst, Cranbrook, Kent) for 25 net dwellings: The Council received confirmation from the applicant that the development will be implemented in 2021 with completions phased for delivery in 2022/2023. The Council has also not received any information that would indicate that the site will not be delivered within five years. The Council therefore considers this site to be deliverable
- 18/02618/OUT (Land Between Speldhurst Road and Bright Ridge, Southborough, Tunbridge Wells, Kent) for 16 net dwellings: As of September 2020, there is a Reserved Matters (REM) application (20/00872/REM) submitted (received 19 March 2020) for 16 new dwellings. While a decision is yet to be determined, this indicates that the applicant intends to deliver the site. The Council has also not received any information that would indicate that the site will not be delivered within five years. The Council therefore considers this site to be deliverable
- 16/502860/OUT (Land at Brick Kiln Farm, Cranbrook, Kent) for 180 net dwellings: The Council received confirmation from the applicant that the development will be implemented in 2021 with all completions phased for delivery between 2021/2022 to 2024/2025. Additionally, as of September 2020, there is a REM application (20/00814/REM) submitted (received 12 March 2020) for 180 new dwellings. While a decision is yet to be determined, this also indicates that the applicant is still keen to deliver the site. There are also two Submission of Details (SUB) applications (20/01028/SUB and 20/01027/SUB) in relation to conditions of 16/502860/OUT awaiting decision. The Council has also not received any information that would indicate that the site will not be delivered within five years. The Council therefore considers this site to be deliverable
- 17/02765/OUT (Land at Triggs Farm, Cranbrook Road, Goudhurst, Cranbrook, Kent) for 11 net dwellings: The Council understands through correspondence with the applicant for this site that particular access and landownership issues mean that the availability and therefore deliverability of this site is in doubt. Therefore, the Council has made the decision to not include this site within the five-year housing land supply and to phase beyond year 5 (as it remains an

extant planning consent which could still be delivered). The Council will review the status of this site at the next annual monitoring stage.

21. As of 1 April 2020, there are also 2 approved permission in principle (PIP) applications for residential development. For policy compliance with the NPPF (as above), these permission in principle applications are listed below with commentary provided on their deliverability:

- 19/00753/PIP (Land to the Rear of Southlands, High Street, Cranbrook, Kent, TN17 3LG) for 1 net dwelling: This application refers to a site located just north of the application below. The Council has not received any correspondence from the applicant on this site's deliverability. Therefore, the Council has made the decision to not include this site within the five-year housing land supply and to phase beyond year 5 (as it remains an extant planning consent which could still be delivered). The Council will review the status of this site at the next annual monitoring stage
- 19/02910/PIP (Land to the Rear of Southlands, High Street, Cranbrook, Kent) for 1 net dwelling: This application refers to a site located just south of the application above. The Council received correspondence from the applicant to note that, although the site is yet to start, it is their intention to begin development in 2020, with completion aimed for 2021/2022. The Council has not received any information that would indicate that the site will not be delivered within five years. The Council therefore considers the site to be deliverable.

22. With regard to sites identified on the Council's Brownfield Register, it is noted that the Register was updated following the completion of the Council's annual monitoring as at 1 April 2019. Consequently, as the Register is now a year out of date, the Council has decided not to incorporate any sites identified on the Register that are not already included within the five-year housing land supply (as the majority of these sites are sites already with extant planning permission or are identified (SALP) sites) until updated work on these sites' deliverability is undertaken.

23. Indeed, for all extant consents (minor and major), the Council has contacted all applicants (i.e. developers, agents, etc.) regarding the status of their site(s) and have

asked for a range of detailed information on phasing, build-out rates, start/implementation dates, etc.; Where this information has not been made available, the Council has liaised with Building Control to review completions data, contacted Revenues and Benefits to obtain data on occupations (required as part of updating Council Tax records), obtained Energy Performance Certificate records as an indicator for completions (required post-completion and prior to occupation of new-build dwellings), and/or contacted case/development management officers for an update on sites in which they have been involved with. Where there has continued to be a lack of sufficient information on a site, the current status of an application and the Council's Housing Delivery and Phasing Methodology (found in the Council's latest Housing Supply and Trajectory Topic Paper which is due to be updated prior to the publication of the Council's Pre-Submission Version (Regulation 19) of its new Local Plan) have been used to assess if a site is included within the five-year period.

24. The Housing Delivery and Phasing Methodology was developed to inform the annual assessment as to when housing in the borough can realistically be built and details the current processes the Council undertakes annually to gain information from developers, independent housebuilders, landowners, planning agents, and other planning applicants.

25. The Housing Delivery and Phasing Methodology also explains the method of assessment used for when it has not been possible to obtain data from the development industry. The methodology provides commentary of housing sites based on site size and type, which shows how the Council will assess the delivery and phasing of new homes. A range of different housing developers and planning agents have been consulted on this Methodology and their feedback has been considered in its development.

Making an Unidentified Sites/Windfall Allowance

26. Windfall sites are sites that have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have become available for redevelopment. Paragraph 70 of the NPPF (2019) advises that "*where an allowance is to be made for windfall sites as part of anticipated supply,*

there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends".

The figure of 122 dwellings per annum is based on robust research carried out by the Planning Policy Team as part of the preparation of the upcoming Pre-Submission Version (Regulation 19) of the Council's new Local Plan and includes information from historic windfall delivery rates, regard to the Strategic Housing and Economic Land Availability Assessment (SHELAA), and the expected future trends in the delivery of windfall sites. The figure of 122 will be explained further in an upcoming Brownfield and Urban Land Topic Paper and is comprised of the following:

- a. A small sites (less than 10 dwelling schemes) windfall allowance of 98 dwellings per annum; and
- b. A large sites (10 or more dwelling schemes) windfall allowance of 24 dwellings per annum.

27. It is not proposed that a windfall allowance for years 1-3 is made as this may create double counting with extant consents that could be built out during this period.

Housing Land Supply: Conclusions

28. The five-year housing land supply is always a snapshot in time and the calculation is based on the current housing requirement set by the government's Standard Method. It is important to remember that the objective of the five-year housing land supply is not simply to achieve a five-year supply of housing, but to maintain a minimum of five years' worth of housing supply plus the required buffer on an ongoing basis. In addition, the Council recognises that, in light of any changes introduced to national planning policy and guidance, as well as the status of the Local Plan preparation, future monitoring reports will need to consider the five-year housing land supply against the level of housing requirement dictated by the Household Projections given the nature of the Standard Method in the NPPF. This therefore means that the annual requirement may be subject to change until the emerging Local Plan is adopted and the requirement is set for the duration of the Plan period.

29. The approach being used by the Council to calculate its five-year housing land supply is a cautious and robust one, only including those sites and allocations where development is likely to take place within the next five years. Landowners and developers have been contacted to confirm availability and provide information about timing and phasing of delivery, and where no response has been received, a cautious approach has been taken to phasing.
30. The Council is currently preparing a revised SHELAA as part of preparing the Pre-Submission version (Regulation 19) of its new Local Plan. This SHELAA document will seek to identify possible site allocations for economic and housing uses across the borough and in turn will aim to identify sufficient housing land to meet housing targets (based on the Standard Method) across the new Local Plan period 2020-2037.
31. While the Council's current assessment of housing land supply, as at 1 April 2020, falls slightly below the five-year target (with an appropriate buffer), it is noted that the identified supply has improved a little from the previous position as at 1 April 2019 (from 4.69 years to 4.83). Moreover, there are a considerable number of residential applications in the 'development pipeline', with many applications pending, such that the overall supply is considered likely to improve further over the next monitoring year.

Appendix 1: Extant Planning Permissions

Table 2 (below) lists all extant planning consents as at 1 April 2020. For ease of reference, all extant planning consents in the **Table** have been ordered by net number of dwellings permitted (smallest to largest).

If you are a planning applicant, developer or site promoter and would like to provide an update on your site to the Planning Policy team then please email us at planning.policy@tunbridgewells.gov.uk with the subject heading "Five-Year Housing Land Supply Site Update".

Table 2 - Extant Planning Permissions as at 1 April 2020

Application Reference	Site Address	Number of Extant Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2020)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Dwellings Phased Beyond Five Years
19/00167/FULL	52 Madeira Park Royal Tunbridge Wells Kent TN2 5SY	-7	0	-7	Not started	0	-7	-	-	-	0
20/00235/FULL	Conghurst Cottages Conghurst Lane Hawkhurst Cranbrook Kent	-1	0	-1	Not started	0	-1	-	-	-	0
18/03023/FULL	Tile Barn House Ayleswade Lane Biddenden Ashford Kent TN27 9JG	-1	0	-1	Under Construction	-1	-	-	-	-	0
19/03058/FULL	73 Farmcombe Road Royal Tunbridge Wells Kent TN2 5DQ	0	0	0	Not started	0	-	-	-	-	0

Application Reference	Site Address	Number of Extant Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2020)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Dwellings Phased Beyond Five Years
19/03566/FULL	Little Cowden Farm Horns Road Hawkhurst Cranbrook Kent TN18 4QS	0	0	0	Not Started	0	-	-	-	-	0
18/02185/FULL	142 Camden Road Royal Tunbridge Wells Kent TN1 2QZ	1	0	1	Not Started	0	1	-	-	-	0
19/02198/FULL	Agricultural Barn Tong Road Brenchley Tonbridge Kent	1	0	1	Not started	0	1	-	-	-	0
18/02699/FULL	Doves Farm Barn Swattenden Lane Cranbrook TN17 3PN	1	0	1	Under Construction	1	-	-	-	-	0
17/02474/FULL	Garages At Snipe Close Pembury Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0
19/03154/FULL	1 - 4 Rosebank Town Hill Lamberhurst Tunbridge Wells Kent TN3 8EP	1	0	1	Not started	0	1	-	-	-	0
18/00964/FULL	1 Boyne Park Royal Tunbridge Wells Kent TN4 8EL	1	0	1	Under Construction	1	-	-	-	-	0

Application Reference	Site Address	Number of Extant Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2020)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Dwellings Phased Beyond Five Years
19/03055/FULL	101 Clifton Road Royal Tunbridge Wells Kent TN2 3AU	1	0	1	Under Construction	1	-	-	-	-	0
18/03775/FULL	104 Powder Mill Lane Southborough Royal Tunbridge Wells Kent TN4 9DZ	1	0	1	Under Construction	1	-	-	-	-	0
19/02702/FULL	11 Birken Road Royal Tunbridge Wells Kent TN2 3TL	1	0	1	Not Started	0	1	-	-	-	0
19/02636/FULL	118 London Road Southborough Tunbridge Wells Kent TN4 0PN	1	0	1	Not started	0	1	-	-	-	0
19/01670/FULL	12 Vale Road Royal Tunbridge Wells Kent TN1 1BP	1	0	1	Not started	0	1	-	-	-	0
18/03441/FULL	122 London Road Southborough Royal Tunbridge Wells Kent TN4 0PL	1	0	1	Under Construction	1	-	-	-	-	0
17/02891/FULL	123 Hastings Road Pembury Royal Tunbridge Wells Kent	1	0	1	Under Construction	1	-	-	-	-	0
16/500145/FULL	134 London Road Southborough Royal Tunbridge Wells TN4 0PL	1	0	1	Under Construction	1	-	-	-	-	0

Application Reference	Site Address	Number of Extant Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2020)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Dwellings Phased Beyond Five Years
17/02364/FULL	14 Kentish Gardens Royal Tunbridge Wells Kent	1	0	1	Not Started	0	1	-	-	-	0
19/01117/FULL	15 High Street Royal Tunbridge Wells Kent TN1 1UT	1	0	1	Not started	0	1	-	-	-	0
20/00214/PNM	152 London Road Southborough Tunbridge Wells Kent TN4 0PJ	1	0	1	Not started	0	1	-	-	-	0
18/03860/PNQCLA	2 Kenwards Cottages Bubhurst Lane Frittenden Cranbrook Kent TN17 2BD	1	0	1	Not started	0	1	-	-	-	0
19/02932/FULL	21 Barden Road Speldhurst Tunbridge Wells Kent TN3 0QB	1	0	1	Not started	0	1	-	-	-	0
17/01748/FULL	21 Vale Road Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0
19/00926/FULL	22 Woodside Road Rusthall Royal Tunbridge Wells Kent TN4 8QA	1	0	1	Not started	0	1	-	-	-	0

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19/01486/FULL	24 Holmewood Road Royal Tunbridge Wells Kent TN4 9HA	1	0	1	Not Started	0	1	-	-	-	0
19/01179/FULL	25 Camden Road Royal Tunbridge Wells Kent TN1 2PS	1	0	1	Not started	0	1	-	-	-	0
18/00028/FULL	28 Holmewood Ridge Langton Green Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0
18/01476/FULL	28 Molyneux Park Road Royal Tunbridge Wells Kent TN4 8DY	1	0	1	Under Construction	1	-	-	-	-	0
17/03473/FULL	31 Birling Road Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0
18/02742/FULL	31 London Road Southborough Royal Tunbridge Wells Kent TN4 0PB	1	0	1	Under Construction	1	-	-	-	-	0
19/01406/FULL	32 Hillcrest Southborough Royal Tunbridge Wells Kent TN4 0AJ	1	0	1	Under Construction	1	-	-	-	-	0

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17/01705/FULL	33 Stone Street Cranbrook Kent	1	0	1	Under Construction	1	-	-	-	-	0
17/01807/FULL	38 Heskett Park Pembury Royal Tunbridge Wells Kent	1	0	1	Under Construction	1	-	-	-	-	0
17/02625/FULL	4 & 5 The Meads Cranbrook Kent	1	0	1	Under Construction	1	-	-	-	-	0
17/02869/FULL	47 Forge Road Southborough Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0
17/02870/FULL	47 Forge Road Southborough Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0
19/02399/FULL	48 & 48B Madeira Park Royal Tunbridge Wells Kent TN2 5SY	1	0	1	Not Started	0	1	-	-	-	0
15/505349/FULL	56 Newlands Road Royal Tunbridge Wells Kent	1	0	1	Under Construction	0	0	1	-	-	0
17/03869/FULL	56 The Ridgeway Southborough Tunbridge Wells Kent	1	0	1	Not Started	0	1	-	-	-	0

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18/02698/FULL	59 - 61 High Street Royal Tunbridge Wells Kent TN1 1XU	1	0	1	Not started	0	1	-	-	-	0
19/02464/PNM	84 St Johns Road Royal Tunbridge Wells Kent TN4 9PH	1	0	1	Not Started	0	1	-	-	-	0
17/01044/FULL	9 Broadwater Down Royal Tunbridge Wells Kent	1	0	1	Not Started	0	1	-	-	-	0
18/03758/FULL	Agricultural Barn At Appleton Farm Green Lane Frittenden Cranbrook Kent TN17 2EG	1	0	1	Not started	0	1	-	-	-	0
17/03553/FULL	Agricultural Barn School House Lane Horsmonden Tonbridge Kent	1	0	1	Not started	0	1	-	-	-	0
18/00401/PNP	Agricultural Building Little Combourne Farm Jarvis Lane Goudhurst Cranbrook Kent	1	0	1	Under Construction	1	-	-	-	-	0

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18/00508/FULL	Agricultural Building Twyssenden Farm Priors Heath Goudhurst Cranbrook Kent	1	0	1	Not started	0	1	-	-	-	0
16/505434/FULL	All Saint's Church Maidstone Road Horsmonden Tonbridge	1	0	1	Under Construction	1	-	-	-	-	0
18/03638/FULL	Bank Cottage School House Lane Horsmonden Tonbridge TN12 8BN	1	0	1	Under Construction	1	-	-	-	-	0
17/01988/PNQCLA	Barn At Broadlake Mill Lane Frittenden Cranbrook Kent	1	0	1	Not started	0	1	-	-	-	0
17/03003/PNQCLA	Barn At Sandling Farm Hartlake Road Tudeley Tonbridge Kent	1	0	1	Not started	0	1	-	-	-	0

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19/01631/PNQCLA	Barn North East Of The Old Post Office Curtisden Green Lane Goudhurst Cranbrook Kent TN17 1LH	1	0	1	Not started	0	1	-	-	-	0
19/03289/FULL	Barn To The East Of Bikkel Goddards Green Road Benenden Cranbrook Kent TN17 4AN	1	0	1	Not started	0	1	-	-	-	0
19/00779/FULL	Beacon Hall House Rolvenden Road Benenden Cranbrook Kent, TN17 4BU	1	0	1	Not Started	0	1	-	-	-	0
18/00898/FULL	Brandfold Farm North Road Goudhurst Cranbrook Kent TN17 1JJ	1	0	1	Not started	0	1	-	-	-	0
17/02796/PNQCLA	Breach Wood Goudhurst Road Cranbrook Kent	1	0	1	Under Construction	1	-	-	-	-	0

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18/00752/FULL	British Red Cross 38 John Street Royal Tunbridge Wells Kent TN4 9RR	1	0	1	Under Construction	1	-	-	-	-	0
18/03999/FULL	Broadview Pixot Hill Brenchley Tonbridge Kent	1	0	1	Not Started	0	1	-	-	-	0
18/00780/FULL	Builders Yard 28 Newcomen Road Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0
18/02455/FULL	Building And Land At Becketts Grove Farm Sophurst Lane Matfield Tonbridge Kent TN12 7LH	1	0	1	Not Started	0	1	-	-	-	0
18/01726/PNQCLA	Building At White Ash Farm Starvenden Lane Sissinghurst Cranbrook Kent TN17 2AN	1	0	1	Not started	0	1	-	-	-	0

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19/01676/PNQCLA	Building At Stonecastle Farm Whetsted Road Five Oak Green Tonbridge Kent TN12 6SE	1	0	1	Not Started	0	1	-	-	-	0
20/00247/FULL	Burgess Stores High Street Goudhurst Cranbrook TN17 1AL	1	0	1	Not started	0	1	-	-	-	0
19/01092/FULL	C.M.S Investments Ltd 114 Camden Road Royal Tunbridge Wells Kent TN1 2QX	1	0	1	Under Construction	1	-	-	-	-	0
18/02036/PNQCLA	Capel Grange Farm Badsell Road Five Oak Green Tonbridge Kent TN12 6QX	1	0	1	Not Started	0	1	-	-	-	0
18/00708/PNQCLA	Cattle Shed At Jasons Farm Old Hay Brenchley Tonbridge Kent TN12 7DG	1	0	1	Not started	0	1	-	-	-	0

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19/02737/FULL	Chalket Farm Chalket Lane Pembury Tunbridge Wells Kent TN2 4AA	1	0	1	Not started	0	1	-	-	-	0
17/04293/FULL	Chapel Farm Chapel Lane Sissinghurst Cranbrook Kent	1	0	1	Not started	0	1	-	-	-	0
17/03758/FULL	Cherrybrook Farm Golford Road Benenden Cranbrook Kent	1	0	1	Not started	0	1	-	-	-	0
19/00584/LDCEX	Coggers Barn The Broadway Lamberhurst Royal Tunbridge Wells Kent TN3 8DA	1	0	1	Not started	0	1	-	-	-	0
19/01093/FULL	Crittenden House Crittenden Road Matfield Tonbridge Kent TN12 7EN	1	0	1	Not Started	0	1	-	-	-	0

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19/02746/FULL	Curtis Cottage Tong Road Brenchley Tonbridge Kent, TN12 7HT	1	0	1	Not started	0	1	-	-	-	0
19/01945/FULL	David Lovett Butchers Hollond Croft Langton Road Langton Green Royal Tunbridge Wells Kent TN3 0EG	1	0	1	Under Construction	1	-	-	-	-	0
18/03812/FULL	Dingleden Farm Dingleden Farm Road Benenden Cranbrook TN17 4JU	1	0	1	Not started	0	1	-	-	-	0
18/01258/FULL	E C Wilkes & Son Stone Street Cranbrook Kent TN17 3HE	1	0	1	Not started	0	1	-	-	-	0
19/02653/FULL	East Barn Appleton Farm Green Lane Frittenden Cranbrook Kent TN17 2EG	1	0	1	Not started	0	1	-	-	-	0

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19/03024/FULL	Elphicks Farm Spelmonden Road Horsmonden Tonbridge Kent TN12 8EL	1	0	1	Not started	0	1	-	-	-	0
16/06612/FULL	Elphicks Fisheries Elphicks Farm Spelmonden Road Horsmonden Tonbridge	1	0	1	Under Construction	1	-	-	-	-	0
19/00966/FULL	Flat In The Barn Mouse Trap Farm Churn Lane Horsmonden Tonbridge Kent TN12 8HW	1	0	1	Not Started	0	1	-	-	-	0
17/03373/FULL	Garage Block Adjacent 55 Showfields Road Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0
18/03101/FULL	Garage Block And Land Ringle Green Sandhurst Cranbrook	1	0	1	Not started	0	1	-	-	-	0

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17/03375/FULL	Garage Block Between 5 - 6 Cobbetts Ride Royal Tunbridge Wells Kent	1	0	1	Not Started	0	1	-	-	-	0
17/03376/FULL	Garages Adjacent Electricity Sub Station Hunters Way Royal Tunbridge Wells Kent	1	0	1	Not Started	0	1	-	-	-	0
17/02025/FULL	Garages And Parking Between 15 - 16 Keel Gardens Southborough Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0
17/00707/FULL	Garages Murton-Neale Close Hawkhurst Cranbrook Kent	1	0	1	Not started	0	1	-	-	-	0
17/01078/FULL	Garages Rear Of 9 And 10 Ringle Green Sandhurst Cranbrook Kent	1	0	1	Not started	0	1	-	-	-	0

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19/01932/FULL	Garden Flat 63 Mount Ephraim Royal Tunbridge Wells Kent TN4 8BG	1	0	1	Under Construction	1	-	-	-	-	0
16/06981/FULL	Gate House Farm Fairmans Lane Brenchley Tonbridge Kent	1	0	1	Under Construction	1	-	-	-	-	0
19/01948/FULL	Gedges Farm Crittenden Road Matfield Tonbridge Kent TN12 7EJ	1	0	1	Not started	0	1	-	-	-	0
19/01846/FULL	Glassenbury Forge Glassenbury Road Cranbrook Kent TN17 2QE	1	0	1	Not started	0	1	-	-	-	0
18/01130/FULL	Goblins Glade Spongs Lane Sissinghurst Cranbrook Kent TN17 2AH	1	0	1	Under Construction	1	-	-	-	-	0

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19/01561/FULL	Gray Publishing York House 58 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AS	1	0	1	Not Started	0	1	-	-	-	0
19/03602/FULL	Great Bayhall Barn Chalket Lane Pembury Tunbridge Wells Kent	1	0	1	Not Started	0	1	-	-	-	0
17/02810/PNQCLA	Haffenden Farmhouse Bubhurst Lane Frittenden Cranbrook Kent	1	0	1	Not started	0	1	-	-	-	0
18/03172/FULL	Hartley Mount (Land Rear) Hartley Road Cranbrook Kent TN17 3QX	1	0	1	Under Construction	1	-	-	-	-	0
18/03778/FULL	Hawkbrand House Longbrooks Farm Knowle Road Brenchley Tonbridge Kent	1	0	1	Not Started	0	1	-	-	-	0

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19/01785/FULL	High Timbers Hartley Road Cranbrook Kent TN17 3QX	1	0	1	Under Construction	1	-	-	-	-	0
18/02910/FULL	High Weald House Vauxhall Lane Southborough Tunbridge Wells TN4 0XD	1	0	1	Not started	0	1	-	-	-	0
18/01495/FULL	Highgate Hall Rye Road Hawkhurst Cranbrook Kent TN18 4EY	1	0	1	Under Construction	1	-	-	-	-	0
19/00070/FULL	Hillside Farm Franks Hollow Road Bidborough Royal Tunbridge Wells Kent TN3 0UB	1	0	1	Not started	0	1	-	-	-	0
19/00391/FULL	Hollin Root Farm Bubhurst Lane Frittenden Cranbrook Kent TN17 2BD	1	0	1	Not started	0	1	-	-	-	0

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19/01576/FULL	Holmbush Brenchley Road Matfield Tonbridge Kent TN12 7PP	1	0	1	Not started	0	1	-	-	-	0
19/00429/PNQCLA	Holmwood Farm Badsell Road Five Oak Green Tonbridge Kent TN12 6QR	1	0	1	Under Construction	1	-	-	-	-	0
16/504027/FULL	Honey Meads Brenchley Road Brenchley Tonbridge Kent	1	0	1	Under Construction	1	-	-	-	-	0
18/02273/FULL	Imber Court High Street Cranbrook TN17 3DF	1	0	1	Not started	0	1	-	-	-	0
18/03176/FULL	King Charles Cottage Mill Street Benenden Cranbrook TN17 4HH	1	0	1	Not started	0	1	-	-	-	0

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15/502215/FULL	Lakeview Bishops Down Park Road Royal Tunbridge Wells Kent TN4 8XX	1	0	1	Under Construction	1	-	-	-	-	0
18/01348/FULL	Land Adj 1 Parsonage Farm Cottages Brenchley Road Brenchley Tonbridge Kent	1	0	1	Not Started	0	1	-	-	-	0
17/04152/OUT	Land Adjacent Grove Haven Hawkenbury Road Royal Tunbridge Wells Kent TN3 9AD	1	0	1	Not started	0	0	1	-	-	0
19/02205/FULL	Land Adjacent To Hayselden Cottage The Common Sissinghurst Cranbrook Kent TN17 2AF	1	0	1	Not Started	0	1	-	-	-	0
19/01287/FULL	Land Adjacent To The Meadow House Culverden Down Royal Tunbridge Wells Kent	1	0	1	Not Started	0	1	-	-	-	0

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17/01658/FULL	Land Adjoining 4 Strawberry Close Royal Tunbridge Wells Kent	1	0	1	Under Construction	1	-	-	-	-	0
19/01745/FULL	Land Adjoining Springhill Oast Standen Street Benenden Cranbrook Kent TN17 4LA	1	0	1	Not started	0	1	-	-	-	0
17/01424/FULL	Land And Garages Adjacent To 1 Whetsted Road Five Oak Green Tonbridge Kent	1	0	1	Not started	0	1	-	-	-	0
17/01425/FULL	Land And Garages Adjacent To 11 Longview Way Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0
17/00372/FULL	Land And Garages Bright Ridge & Keel Gardens Southborough Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0

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18/01961/FULL	Land At Junction Of Conghurst Land And Hastings Road Conghurst Farm Hawkhurst Cranbrook Kent	1	0	1	Not started	0	1	-	-	-	0
17/02742/FULL	Land At Rear Of Grosvenor Lodge 72 Grosvenor Road Royal Tunbridge Wells Kent	1	0	1	Under Construction	1	-	-	-	-	0
19/02305/FULL	Land Rear Of 1 Dunstan Grove Royal Tunbridge Wells Kent TN4 9ND	1	0	1	Not Started	0	1	-	-	-	0
19/02395/FULL	Land To The Rear Of 2 Marsh Cottages Mill Lane Frittenden Cranbrook Kent	1	0	1	Not started	0	1	-	-	-	0
19/03246/FULL	Land To The Rear Of 4 Oaklea Road Paddock Wood Tonbridge TN12 6LE	1	0	1	Not Started	0	1	-	-	-	0
19/00753/PIP	Land To The Rear Of	1	0	0	Not started	-	-	-	-	-	1

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	Southlands High Street Cranbrook Kent TN17 3LG										
19/02910/PIP	Land To The Rear Of Southlands High Street Cranbrook Kent	1	0	1	Not Started	0	1	-	-	-	0
18/01251/FULL	Land To The Rear Of 29 St Andrews Road Paddock Wood Tonbridge Kent TN12 6HT	1	0	1	Not started	0	1	-	-	-	0
18/01305/PNQCLA	Land To The Rear Of Cherry Tree Cottage Headcorn Road Frittenden Cranbrook Kent	1	0	1	Under Construction	1	-	-	-	-	0
17/02499/FULL	Lapwing Farm Bedgebury Road Goudhurst Cranbrook Kent	1	0	1	Not started	0	1	-	-	-	0

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18/03846/FULL	Le Jardin Restaurant Waterloo Road Cranbrook Kent TN17 2ET	1	0	1	Under Construction	1	-	-	-	-	0
19/00127/FULL	Little Hawkwell Farm Maidstone Road Pembury Royal Tunbridge Wells Kent TN2 4AG	1	0	1	Not started	0	1	-	-	-	0
19/01668/PNQCLA	Lower Ladysden Farm Winchet Hill Goudhurst Cranbrook Kent TN17 1JX	1	0	1	Not started	0	1	-	-	-	0
17/01453/FULL	Martins Fruit Packers Goddards Green Road Benenden Cranbrook Kent	1	0	1	Under Construction	1	-	-	-	-	0
17/02162/PNOCLA	Matrix House Orchard Business Park Furnace Lane Horsmonden Tonbridge Kent	1	0	1	Not started	0	1	-	-	-	0

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19/02905/FULL	Netters Hall Attwaters Lane Hawkhurst Cranbrook Kent TN18 5AS	1	0	1	Not started	0	1	-	-	-	0
19/02134/FULL	Oakhurst Farm Turnden Road Cranbrook Kent TN17 3QL	1	0	1	Not Started	0	1	-	-	-	0
19/01635/FULL	Oaklands Farm Bodiam Road Sandhurst Cranbrook Kent TN18 5LE	1	0	1	Not started	0	1	-	-	-	0
19/01046/PNQCLA	OS Plots 3100 & 3600 Crittenden Road Matfield Tonbridge Kent	1	0	1	Not started	0	1	-	-	-	0
17/01370/FULL	Owl House Gardens Tea Rooms Mount Pleasant Lamberhurst Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0

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18/03512/FULL	Parsonage Farm Brenchley Road Brenchley	1	0	1	Not Started	0	1	-	-	-	0
18/03138/FULL	Pax Barn Stockland Green Road Speldhurst Royal Tunbridge Wells Kent TN3 0TU	1	0	1	Not started	0	1	-	-	-	0
17/02975/FULL	Pinehurst West Road Goudhurst Cranbrook Kent	1	0	1	Under Construction	1	-	-	-	-	0
18/01381/FULL	Pippins Gedges Hill Matfield Tonbridge Kent TN12 7DU	1	0	1	Not started	0	1	-	-	-	0
19/01638/PNQCLA	Pook Hill Wood Farm Wilden Park Road Staplehurst Tonbridge Kent TN12 0HP	1	0	1	Under Construction	1	-	-	-	-	0
16/504547/FULL	Post Office 92 Sherwood Road Royal Tunbridge Wells	1	0	1	Under Construction	1	-	-	-	-	0

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18/03573/FULL	Pullington Fold Farm Rolvenden Road Benenden Cranbrook TN17 4EH	1	0	1	Not started	0	1	-	-	-	0
19/02909/LAWPRO	Putlands Farmhouse Maidstone Road Paddock Wood Tonbridge TN12 6DZ	1	0	1	Not started	0	1	-	-	-	0
18/03810/FULL	Redhouse Barn Goddards Green Road Benenden Cranbrook Kent	1	0	1	Not started	0	1	-	-	-	0
18/02883/FULL	Redundant Agricultural Building Ayleswade Lane Biddenden Ashford Kent	1	0	1	Not started	0	1	-	-	-	0
19/03205/FULL	Redwings 2 Dower House Crescent Southborough Tunbridge Wells Kent TN4 0TS	1	0	1	Not Started	0	1	-	-	-	0

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18/00609/FULL	Rosemary Place Maidstone Road Paddock Wood Tonbridge Kent	1	0	1	Not started	0	1	-	-	-	0
19/00903/FULL	School Farm Cranbrook Road Benenden Cranbrook	1	0	1	Not started	0	1	-	-	-	0
17/03222/FULL	Small Brook Fields Etherington Hill Speldhurst Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0
19/02813/FULL	Springfield Orchard Barn Maidstone Road Matfield Tonbridge Kent	1	0	1	Not started	0	1	-	-	-	0
19/01273/FULL	St Bridget Rye Road Hawkhurst Cranbrook Kent TN18 5DA	1	0	1	Not started	0	1	-	-	-	0

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19/02772/FULL	St Cuthberts Lodge Stream Lane Hawkhurst Cranbrook Kent TN18 4RB	1	0	1	Not Started	0	1	-	-	-	0
20/00228/FULL	St Johns Launderette 113 St Johns Road Royal Tunbridge Wells TN4 9TU	1	0	1	Not Started	0	1	-	-	-	0
15/507674/FULL	Starnes SSAS PLC 1 Lonsdale Gardens Royal Tunbridge Wells Kent TN1 1NU	1	0	1	Under Construction	1	-	-	-	-	0
18/03798/PNQCLA	Stonecastle Farm Whetsted Road Five Oak Green Tonbridge Kent TN12 6SE	1	0	1	Not Started	0	1	-	-	-	0
19/01430/PNQCLA	Stonecourt Farm Stone Court Lane Pembury Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0

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17/04019/FULL	Swallowhill House Bourne Lane Sandhurst Cranbrook Kent	1	0	1	Under Construction	1	-	-	-	-	0
18/02330/PNQCLA	Sweet Meadow Lodge Curtisden Green Lane Goudhurst Cranbrook Kent TN17 1LJ	1	0	1	Not started	0	1	-	-	-	0
18/03020/FULL	The Bungalow Bayhall Road Royal Tunbridge Wells Kent TN2 4UB	1	0	1	Under Construction	1	-	-	-	-	0
15/508158/FULL	The Castle Inn Crook Road Brenchley Tonbridge Kent TN12 7BN	1	0	1	Under Construction	1	-	-	-	-	0
18/03245/FULL	The Cottage Farm High Rocks Lane Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0
19/00723/PNQCLA	The Dairy Block Hawkenbury Road Royal Tunbridge Wells Kent	1	0	1	Not Started	0	1	-	-	-	0

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18/03546/FULL	The Flat 83 Calverley Road Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	-	-	-	0
18/03189/FULL	The Forge Rye Road Sandhurst TN18 5JG	1	0	1	Not started	0	1	-	-	-	0
18/02861/PNP	The Forge Glassenbury Road Cranbrook Kent TN17 2QE	1	0	1	Not started	0	1	-	-	-	0
18/02281/FULL	The Grain Store Hazelden Farm Marden Road Cranbrook Kent TN17 2LP	1	0	1	Under Construction	1	-	-	-	-	0
19/01617/PNQCLA	The Green Barn Swigs Hole Farm Yew Tree Green Road Horsmonden Tonbridge Kent TN12 8HR	1	0	1	Not started	1	-	-	-	-	0
19/00347/FULL	The Gun & Spitroast The Heath Horsmonden Tonbridge Kent TN12 8HT	1	0	1	Not started	0	1	-	-	-	0

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19/00698/FULL	The Hexagon Oakfield Hawkhurst Cranbrook Kent TN18 4JR	1	0	1	Under Construction	1	-	-	-	-	0
19/00657/FULL	The Oast Barn Freight Lane Cranbrook Kent TN17 3PG	1	0	1	Not Started	0	1	-	-	-	0
19/02426/FULL	The Old Packing Shed Foxhole Farm Foxhole Lane Brenchley Tonbridge Kent	1	0	1	Not started	0	1	-	-	-	0
17/04302/FULL	Thistle Dous Sandhurst Road Royal Tunbridge Wells Kent TN2 3JU	1	0	1	Not started	0	1	-	-	-	0
18/03646/FULL	Too Hoots Spongs Lane Sissinghurst Cranbrook Kent TN17 2AH	1	0	1	Under Construction	1	-	-	-	-	0

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18/02714/FULL	Town Farm Slaughterhouse High Street Brenchley Tonbridge TN12 7NH	1	0	1	Not started	0	1	-	-	-	0
19/00327/FULL	Tubslake Oast Water Lane Hawkhurst Cranbrook Kent	1	0	1	Not started	0	1	-	-	-	0
18/02405/FULL	Twin Valleys Lewes Heath Horsmonden Tonbridge Kent TN12 8AF	1	0	1	Not started	0	1	-	-	-	0
17/03813/FULL	Wagtail Farm Jarvis Lane Goudhurst Cranbrook Kent	1	0	1	Under Construction	1	-	-	-	-	0
19/00949/FULL	Wagtail Farm Jarvis Lane Goudhurst Cranbrook Kent TN17 2NP	1	0	1	Not Started	0	1	-	-	-	0

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19/00402/FULL	Weald Society For The Disabled Ockley Road Hawkhurst Cranbrook Kent, TN18 4DY	1	0	1	Not started	0	1	-	-	-	0
18/00922/PNQCLA	Wellwood Park Farm Cranbrook Road Frittenden Cranbrook Kent TN17 2AU	1	0	1	Not Started	0	1	-	-	-	0
19/03496/FULL	Yew Tree Farm Oast Yew Tree Green Road Horsmonden Tonbridge Kent TN12 8HP	1	0	1	Not Started	0	1	-	-	-	0
19/03231/FULL	1 Chilston Road Royal Tunbridge Wells Kent TN4 9LW	2	0	2	Not started	0	2	-	-	-	0
16/05729/FULL	187 Forest Road Royal Tunbridge Wells Kent	2	0	2	Under Construction	2	-	-	-	-	0
15/509903/FULL	187 Silverdale Road Royal Tunbridge Wells Kent TN4 9HT	2	0	2	Under Construction	2	-	-	-	-	0

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19/02972/FULL	2 Frant Road Royal Tunbridge Wells Kent	2	0	2	Not started	0	2	-	-	-	0
19/02722/FULL	2 Silverdale Lane Royal Tunbridge Wells Kent TN4 9LA	2	0	2	Not started	0	2	-	-	-	0
19/03441/FULL	21 - 23 Church Road Royal Tunbridge Wells Kent TN1 1LT	2	0	2	Not started	0	2	-	-	-	0
19/02293/FULL	24 London Road Southborough Tunbridge Wells Kent TN4 0QB	2	0	2	Not started	0	2	-	-	-	0
18/00477/FULL	28 - 30 Rusthall High Street Rusthall Royal Tunbridge Wells Kent TN4 8RY	2	0	2	Not started	0	2	-	-	-	0
18/00715/FULL	5 Eden Road Royal Tunbridge Wells Kent TN1 1TS	2	0	2	Not started	0	2	-	-	-	0
19/02469/FULL	51 High Street Royal Tunbridge Wells Kent TN1 1XU	2	0	2	Not started	0	2	-	-	-	0

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18/00091/FULL	6 - 8 Garden Street Royal Tunbridge Wells Kent TN1 2XB	2	0	2	Not started	0	2	-	-	-	0
19/02339/FULL	65 Liptraps Lane Royal Tunbridge Wells Kent TN2 3BX	2	0	2	Not Started	0	2	-	-	-	0
19/02457/FULL	67 - 69 High Street Royal Tunbridge Wells Kent TN1 1XX	2	0	2	Under Construction	2	-	-	-	-	0
19/00278/FULL	Academy House 27 Forest Road Royal Tunbridge Wells Kent	2	0	2	Not started	0	2	-	-	-	0
18/02149/FULL	Bentinck Farm Romford Road Pembury Royal Tunbridge Wells Kent TN2 4BB	2	0	2	Not started	0	2	-	-	-	0
19/00983/PNQCLA	Buckhurst Farm Buildings Biddenden Road Frittenden Cranbrook Kent TN17 2BE	2	0	2	Not started	0	2	-	-	-	0

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19/03080/FULL	Buckhurst Farm Biddenden Road Frittenden Cranbrook Kent TN17 2BE	2	0	2	Not started	0	2	-	-	-	0
19/01595/FULL	Building South Of High Woods Lane Royal Tunbridge Wells Kent	2	0	2	Not Started	0	2	-	-	-	0
19/03143/FULL	Chaskit House Country Clothing Chaskit House Langton Road Langton Green Royal Tunbridge Wells Kent TN3 0EG	2	0	2	Not Started	0	2	-	-	-	0
19/00211/FULL	Coppers Court Yew Tree Road Southborough Royal Tunbridge Wells Kent	2	0	2	Not Started	0	2	-	-	-	0
19/02992/FULL	Galen Pennington Road Southborough Tunbridge Wells Kent TN4 0SS	2	0	2	Not Started	0	2	-	-	-	0

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18/01281/FULL	Garage Block Doctor Hopes Road Cranbrook Kent	2	0	2	Not started	0	2	-	-	-	0
18/00385/FULL	Garage Block And Land Lampington Row Langton Green Tunbridge Wells Kent	2	0	2	Not started	0	2	-	-	-	0
17/03374/FULL	Garage Block Between 17 - 19 Showfields Road Royal Tunbridge Wells Kent	2	0	2	Not started	0	2	-	-	-	0
17/01077/FULL	Garages Orchard Crescent Horsmonden Tonbridge Kent	2	0	2	Not started	0	2	-	-	-	0
17/01081/FULL	Garages Squirrel Way Royal Tunbridge Wells Kent	2	0	2	Not started	0	2	-	-	-	0
17/01423/FULL	Garages To The Rear Of 17 Tutsham Way Paddock Wood Tonbridge Kent	2	0	2	Not started	0	2	-	-	-	0

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17/04246/FULL	Garages Prospect Road Rear Access - Rear Of 52-84 Prospect Road Southborough Royal Tunbridge Wells Kent	2	0	2	Not started	2	-	-	-	-	0
17/04245/FULL	Hardstanding Adjacent To 39 Cogate Road Paddock Wood Tonbridge Kent	2	0	2	Not started	0	2	-	-	-	0
18/02980/FULL	Hartley Farmhouse, Plot Adjacent Hartley Road Cranbrook TN17 3QG	2	0	2	Not started	0	2	-	-	-	0
18/03413/FULL	Hoads Farm Buildings Crouch Lane Sandhurst Cranbrook Kent, TN18 5PA	2	0	2	Not Started	0	2	-	-	-	0
18/00500/FULL	Land Adjacent To 2 Belgrave Woodbury Road Hawkhurst Cranbrook Kent	2	0	2	Under Construction	2	-	-	-	-	0

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17/00697/FULL	Land And Garages Granary Paddock Wood Tonbridge Kent	2	0	2	Not started	0	2	-	-	-	0
19/01057/FULL	Land At Apple Tree Cottage Maidstone Road Horsmonden Tonbridge Kent TN12 8NE	2	0	2	Not started	0	2	-	-	-	0
17/04016/FULL	Land At Tanyard Sandhurst Cranbrook Kent	2	0	2	Not started	0	2	-	-	-	0
17/03492/FULL	Land Between 7 And 9 Blackthorn Avenue Southborough Tunbridge Wells Kent	2	0	2	Not started	0	2	-	-	-	0
18/00386/FULL	Land Between 4C - 5 Goddards Close Cranbrook Kent	2	0	2	Not started	0	2	-	-	-	0
18/00538/FULL	Land On East Side Of Willow Lane Paddock Wood Tonbridge Kent	2	0	2	Under Construction	2	-	-	-	-	0

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17/02020/FULL	Land Rear Of 45 And 47 Montgomery Road Royal Tunbridge Wells Kent	2	0	2	Not started	0	2	-	-	-	0
15/507465/PNOCLA	Linkhold Marketing Ltd Browning House Draper Street Southborough Royal Tunbridge Wells Kent TN4 0PG	2	0	2	Under Construction	2	-	-	-	-	0
18/03937/FULL	Matfield Grove Maidstone Road Matfield Tonbridge Kent TN12 7LF	2	0	2	Not Started	0	2	-	-	-	0
19/01826/FULL	Oasthouse South West Of Cherry Tree Farmhouse Mill Lane Frittenden Cranbrook Kent TN17 2DT	2	0	2	Not started	0	2	-	-	-	0
17/03777/FULL	Pizza & Kebabs Place 24 Commercial Road Paddock Wood Tonbridge Kent	2	0	2	Under Construction	2	-	-	-	-	0

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19/00006/FULL	Quince Cottage School House Lane Horsmonden Tonbridge TN12 8BJ	2	0	2	Not started	0	0	2	-	-	0
18/02772/FULL	RTW Day Spa Ltd 12 Vale Road Royal Tunbridge Wells Kent TN1 1BP	2	0	2	Not started	0	2	-	-	-	0
18/03451/FULL	Smugley Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2QU	2	0	2	Not started	0	2	-	-	-	0
17/01382/FULL	Stable Building 50M East Of Matfield House The Green Matfield Tonbridge Kent	2	0	2	Under Construction	2	-	-	-	-	0
18/03858/PNQCLA	Stonecastle Farm Whetsted Road Five Oak Green Tonbridge Kent TN12 6SE	2	0	2	Not Started	0	2	-	-	-	0

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18/00589/FULL	The Barn Great Pix Hall Farm High Street Hawkhurst Cranbrook Kent	2	0	2	Not started	0	2	-	-	-	0
18/03165/FULL	The Rocks Reynolds Lane Royal Tunbridge Wells Kent	2	0	2	Under Construction	2	-	-	-	-	0
19/00403/FULL	Waterfield Oast Perch Lane Lamberhurst Royal Tunbridge Wells TN3 8AU	2	0	2	Not started	0	2	-	-	-	0
19/01824/FULL	18 London Road Southborough Royal Tunbridge Wells Kent TN4 0QB	3	0	3	Not Started	0	3	-	-	-	0
18/03559/FULL	30 Broadmead Royal Tunbridge Wells Kent TN2 5RL	3	0	3	Not started	0	3	-	-	-	0
16/503524/FULL	37 - 41 Camden Road Royal Tunbridge Wells Kent	3	0	3	Under Construction	3	-	-	-	-	0

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19/02437/FULL	52 Mount Pleasant Road Tunbridge Wells Kent TN1 1RB	3	0	3	Not started	0	3	-	-	-	0
19/00431/FULL	65 Grosvenor Road Royal Tunbridge Wells Kent, TN1 2AY	3	0	3	Under Construction	3	-	-	-	-	0
19/02571/FULL	9 Nevill Terrace Royal Tunbridge Wells Kent TN2 5QY	3	0	3	Not started	0	3	-	-	-	0
19/02166/FULL	Barn At Course Horn Lane Cranbrook Kent TN17 3NP	3	0	3	Not started	0	3	-	-	-	0
17/02448/FULL	Bassetts Farm And Land Maidstone Road Horsmonden Tonbridge Kent	3	0	3	Not started	0	3	-	-	-	0
17/02814/PNOCLA	Broadwater House 6 London Road Royal Tunbridge Wells Kent	3	0	3	Not Started	0	3	-	-	-	0

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18/03602/FULL	Castle Hill Farm Pearsons Green Road Brenchley Tonbridge Kent TN12 7DB	3	0	3	Under Construction	3	-	-	-	-	0
19/03401/OUT	Copthall Copthall Avenue Hawkhurst Cranbrook Kent TN18 4LR	3	0	3	Not Started	0	0	3	-	-	0
18/01540/FULL	Fish On Line Alpha House Badsell Road Five Oak Green Tonbridge Kent TN12 6QU	3	2	1	Under Construction	1	-	-	-	-	0
19/03041/FULL	Garage Adjacent To 1 Whetsted Road Five Oak Green Tonbridge Kent TN12 6RS	3	0	3	Not Started	0	3	-	-	-	0
16/503390/FULL	Garages North Farm Road Royal Tunbridge Wells Kent	3	0	3	Not started	0	3	-	-	-	0

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18/03282/FULL	Land Adjoining Columbanus Parkfield Crescent Iden Green Cranbrook, Kent	3	0	3	Not started	0	3	-	-	-	0
18/01494/OUT	Land Between Blackthorn Avenue And Aspen Way Southborough Tunbridge Wells Kent	3	0	3	Not started	0	0	3	-	-	0
19/00731/FULL	Manakamana Gurkha 31 Church Road Royal Tunbridge Wells Kent TN1 1JT	3	0	3	Not started	0	3	-	-	-	0
18/00623/FULL	Moatlands Manor Watermans Lane Paddock Wood Tonbridge Kent TN12 6ND	3	0	3	Not started	0	3	-	-	-	0
18/01403/FULL	OS Plot 6675 And 6070 Sponden Lane Sandhurst Cranbrook Kent	3	0	3	Not started	0	3	-	-	-	0

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18/00959/PNQCLA	Park Farm Land And Buildings Cranbrook Road Frittenden Cranbrook Kent	3	0	3	Not started	0	3	-	-	-	0
18/02627/OUT	Thorn Barn Maidstone Road Matfield Tonbridge TN12 7JH	3	0	3	Not started	0	0	3	-	-	0
18/00926/FULL	Units A1, A2, B1, B2, C, D1, D2, E & F 46 Holden Park Road Southborough Tunbridge Wells Kent	3	0	3	Not started	0	3	-	-	-	0
19/02384/FULL	1 Hollyshaw Close Camden Park Royal Tunbridge Wells Kent TN2 5AB	4	0	4	Not Started	0	4	-	-	-	0
17/00700/FULL	Garages And Land Kent Close Paddock Wood Tonbridge Kent	4	0	4	Not started	0	4	-	-	-	0

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19/00673/FULL	12 Rusthall High Street Rusthall Royal Tunbridge Wells Kent TN4 8RW	4	0	4	Under Construction	4	-	-	-	-	0
17/00242/FULL	62 Mount Pleasant Road Royal Tunbridge Wells Kent	4	0	4	Under Construction	4	-	-	-	-	0
16/503393/FULL	Garages Rear Of 4 Goldings Paddock Wood Tonbridge Kent	4	0	4	Not started	0	4	-	-	-	0
18/02170/FULL	Golford Cottage Farm Tenterden Road Cranbrook Kent TN17 3PA	4	0	4	Not started	0	4	-	-	-	0
18/01312/PNOCLA	Ground Floor 24 London Road Southborough Royal Tunbridge Wells Kent TN4 0QB	4	0	4	Under Construction	4	-	-	-	-	0
14/505896/FULL	Land Adjacent 18 Old Kent Road Paddock Wood Tonbridge Kent TN12 6JD	4	0	4	Under Construction	4	-	-	-	-	0

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18/03941/FULL	Land Adjacent Telephone Exchange New Pond Road Benenden Cranbrook Kent	4	0	4	Not started	0	4	-	-	-	0
17/00371/FULL	Land And Garages Bright Ridge & Keel Gardens Southborough Tunbridge Wells Kent	4	0	4	Not started	0	4	-	-	-	0
19/00390/FULL	Land Between Goldings And Ringden Avenue Paddock Wood Tonbridge Kent, TN12 6EE	4	0	4	Not started	0	4	-	-	-	0
18/02451/FULL	Land To The Rear Of Broadlands Angley Road Cranbrook Kent TN17 2PL	4	0	4	Not started	0	4	-	-	-	0
18/01581/FULL	Parking Area Between 41 & 42 Falmouth Place Five Oak Green Tonbridge Kent	4	0	4	Not started	0	4	-	-	-	0

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19/03133/FULL	Rear Of 70 - 72 Rusthall High Street Rusthall Royal Tunbridge Wells Kent	4	0	4	Not started	4	-	-	-	-	0
17/00364/FULL	Silverhurst Garage 135 - 139 Silverdale Road Royal Tunbridge Wells Kent	4	3	1	Under Construction	1	-	-	-	-	0
16/07189/FULL	Sir Alf Ramsey 120 Broadmead Royal Tunbridge Wells Kent	4	0	4	Under Construction	4	-	-	-	-	0
19/01696/FULL	Stonecourt Farm Stone Court Lane Pembury Tunbridge Wells Kent	4	0	4	Not started	0	4	-	-	-	0
16/500789/FULL	The Coach House 46 Quarry Road Royal Tunbridge Wells Kent	4	0	4	Under Construction	4	-	-	-	-	0
19/02425/PNOCLA	The Lodge On The Common London Road Royal Tunbridge Wells Kent TN2 5BF	4	0	4	Not started	0	4	-	-	-	0

Application Reference	Site Address	Number of Extant Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2020)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Dwellings Phased Beyond Five Years
17/03479/FULL	40 Broadwater Down Royal Tunbridge Wells Kent	5	0	5	Not started	0	5	-	-	-	0
19/01224/FULL	All Saints Church Rye Road Hawkhurst Cranbrook Kent TN18 4EY	5	0	5	Not started	0	0	5	-	-	0
17/01608/FULL	Barnetts 68 Frant Road Royal Tunbridge Wells Kent TN2 5LR	5	0	5	Not started	0	5	-	-	-	0
19/00043/FULL	Bradleys (Speldhurst) Ltd Speldhurst Hill Speldhurst Royal Tunbridge Wells Kent TN3 0NG	5	0	5	Under Construction	5	-	-	-	-	0
15/503293/FULL	Coys Cushions Ltd Southbank House Victoria Road Southborough Tunbridge Wells Kent TN4 0LT	5	0	5	Under Construction	5	-	-	-	-	0

Application Reference	Site Address	Number of Extant Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2020)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Dwellings Phased Beyond Five Years
18/01780/OUT	Former Crystal Palace Public House 69 Camden Road Royal Tunbridge Wells Kent TN1 2QL	5	0	5	Not started	0	0	5	-	-	0
19/00502/FULL	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	5	0	5	Not started	0	5	-	-	-	0
19/01586/OUT	Land West Of Sychem Place Five Oak Green Tonbridge Kent	5	0	5	Not started	0	0	5	-	-	0
17/01347/FULL	Land Between 84 & 108 St Johns Road Royal Tunbridge Wells Kent	6	0	6	Under Construction	6	-	-	-	-	0
19/02738/FULL	160 - 162 London Road Southborough Tunbridge Wells Kent TN4 0PJ	6	0	6	Under Construction	6	-	-	-	-	0
18/03978/FULL	24 Church Road Royal Tunbridge Wells Kent	6	0	6	Not started	0	6	-	-	-	0

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19/03638/FULL	54 - 58 & 60 Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1RB	6	0	6	Not Started	0	6	-	-	-	0
19/03533/FULL	Costcutter 120 London Road Southborough Royal Tunbridge Wells Kent TN4 0PN	6	0	6	Not Started	0	6	-	-	-	0
19/00377/FULL	Kippings Cross Farm House Hastings Road Matfield Tonbridge Kent TN12 7HB	6	0	6	Not started	0	6	-	-	-	0
19/02999/FULL	Police Office 136 - 138 Maidstone Road Paddock Wood Tonbridge Kent TN12 6EB	6	0	6	Not started	0	6	-	-	-	0
19/00200/FULL	Tatlingbury Farm House Five Oak Green Road Five Oak Green Tonbridge Kent TN12 6RG	6	0	6	Not started	0	6	-	-	-	0

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19/03421/FULL	122, 124, 126 And 128 (Ground Floor) Broadmead Royal Tunbridge Wells Kent TN2 5RW	7	0	7	Not Started	0	7	-	-	-	0
17/00627/PNOCLA	20 - 26 St Johns Road Royal Tunbridge Wells Kent	7	0	7	Under Construction	7	-	-	-	-	0
19/01866/FULL	69 - 71 Culverden Down Royal Tunbridge Wells Kent TN4 9SL	7	0	7	Not started	0	7	-	-	-	0
18/03841/FULL	Car Park Bredbury House 77 Mount Ephraim Royal Tunbridge Wells Kent	7	0	7	Not Started	0	7	-	-	-	0
17/04116/FULL	Highgate Hall Rye Road Hawkhurst Cranbrook Kent	7	0	7	Under Construction	7	-	-	-	-	0
19/00136/REM	Hurstway Construction Co Ltd Hartley Road Cranbrook Kent TN17 3QX	7	0	7	Not Started	0	7	-	-	-	0

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18/00577/FULL	Land And Open Space Goldings Paddock Wood Tonbridge Kent	7	0	7	Not started	0	7	-	-	-	0
18/03187/FULL	Os Plot 6535 Heartenoak Road Hawkhurst Cranbrook TN18 5EY	7	0	7	Not started	0	7	-	-	-	0
19/02535/FULL	Speeds Farm Farnham Lane Langton Green Tunbridge Wells Kent TN3 0JT	8	0	8	Not started	0	8	-	-	-	0
19/00840/FULL	15 Church Road Paddock Wood Tonbridge Kent TN12 6HD	8	0	8	Not started	0	8	-	-	-	0
17/03667/LDCEX	5 Calverley Park Gardens Royal Tunbridge Wells Kent	8	0	8	Not started	0	8	-	-	-	0
18/00642/FULL	8-16 Grove Hill Road Royal Tunbridge Wells Kent TN1 1RZ	8	0	8	Under Construction	8	-	-	-	-	0

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18/03703/FULL	Brick Kiln Piggeries Chantlers Hill Paddock Wood Tonbridge TN12 6LY	8	0	8	Not started	0	8	-	-	-	0
16/504730/FULL	Ferringham 16 Boyne Park Royal Tunbridge Wells	8	0	8	Under Construction	8	-	-	-	-	0
18/03951/FULL	Hawkenbury Farm Hawkenbury Road Royal Tunbridge Wells Kent	8	0	8	Not started	0	8	-	-	-	0
19/01801/OUT	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	8	0	8	Not started	0	0	8	-	-	0
19/00106/FULL	OS Plots 2430 3828 3943 & Part 3118 Bodiam Road Sandhurst Cranbrook Kent	8	0	8	Not started	0	8	-	-	-	0
17/02720/FULL	The Velo House 5 St Johns Road Royal Tunbridge Wells Kent	8	0	8	Not started	0	8	-	-	-	0

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17/02173/FULL	239 Forest Road Royal Tunbridge Wells Kent TN2 5HT	9	0	9	Under Construction	9	-	-	-	-	0
17/03592/FULL	3 High Street Pembury Tunbridge Wells Kent	9	0	9	Under Construction	9	-	-	-	-	0
19/02228/FULL	5 St Johns Road Royal Tunbridge Wells Kent TN4 9TN	9	0	9	Not Started	0	9	-	-	-	0
18/01649/FULL	Auto Bavaria North Side North Farm Road Royal Tunbridge Wells Kent TN2 3DH	9	0	9	Not started	0	9	-	-	-	0
18/02773/FULL	Broadwater House 46 Broadwater Down Royal Tunbridge Wells Kent TN2 5PE	9	0	9	Not started	0	9	-	-	-	0
18/02102/FULL	Calverley House 55 Calverley Road Royal Tunbridge Wells TN1 2TU	9	0	9	Under Construction	9	0	-	-	-	0

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17/01387/FULL	Former Four Winds Farm Penshurst Road Bidborough Tunbridge Wells Kent	9	0	9	Under Construction	9	-	-	-	-	0
18/03303/FULL	High Brooms Working Mens Club & Institute High Brooms Road Southborough Royal Tunbridge Wells Kent, TN4 9BE	9	0	9	Not started	0	9	-	-	-	0
16/504607/OUT	Land And Buildings Rear Of 35 Quarry Road Royal Tunbridge Wells Kent	9	0	9	Under Construction	9	-	-	-	-	0
18/03839/OUT	Land North Of Santer House Red Oak Hawkhurst Cranbrook Kent	9	0	9	Not started	0	0	9	-	-	0
19/01618/FULL	Land Rear Of 4 Strawberry Close Royal Tunbridge Wells Kent TN2 5PD	9	0	9	Not Started	0	9	-	-	-	0

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17/03228/FULL	R T A Joinery Ltd 5 Birling Road Royal Tunbridge Wells Kent TN2 5LX	9	0	9	Not started	0	9	-	-	-	0
18/02324/FULL	Spa Hotel Langton Road Royal Tunbridge Wells Kent TN4 8XJ	9	0	9	Not Started	0	9	-	-	-	0
17/00482/FULL	23 Lansdowne Road Royal Tunbridge Wells Kent TN1 2NG	10	5	5	Under Construction	5	-	-	-	-	0
17/04224/FULL	Land At Willow Lane Willow Lane Paddock Wood Tonbridge	10	0	10	Not started	0	10	-	-	-	0
16/505613/FULL	The Hop Pocket 59 Maidstone Road Paddock Wood Tonbridge Kent	10	0	10	Under Construction	10	-	-	-	-	0
18/03307/FULL	The Springs 18 Tonbridge Road Pembury Royal Tunbridge Wells Kent TN2 4QL	10	0	10	Under Construction	10	-	-	-	-	0

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17/02765/OUT	Land At Triggs Farm Cranbrook Road Goudhurst Cranbrook Kent	11	0	0	Not started	-	-	-	-	-	11
14/506572/FULL	Spelmonden Farm Spelmonden Road Goudhurst Cranbrook Kent TN17 1HE	11	0	11	Under Construction	11	-	-	-	-	0
16/504891/FULL	Land At Walkhurst Road Benenden Cranbrook Kent	12	0	12	Not started	0	12	-	-	-	0
18/01876/FULL	123 Silverdale Road Royal Tunbridge Wells Kent TN4 9HX	13	0	13	Not started	0	13	-	-	-	0
14/502969/FULL	46 Goods Station Road Royal Tunbridge Wells Kent TN1 2DB	14	2	12	Under Construction	12	-	-	-	-	0
19/00280/FULL	Land Adjacent To The Old Parsonage Balcombes Hill Goudhurst Cranbrook Kent	14	0	14	Not Started	0	14	-	-	-	0

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18/03805/OUT	Land Adjacent To Hornbeam Avenue Southborough Royal Tunbridge Wells Kent	15	0	15	Not started	0	0	15	-	-	0
17/03739/PNOCLA	Lonsdale Gate Lonsdale Gardens Royal Tunbridge Wells Kent	15	0	15	Not started	0	15	-	-	-	0
18/02618/OUT	Land Between Speldhurst Road And Bright Ridge Southborough Tunbridge Wells Kent	16	0	16	Not started	0	0	16	-	-	0
17/00763/FULL	Land West Of Maidstone Road Horsmonden Tonbridge Kent	17	16	1	Under Construction	1	-	-	-	-	0
18/00052/FULL	Multi Storey Car Park Garden Street Royal Tunbridge Wells Kent	18	0	18	Not started	0	18	-	-	-	0
19/01515/FULL	Royal Retreat Hotel 55 - 57 London Road Royal Tunbridge Wells Kent TN1 1DS	19	0	19	Not started	0	19	-	-	-	0

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17/00756/FULL	Sturgeons 32 - 34 Henwood Green Road Pembury Tonbridge Wells Kent TN2 4LG	19	0	19	Not started	0	19	-	-	-	0
17/01142/FULL	Land Between Long Leas And Pear Tree Cottage Maidstone Road Matfield Tonbridge Kent	20	0	20	Under Construction	20	-	-	-	-	0
17/03335/FULL	Site of 141 And 151 London Road Southborough Tonbridge Wells Kent	20	0	20	Under Construction	20	-	-	-	-	0
17/00951/FULL	Benenden Hospital Goddards Green Road Benenden Cranbrook Kent TN17 4AX	23	0	23	Under Construction	23	-	-	-	-	0
08/03962/FULMJ	The Hop Pocket 59 Maidstone Road Paddock Wood Tonbridge Kent	24	0	24	Under Construction	24	-	-	-	-	0

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17/03780/OUT	Brook House Cranbrook Road Hawkhurst Cranbrook Kent	25	0	25	Not Started	0	0	25	-	-	0
19/01040/PNOCLA	Westcombe House 2 - 4 Mount Ephraim Royal Tunbridge Wells Kent	25	0	25	Under Construction	25	-	-	-	-	0
16/503953/FULL	Former Cranbrook Engineering Site And Wilkes Field Stone Street Cranbrook Kent	28	0	28	Under Construction	28	-	-	-	-	0
18/02165/FULL	Land To The East Of Heartenoak Road Hawkhurst Cranbrook Kent	28	0	28	Under Construction	28	-	-	-	-	0
17/01399/FULL	Travis Perkins Trading Co Ltd Belgrave Road Royal Tunbridge Wells Kent	31	0	31	Under Construction	31	-	-	-	-	0

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17/01151/FULL	Cornford Court Cornford Lane Tunbridge Wells Kent TN2 4QX	35	0	35	Not Started	0	35	-	-	-	0
19/00365/FULL	Land Opposite 46 Quarry Road Quarry Road Royal Tunbridge Wells Kent TN1 2YB	35	0	35	Not started	0	35	-	-	-	0
16/07697/FULL	Part Site Of Beechwood Sacred Heart School 12 Pembury Road Royal Tunbridge Wells Kent	36	0	36	Under Construction	0	36	-	-	-	0
18/02571/FULL	Turnden Hartley Road Cranbrook Kent TN17 3QX	36	0	36	Under Construction	36	-	-	-	-	0
19/01271/FULL	The White House Highgate Hill Hawkhurst Cranbrook Kent TN18 4LB	42	0	42	Not Started	0	42	-	-	-	0

Application Reference	Site Address	Number of Extant Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2020)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Dwellings Phased Beyond Five Years
17/00451/REM	Land Off Common Road Sissinghurst Cranbrook Kent	60	44	16	Under Construction	16	-	-	-	-	0
14/503346/FULL	Land To West Of Lorenden Park And The White House Highgate Hill Hawkhurst Cranbrook Kent TN18 4LB	62	54	8	Under Construction	8	-	-	-	-	0
16/06081/HYBRID	Southborough Town Council 137 London Road Southborough Royal Tunbridge Wells Kent	69	48	21	Under Construction	21	-	-	-	-	0
18/02408/PNOCLA	Calverley House 55 Calverley Road Royal Tunbridge Wells Kent TN1 2TU	77	0	77	Under Construction	77	-	-	-	-	0
18/00602/FULL	Knights Wood Development Knights Way Royal Tunbridge Wells Kent TN2 3FJ	86	2	84	Under Construction	40	44	-	-	-	0

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17/00731/FULL	Arriva Kent & Sussex Ltd Bus Depot 36 - 40 St Johns Road Royal Tunbridge Wells Kent	89	0	89	Under Construction	70	19	-	-	-	0
19/01869/FULL	Former ABC Cinema Site Mount Pleasant Road Royal Tunbridge Wells Kent	108	0	0	Not Started	-	-	-	-	-	108
17/04049/REM	Knights Wood Development Knights Way Royal Tunbridge Wells Kent TN2 3FJ	114	0	114	Under Construction	52	50	12	-	-	0
16/504331/FULL	Union House Eridge Road Royal Tunbridge Wells Kent	127	0	127	Under Construction	70	57	-	-	-	0
16/502860/OUT	Land At Brick Kiln Farm Cranbrook Kent	180	0	180	Not Started	0	15	55	55	55	0
16/07023/HYBRID	Land At Hawkenbury Farm Hawkenbury Road Royal Tunbridge Wells Kent	233	11	222	Under Construction	70	70	70	12	-	0

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12/02547/EIAMJ	Kent And Sussex Hospital Mount Ephraim Royal Tunbridge Wells Kent TN4 8AT	243	232	11	Under Construction	11	-	-	-	-	0
14/504140/HYBRID	Church Farm And Land Church Road Paddock Wood Tonbridge Kent	300	0	230	Not started	0	20	70	70	70	70
17/03480/FULL	Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	309	0	309	Under Construction	70	70	70	70	29	0
14/506766/HYBRID	Mascalls Court Farm Mascalls Court Road Paddock Wood Tonbridge	375	96	279	Under Construction	72	72	72	63	-	0
			Total	3,123	-	1,063	1,186	450	270	154	190

Appendix 2: Identified Sites (as allocated in the Site Allocations Local Plan (2016))

Table 3 lists all non-consented identified sites (as allocated in the Site Allocations Local Plan (2016)) that are considered to still be deliverable. It should be noted that not all sites considered to remain deliverable are thought to be deliverable within the five-year supply.

If you are a planning applicant, developer or site promoter and would like to provide an update on your site to the Planning Policy team then please email us at planning.policy@tunbridgewells.gov.uk with the subject heading 'Five-Year Housing Land Supply Site Update'.

Table 3 – Phasing of Identified Sites

Allocation Reference	Site Address	Settlement	Site Capacity (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Dwellings Phased Beyond Five Years
Policy AL/RTW8	Land at the Rifle Range, Warwick Park	Royal Tunbridge Wells	5	5	0	0	0	5	-	-
Policy AL/RTW9	Lifestyle Motor Europe, Langton Road	Royal Tunbridge Wells	15	15	0	0	0	0	15	-
Policy AL/RTW10	Former Gas Works, Sandhurst Road	Royal Tunbridge Wells	170	0	0	0	0	0	0	170
Policy AL/RTW13	Tunbridge Wells Telephone Engineering	Royal Tunbridge	50	25	0	0	0	0	25	25

Allocation Reference	Site Address	Settlement	Site Capacity (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Dwellings Phased Beyond Five Years
	Centre	Wells								
Policy AL/RTW22	Site of Lifestyle Ford	Royal Tunbridge Wells	30	30	0	0	0	30	-	-
Policy AL/SO1	Land at Yew Tree Road	Southborough	6	6	0	0	0	0	6	-
		Total	276	81	0	0	0	35	46	195
		Less 10% non-implementation		73						