

Tunbridge Wells Borough Council

# **Five-Year Housing Land Supply Statement 2021/2022**

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October 2022

Position as at 01 April 2022



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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 which is usually published early each calendar year). In practice, the buffers are incorporated into the housing land supply calculations meaning that land supply statements made by the Council already include any applicable buffers.
2. The National Planning Policy Framework (NPPF; 2021) requires Local Planning Authorities to calculate housing need using the Standard Method unless exceptional circumstances justify an alternative approach (Paragraph 61). The Planning Practice Guidance (PPG) further clarifies that "*where strategic policies are more than 5 years old or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement*" (see [Housing Supply and Delivery](#), Paragraph: 003 Reference ID: 68-003-20190722). As the Council's latest adopted Plan, the 2010 Core Strategy, is more than 5 years old, the Council therefore must measure its housing land supply against the area's local housing need calculated using the Standard Method. In addition, in calculating the housing requirement figure, the guidance notes that the current year should be "*used as the starting point from which to calculate growth over that period*" (see [Housing and Economic Needs Assessment](#), Paragraph: 004 Reference ID: 2a-004-20201216). Accordingly, the need identified in the 2018/19 statement was 682 dwellings per annum which used 2019 as the base date, which subsequently reduced to 678 per annum for 2019/20 which used 2020 as the base date.

3. However, for this year's statement, while the Standard Method target equates to 672 dwellings per annum using 2022 as the base date, as the Council is already partly through the emerging Local Plan's plan period (2020-2038), for the purpose of calculating the five-year housing land supply the Council will refer to the need of 678 per annum which relates to its base date of April 2020 (as also done within the 2021 Statement). The Council will therefore have regard to any shortfall, or surplus, in delivery during the 2020-2022 period. It is considered an appropriate and robust approach to use the housing need figure identified in the emerging Local Plan, given that it is at a well-advanced stage, being at examination, while also acknowledging that the difference between the Local Plan's need figure of 678 and the current year's figure (672) is only marginal.
4. It should also be noted that the Standard Method uses the 2014 Household Projections to calculate the housing requirement within the borough. While more recent household projections have been published (2016- and 2018-based), the PPG clarifies that the *"2014-based household projections are used within the standard method to provide stability for planning authorities and communities, ensure that historic under-delivery and declining affordability are reflected, and to be consistent with the Government's objective of significantly boosting the supply of homes"* (see [Housing and Economic Needs Assessment](#), Paragraph: 005 Reference ID: 2a-005-20190220).

# Five-Year Housing Land Supply Requirement

5. Paragraph 74 of the NPPF 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 39, "*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*".
6. Paragraph 74 of the NPPF 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.*"
7. This means that, for an LPA to achieve a five-year housing land supply, the minimum level of housing delivery that it 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 41 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 latest HDT result for 2021 (as published in January 2022; see [Details of the Housing Delivery Test](#)) indicated that delivery was 97% against the target of the last 3 years, a 5% buffer must be applied within the Council's five-year housing land supply calculations.

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

8. Homes are classed as any self-contained permanent residential dwelling that has been established through the planning application process. The five-year housing land 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.
9. 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 (unless, in the case of student accommodation, the units are studio flats which are self-contained with their own kitchen and bathroom facilities that fully functions as an independent dwelling). 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

10. Each year, the Council prepares a calculation to show the updated five-year housing land supply for the borough as at 1st 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.

11. While the Standard Method takes into account previous delivery, and therefore there is no need to separately address any previous under-supply, it is noted that the Council is partly through an emerging Local Plan's plan period (2020-2038) meaning that regard will be given to any shortfall or surplus in delivery during 2020-22. The Council considers that the most appropriate approach to addressing any shortfall in previous delivery within the plan period is to distribute the shortfall over the five-year housing land supply target. The purpose of this is primarily to encourage a 'bounce-back' in local housing delivery. On the other hand, with regard to any surplus, it is considered most appropriate to spread any surplus in housing delivery over the remaining emerging Local Plan's plan period, rather than over the following five-year period, primarily to discourage any 'brake' in local housing delivery, but to instead keep housing delivery in line with the Local Plan target.
12. The current five-year housing land supply (as at 1st April 2022) is shown in **Table 1** below (figures presented in right hand column) with an explanation as to how each stage is calculated in the third column.

**Table 1 - How the Five-Year Housing Land Supply is Calculated for Five-Year Period 01 April 2022 to 31 March 2027**

Row	Five-Year Housing Land Supply Component	How is Component Calculated	Five-Year Housing Land Supply Calculations (April 2022-March 2027)
1	Annualised Need Across Five-Year Period	Calculated using the Standard Method using emerging Local Plan base date of 01 April 2020	678
2	Completions Between 01 April 2020 – 31 March 2022	Number of completions recorded through annual monitoring work for 2020/21 and 2021/22 monitoring periods	1,206 (688+518)
3	Spreading the Shortfall Over the Next Five Years of the Plan Period	688 (2020/21) and 518 (2021/22) completions against the need of 678 over two years represents a shortfall of 150 dwellings. This shortfall is divided over the next five years of the plan period.	30

Row	Five-Year Housing Land Supply Component	How is Component Calculated	Five-Year Housing Land Supply Calculations (April 2022-March 2027)
4	Revised Annualised Need Across Five-Year Period	Need of 678 plus annualised shortfall of 30	708
5	Five-Year Requirement	Row 4 multiplied by 5 (rounded to the nearest whole number)	3,540
6	5% Buffer Applied	5% buffer applied for the five-year period as required by paragraph 74 of the NPPF. This has been calculated as 5% of Row 5 (rounded to the nearest whole number)	177
7	<b>Total Five-Year Housing Land Supply Need</b>	Row 5 plus Row 6 (rounded to the nearest whole number)	<b>3,717</b>
8	<b>Annualised Five-Year Housing Land Supply Need</b>	Row 7 divided by 5 (rounded to the nearest whole number)	<b>743</b>
9	Phasing of Extant Planning Permissions Within Five-Year Period	A separate list is provided to support this figure in <b>Table 3</b> in <b>Appendix 1</b> . This represents the number of dwellings expected to be delivered within the five-year period. This figure is inclusive of any C2 discount	2,785
10	Phasing of Non-Consented Identified Sites Within Five-Year Period (as Allocated in the Site Allocations Local Plan (2016))	A separate list is provided to support this figure in <b>Table 4</b> in <b>Appendix 2</b> . This represents the number of dwellings expected to be delivered within the five-year period. This figure is inclusive of any C2 discount	308
11	Windfall Allowance (Years 4 and 5)	This figure has been calculated through work carried out by the Planning Policy Team as part of the preparation for the emerging Local Plan. The figure is the annual windfall allowance multiplied by 2 (for years 4 and 5)	244



Row	Five-Year Housing Land Supply Component	How is Component Calculated	Five-Year Housing Land Supply Calculations (April 2022-March 2027)
12	<b>Total Identified Supply</b>	Total of Rows 9, 10, and 11	<b>3,337</b>
13	<b>Supply Position (Years)</b>	The number of Years' Supply. (Row 12 divided by Row 7, multiplied by 5 years)	<b>4.49</b>

13. **Table 1** shows that, inclusive of a 5% buffer (as per the latest HDT result) and based on the Standard Method calculation for local housing need which uses the emerging Local Plan's plan period base date of 01 April 2020, at 01 April 2022 the Council can demonstrate a housing land supply of **4.49** years.
14. The Council has taken into account any surplus or shortfall from within the emerging Local Plan's plan period. As a shortfall of 150 units was recorded over the first two years of the plan period, the Sedgefield approach has been applied (see Paragraph 11). This results in a revised annualised target of 743 dwellings per annum, inclusive of a 5% buffer (see [Housing Supply and Delivery](#), 031 Reference ID: 68-031-20190722).

## Deliverability of Sites

15. To be considered as deliverable within the next five years, the NPPF 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; and,
  - **Achievable** – there is a realistic prospect that housing will be delivered on the site within five years.
16. For each of the sites included within the five-year housing land supply, various details are used as evidence to ensure they meet the requirements of the NPPF (listed above). This information includes:

- For sites with planning approval, details of a site's availability for development have 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) and a recent review of these sites for inclusion within the emerging Local Plan) 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, 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 developer, agent, and/or applicant of an extant planning permission that supports including the site within the five-year housing land supply, including phasing and build-out rate information. Where information has not been obtained from the developer, agent, and/or applicant, the Council may also independently review marketing details on sites (such as contacting local estate agents or sales executives on larger sites), any recent planning history in discussion with Council case officers (such as recent discharging of conditions/submission of details), Council Tax records through contacting Revenues and Benefits, Building Control completion records, and Energy Performance Certificate records (required for new-build development post-completion and prior to occupation). For those sites where planning permissions have recently expired or are due to expire shortly after the base date of the new five-year housing land supply, the Council has aimed to confirm whether the consented development has been implemented and/or is being advertised for the consented use or if the previous use (prior to consent) is still being advertised or is currently occupied as per the previous 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 an 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), and/or if the developer has run into financial difficulties (for example, as a result of the Covid-19 pandemic), then 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) as well as the extent to which the site is built-out, 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).

17. 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 (2016) Sites**

18. These comprise residential allocations in the SALP (2016), where planning permission has yet to be granted for their development as at the base date of this Statement. Consequently, the figure/capacity, as identified in the SALP, included within the five-year housing land supply may not equal the figure/capacity granted in any planning consent. The site capacities of these sites were originally determined based on site-specific assessments as part of preparing the SALP, although, as noted above, a recent further assessment based on more up-to-date information has taken place on these SALP sites for inclusion within the emerging Local Plan. It should also be noted that there may be sites which already partly benefit from planning permission, in which case the planning consent has been discounted from the phased capacity to avoid double-counting.

19. This recent assessment therefore provides a revised indication of each site's most likely capacity (as compared to their capacities identified in the SALP). These assessments can be found in the emerging Local Plan's [Core Documents List](#) (see Strategic Housing and Economic Land Availability Assessment (SHELAA) [CD 3.77a-s]).
20. Consequently, all sites allocated in the SALP which have yet to be granted planning permission, and which are allocated in the emerging Local Plan (therefore excluding non-permitted SALP sites with revised capacities of less than 10 units or which are no longer considered available), can be included within the five-year housing land supply. However, inclusion of these sites is still subject to an assessment of likelihood of delivery within the five-year period depending on the evidence available. This means that sites may also be phased both within and beyond the five-year housing land supply if it is considered that the site, in its entirety, is unlikely to be delivered within the five-year period.
21. The NPPF 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 recent planning activity prior to planning consent, such as whether the site has an active/undetermined planning application or if pre-application advice meetings have taken place which are consequently factored into the Council's phasing assumptions.
  - The Council has factored in whether there has been any recent correspondence with the site promoters as part of the preparation of the emerging Local Plan which indicates when a site may be delivered. This also includes regard given to representations submitted during the Regulation 18 consultation on the Draft Local Plan, supported by representations submitted during the March – June 2021 Regulation 19 consultation on the PSLP. However, the Council has sought to refer to the most recent and up-to-date

information and correspondence. As such, some identified sites may not be included within the five-year housing land supply if correspondence indicates that they will be delivered beyond the five-year period (either in part or in their entirety).

- Discussions with senior officers in Planning Services have also been useful, as officers usually have broad, up-to-date knowledge of sites within the borough and any latest (including pre-app) discussions.

22. For those sites listed in **Table 4 (Appendix 2)**, for inclusion within the five-year housing land supply the Council must demonstrate that there is clear evidence that housing completions will begin on site within 5 years. This justification is provided for each site in **Table 2**, with phasing details provided in **Table 4 (Appendix 2)**.

**Table 2 – Five-Year Housing Land Supply Phasing Justifications for Identified (non-Permitted) SALP Sites Allocated in the Emerging Local Plan**

SALP Allocation Reference	Submission Local Plan Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity (Net Mid-Point)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Justification for Inclusion Within Five-Year Housing Land Supply
AL/RTW2B	AL/RTW 1	Former Cinema Site, Mount Pleasant Road	100	100	100	While this site technically has planning permission (19/01869/FULL, as a minor material amendment to 17/02262/FULL), granted in September 2019, which has been lawfully implemented (as determined through a lawful development certificate), it is accepted that it will not be built out. In fact, control of the site was recently acquired by Retirement Villages Group, a developer which specialises in the delivery of older persons' housing. The developer has a track record of delivery, is keen to progress with the site and carried out a public consultation in March-April 2022 to inform a subsequent revised planning application. The developer has also produced a website which outlines their proposals and any latest updates toward developing the site (see <a href="#">Cinema Site Website</a> ). The developer is seeking a higher number of units on this site than the existing permission (no longer being proceeded with) and allocation – however the figures in the trajectory reflect that of the allocation (i.e., 100 units). The agent (DHA Planning) for Retirement Villages also confirmed to the Council on 9 May 2022 that, based on the

SALP Allocation Reference	Submission Local Plan Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity (Net Mid-Point)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Justification for Inclusion Within Five-Year Housing Land Supply
						current programme, the first unit is expected to be completed in 2025 and all other units will be completed by the end of that year, hence the site has been phased for completion in 2025/26. Further, the agent considered that the development would be completed as a single phase, hence all units are currently phased for completion within this single year. The number of units to be proposed in the revised application are at present being determined and therefore, as above, the allocation capacity has been phased accordingly. Therefore, given that there is a new developer on board keen to progress with a planning application and bring the site forward, it is considered that there is clear evidence that the site will be delivered within the five-year housing land supply
AL/RTW24	AL/RTW 2	Land at the Auction House, Linden Park Road	0	0	0	<i>Mixed-use scheme with no specific residential capacity identified</i>
AL/RTW22	AL/RTW 3	Land at Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road	100	100	0	<i>Not phased within five-year housing land supply</i>
AL/RTW10	AL/RTW 7	Land at former Gas Works, Sandhurst Road	170-200	185	0	<i>Not phased within the five-year housing land supply</i>
AL/RTW4B	AL/RTW 10	Montacute Gardens	30	30	0	<i>Not phased within five-year housing land supply</i>
AL/RTW6	AL/RTW 11	Former Plant & Tool Hire, Eridge Road	45	45	40	A planning application (21/03298/FULL) for this site was submitted in September 2021 and was subsequently permitted on 20 July 2022. The permission is for 40 retirement apartments and the refurbishment of two existing properties (hence the allocation has been accordingly phased for 40 units, rather than the allocation capacity of 45 units). Therefore, given that this site now has planning permission, and that there is a developer on board (Beechcroft Developments), it is considered that there is

SALP Allocation Reference	Submission Local Plan Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity (Net Mid-Point)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Justification for Inclusion Within Five-Year Housing Land Supply
						clear evidence that the site will be delivered within the five-year housing land supply
AL/RTW13	AL/RTW 12	Land at Tunbridge Wells Telephone Engineering Centre, Broadwater Down	50	50	0	<i>Not phased within five-year housing land supply</i>
AL/RTW13	AL/RTW 13	Turners Pie Factory, Broadwater Lane	100	100	94	A planning application (22/00238/FULL) for this site was submitted in January 2022 and is currently awaiting a decision. The proposal is for 94 dwellings (36 houses and 58 apartments) and a remote working/community hub (hence the allocation has been accordingly phased for 94 units, rather than the allocation capacity of 100 units). Therefore, given that there is a planning application submitted on site, and that there is a developer onboard (Urban Life), it is considered that there is clear evidence that the site will be delivered within the five-year housing land supply
AL/PW1	STR/SS 2	The Strategy for Paddock Wood Town Centre	30	30	14	Full planning permission (21/00665/FULL) within the Paddock Wood Town Centre (Land to the Rear of 7 – 9 Station Road) was granted on 29 April 2022 (it is also noted that this site had a resolution to grant by Planning Officers at the base date of this Statement). The permission is for 14 apartments, office use, and flexible uses including office/community use (hence the allocation has been accordingly phased for 14 units, rather than the allocation capacity of 30; however, the balance (16 units) have been phased beyond the five-year housing land supply). Therefore, given that there is now a planning permission on site, and that there is a developer onboard (Icefox Developments), it is considered that there is clear evidence that part of the site (14 units of 30) will be delivered within the five-year housing land supply
AL/PW3A	STR/SS 1	Land at Church Farm, Paddock Wood	60	60	60	While the existing allocation in the SALP allocated the site for 300 units, which now has planning permission and is under construction, it is noted that a further 60 units are currently subject to a full planning application (21/01862/FULL) which has received a

SALP Allocation Reference	Submission Local Plan Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity (Net Mid-Point)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Justification for Inclusion Within Five-Year Housing Land Supply
						resolution to grant (on 28 April 2022). Therefore, given that there is a planning application submitted on site which has received a resolution to grant, and that there is a developer onboard (Countryside) who are already building out the site, it is considered that there is clear evidence that the site will be delivered within the five-year housing land supply.
AL/CR4	AL/CRS 2	Land south of Corn Hall, Crane Valley, Cranbrook	35-45	40	0	<i>Not phased within five-year housing land supply</i>
AL/VRA2	AL/PE 6	Woodsgate Corner	80-120	100	0	<i>Not phased within five-year housing land supply</i>
AL/VRA2 (C2 discount)	AL/PE 6 (C2 discount)	Woodsgate Corner	-18 - -40	-29	0	<i>Not phased within five-year housing land supply</i>
AL/RTW9	AL/RU 1	Lifestyle Motor Europe, Langton Road	15	15	0	<i>Not phased within five-year housing land supply</i>

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

23. In the NPPF's 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.



24. 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 01 April 2022 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).

25. It is also acknowledged that the NPPF, 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 clear evidence that housing completions will begin on site within five years"*. As at 01 April 2022, there are 5 outline permissions for major residential development, 3 of which have been phased within the five-year housing land supply. The 2 sites which have not been phased within the five-year housing land supply, the former site of Springfield Nurseries (17/02192/OUT) and the Outline element of Land Adjacent to Rothermere Close (19/00822/HYBRID), are not considered to have clear and sufficient evidence that Reserved Matters/Full planning applications will be submitted with subsequent delivery within the next five years. Therefore, both Outline permissions have been accordingly phased outside of the five-year housing land supply until further information/evidence is received. For compliance with the NPPF (as above), the outline permissions considered to be deliverable within the next five years are listed below with commentary provided on their justification for inclusion within the supply:

- 16/502860/OUT (Land at Brick Kiln Farm, Cranbrook, Kent) for 180 net units: following this Outline permission, it is noted that a Reserved Matters application was permitted on 11 May 2022 (21/03299/REM). In addition, there has been considerable planning activity for this site since April 2022, with a number of Submission of Details applications having been submitted and under consideration. The Outline application stated that the site was on a four-year build programme, and therefore, based on the Council's Housing Delivery Phasing and Build-out Rate Methodology, the site will likely be completed within the five-year period. It is added that a Submission of Details application (22/01940/SUB) relating to Condition 2 (Phasing Scheme and Development

Program) of 21/03299/REM has been submitted and is awaiting a decision. Within the development programme, it is anticipated that the site will be completed during 2025/26. The Council has not received any information that would indicate that the site will not be delivered within five years. Therefore, given that there is now a Reserved Matters permission on site, and that there is a developer onboard (Hill Homes), the Council considers this site to be deliverable within the five-year housing land supply.

- 21/00460/OUT (202 And 230 Upper Grosvenor Road, Royal Tunbridge Wells, Kent) for 42 net units (gross 44 units, including 2 demolitions): following this Outline permission, it is noted that a Reserved Matters application was permitted on 5 July 2022 (22/01189/REM). The Council has not received any information that would indicate that the site will not be delivered within five years. Therefore, given that there is now a Reserved Matters permission on site, and that there is a developer onboard (Silverleaf Group), the Council considers this site to be deliverable within the five-year housing land supply.

26. 17/03780/OUT (Brook House, Cranbrook Road, Hawkhurst, Cranbrook, Kent) for 25 net units: following this Outline permission, it is noted that a Reserved Matters application was submitted for this site on 30 March 2022 and is currently awaiting a decision (22/01017/REM). The Council has not received any information that would indicate that the site will not be delivered within five years. Therefore, given that there is now a Reserved Matters application submitted on the site, and that there is a developer onboard (Esquire Developments), the Council considers this site to be deliverable within the five-year housing land supply. As at 01 April 2022, there are also 2 approved permission in principle (PIP) applications for residential development. For 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. While the Council did receive confirmation from the applicant in October 2020 that the proposed build should be completed within the next 3 years subject to approved technical details, this has not occurred.

The application has since expired on 02 May 2022 and is therefore not be considered to be deliverable within the next five years. The site has consequently been removed from the list.

- 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. A full (FULL)/technical details consent application was withdrawn for this site in May 2021 due to unforeseen difficulties by the applicant. It is therefore unclear whether this site remains deliverable. Consequently, the site has been phased beyond the five-year period.

27. In addition to the above, it is considered that applications that have received a resolution to grant prior to the base date of this Statement (that is, they had been approved by planning committee or by Planning Officers but a decision was yet to be issued, usually while a Section 106 Agreement was being agreed and signed) also fall within the NPPF's definition of sites which have a grant of permission in principle. There were 5 applications which had a resolution to grant as at 01 April 2022, which are listed below with commentary provided on their justification for inclusion within, or exclusion from, the supply:

- 20/00815/FULL (Land Adjacent to Turnden Hartley Road Cranbrook Kent TN17 3QX) for 165 net units: while this site has received a resolution to grant on 27 January 2021 by Planning Committee, this site is currently subject to a call-in decision for the determination by the Secretary of State. The site has therefore been phased beyond the five-year supply given that a decision is yet to be issued by the Secretary of State. Given existing permissions and their implementation on site by a developer already on site (Berkeley), the Council considers that this site could deliver within the five-year supply if the application is approved in due course.
- 19/01600/FULL (Owlsnest Wood Tonbridge Road Pembury Royal Tunbridge Wells TN2 4QN) for net 38 units (inclusive of a C2 discount): while this site had a resolution to grant on 10 June 2020 by Planning Committee, agreement was only recently reached on the signing-off of a Section 106 Agreement which has now been completed. Following this, planning permission was granted for this

site on 5 May 2022. Therefore, given that there is now planning permission on the site, and that there is a developer onboard (Quantum Group Ltd/Octopus Healthcare), it is considered that there is clear evidence that the site will be delivered within the five-year housing land supply.

- 21/01638/FULL (Land At Four Acres, Cranbrook Road, Frittenden, Cranbrook, Kent, TN17 2BN) for net 23 units: this site received a resolution to grant on 16 March 2022 by Planning Committee and is currently awaiting the decision to be issued. In addition, there is also a developer onboard (Jarvis Land Promotions). Therefore, it is considered that there is clear evidence that the site will be delivered within the five-year housing land supply.
- 21/00665/FULL (Land Rear Of 7 - 9 Station Road, Paddock Wood, Tonbridge, Kent) for 14 net units: this site is addressed separately within **Table 2** (given that it forms part of an identified (SALP) site) and is therefore not double-counted within the list of resolutions to grant.
- 21/03661/FULL (123 Silverdale Road, Royal Tunbridge Wells, Kent, TN4 9HX) for net 14 units (15 units gross, including 1 demolition): this site had a resolution to grant by Planning Officers prior to the base date of this Statement, before subsequently receiving full planning permission on 5 May 2022. Therefore, given that there is now planning permission on the site, and that there is a developer onboard (Magnum Partnership (RTW) Limited), it is considered that there is clear evidence that the site will be delivered within the five-year housing land supply.

28. 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 01 April 2021. 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.

29. Indeed, for all extant consents (minor and major), the Council has contacted all developers, agents, and/or applicants 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. As previously mentioned, the Council has reviewed a number of alternative methods/sources of data where this information has not been made available through this first stage of correspondence. Where there has continued to be a lack of sufficient information on a site, the current/last recorded development status of an application and the Council's Housing Delivery Phasing and Build-out Rate Methodology (found in the Council's latest [Housing Supply and Trajectory Topic Paper](#) prepared for the PSLP) have been used to assess if a site is included within the five-year period.
30. The Housing Delivery Phasing and Build-out Rate Methodology has been developed to inform annual assessments as to when residential developments are likely to be brought forward and at what annual completion rate both for the Five-Year Housing Land Supply Statement and the emerging Local Plan Housing Trajectory. It also includes details of current processes the Council annually undertakes to gain information on each site.
31. As also mentioned within this statement, the Housing Delivery Phasing and Build-out Rate Methodology also details the current processes the Council undertakes annually to gain information on each site and explains the method of assessment used for when it has not been possible to obtain data from the development industry. The methodology also provides commentary on the phasing and expected build-out rate of housing sites based on site size and type. A range of different housing developers and planning agents had been consulted on this methodology and their feedback has been considered in its development.

## **Making an Unidentified Sites/Windfall Allowance**

32. 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 71 of the NPPF 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 for the emerging Local Plan and includes information from historic windfall delivery rates, regard to the SHELAA (see emerging Local Plan's [Core Documents List](#) [CD 3.77a-s]), and the expected future trends in the delivery of windfall sites. The figure of 122 is explained further in the PSLP's [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, reducing to 78 per annum from 2030/31; and
  - b. A large sites (10 or more dwelling schemes) windfall allowance of 24 dwellings per annum.
33. 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

34. 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 (as well as accounting for any surplus or shortfall in completions prior to the base date and within the emerging plan period).
35. 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. Developers, agents, and/or applicants have been contacted to confirm availability and provide information about phasing of delivery and expected build-out rates, and where no response has been received, the Council has taken a cautious approach to phasing

and build-out rates by reviewing all alternative sources of data available and applying the Council's methodology where appropriate.

36. The Council has also prepared a revised SHELAA (see emerging Local Plan's [Core Documents List](#) [CD 3.77a-s]) as part of preparing the emerging Local Plan. This SHELAA document identifies suitable locations for economic and housing development across the borough and in turn identifies sufficient housing land to meet the emerging Local Plan's housing targets (based on the Standard Method) across the plan period (2020-2038). It is important to note that these emerging Local Plan site allocations, which have not previously been allocated in the SALP, have not been, and will not be, included in the annual Five-Year Housing Land Supply Statement until positive direction has been received by the Planning Inspector following the ongoing Local Plan Examination (such as in the form of an Inspector's Report). Following this, it is anticipated that emerging site allocations may be incorporated into subsequent Statements subject to the available evidence of deliverability at the time. In any case, the Council is confident that there is sufficient and clear evidence that a number of these emerging site allocations (without planning permission at the base date of this Statement) will ensure a five-year housing land supply shortly (and upon Local Plan adoption), albeit it is not appropriate to include such allocations within the supply at present without independent endorsement from the Planning Inspector.
37. It is added that the PPG sets out that "*in plan-making, strategic policies should identify a 5-year housing land supply from the intended date of adoption of the plan*" (see [Housing Supply and Delivery](#), Paragraph: 004 Reference ID: 68-004-20190722). Therefore, whilst this Five-Year Housing Land Supply Statement represents the position marginally below a 5-year supply as at 01 April 2022, an updated position will be published shortly post-adoption (expected around March 2023) which will be expected, as mentioned above, to confirm a minimum five-year housing land supply position (as at 01 April 2023) as per the requirements of the PPG.
38. It should also be noted that the phasing and/or build-out rates of individual extant planning permissions and identified sites in this statement may differ slightly to the phasing of sites in the emerging Local Plan's latest Housing Trajectory (the latest

Housing Trajectory can be found in the Council's [Matter 9, Issue 2 Hearing Statement](#) prepared for the Local Plan examinations in May 2022 (although it is noted that these trajectory used extant planning permission data from 01 April 2021)). While it is common for phasing to naturally change each year, the main general reasons why this may be the case are as follows:

- A site may have been delivered sooner than previous evidence indicated (i.e. within the most recent monitoring year, either in part or in its entirety).
- A site may have been implemented sooner or is taking longer to be implemented (e.g., due to the number of discharged conditions required) than previous evidence indicated (which impacts on the estimated phasing of the site). Particularly for identified sites with no planning permission, a site may be pushed back if there has been a continued lack of recent planning activity, as well as taking into account the history of a site.
- More up-to-date information (such as when an application is likely to be submitted for an identified site, or on phasing and build-out rates more generally) provided directly by developers, agents, and/or applicants, or through supplementary information provided as part of a more recent planning application.

39. The Council's current assessment of housing land supply, as at 01 April 2022, of **4.49 years** is, while lower than previous years, considered to reflect the effective 'phasing-out' of the existing SALP, where the majority of these allocations have either been built or are under construction (mostly substantially), while at the same time the Council intends to adopt a new Local Plan with new allocations which will meet its local housing need over the new plan period. This is also reflected within the number of completions, where the number of housing delivered within the last monitoring year (518) is much lower compared to the number of completions within 2020/21 (688). However, this reflects national house-building trends following the Covid-19 Pandemic and its impact on the development industry. Despite this, as above, the Council is confident that the borough will have a strong five-year housing land supply position on adoption of the emerging Local Plan, evident by the large number of emerging site allocations which have already had recent substantial



planning activity. The Council will therefore hope to publish this new Statement, shortly after adoption of the Plan, likely during Spring 2023.

# Appendix 1: Extant Planning Permissions

**Table 3** (below) lists all extant planning consents as at 01 April 2022. For ease of reference, all extant planning consents in the **Table** have been ordered by net number of dwellings permitted (largest to smallest).

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](mailto:planning.policy@tunbridgewells.gov.uk) with the subject heading "Five-Year Housing Land Supply Site Update".

**Table 3 - Extant Planning Permissions as at 01 April 2022**

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
19/02533/FULL	Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	313	65	212	Under construction	71	59	44	17	21	36
19/03655/REM	Church Farm And Land Church Road Paddock Wood Tonbridge Kent	300	0	300	Under construction	70	70	70	70	20	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
20/03582/REM	Mascalls Court Farm Mascalls Court Road Paddock Wood Tonbridge TN12 6NB	200	0	200	Under construction	60	60	60	20	0	0
16/502860/OUT	Land At Brick Kiln Farm Cranbrook Kent	180	0	180	Not started	0	70	70	40	0	0
20/01306/FULL	Hawkenbury Farm Hawkenbury Road Royal Tunbridge Wells Kent TN3 9AD	136	65	71	Under construction	65	6	0	0	0	0
17/04049/REM	Knights Wood, Development Knights Way, Royal Tunbridge Wells, Kent, TN2 3FJ	114	89	25	Under construction	25	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
19/03349/FULL	Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	100	0	100	Under construction	0	0	4	67	29	0
17/00731/FULL	Arriva Kent & Sussex Ltd Bus Depot 36 - 40 St Johns Road Royal Tunbridge Wells Kent	89	0	89	Under construction	89	0	0	0	0	0
20/00815/FULL	Land Adjacent To Turnden Hartley Road Cranbrook Kent TN17 3QX	86	0	0	Not started	0	0	0	0	0	86
18/00602/FULL	Knights Wood Development Knights Way Royal Tunbridge Wells Kent TN2 3FJ	86	78	8	Under construction	8	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
<b>21/00797/FULL</b>	Maidstone & Tunbridge Wells NHS Trust The Tunbridge Wells Hospital Tonbridge Road Pembury Tunbridge Wells Kent TN2 4QJ	75	0	75	Under construction	0	75	0	0	0	0
<b>20/02788/FULL</b>	Land To East Of Highgate Hill And South Of Copthall Avenue Hawkhurst Cranbrook Kent TN18 4LS	71	0	70	Not started	18	52	0	0	0	0
<b>18/01976/FULL</b>	Land At Gibbet Lane And Furnace Lane Horsmonden Tonbridge Kent	49	0	49	Under construction	49	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
20/03306/REM	OS Plot 2912 Maidstone Road Matfield Tonbridge Kent	45	0	45	Under construction	45	0	0	0	0	0
19/01271/FULL	The White House Highgate Hill Hawkhurst Cranbrook Kent TN18 4LB	42	0	42	Under construction	42	0	0	0	0	0
21/00460/OUT	202 And 230 Upper Grosvenor Road Royal Tunbridge Wells Kent TN1 2EH	42	0	42	Not started	0	42	0	0	0	0
19/01600/FULL	Owlsnest Wood Tonbridge Road Pembury Royal Tunbridge Wells TN2 4QN	38	0	38	Not started	0	0	0	18	20	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
20/03643/LAWPRO	St Michaels Burrswood Groombridge Tunbridge Wells Kent TN3 9PY	37	0	0	Not started	0	0	0	0	0	37
18/02571/FULL	Turnden Hartley Road Cranbrook Kent TN17 3QX	36	0	36	Under construction	0	36	0	0	0	0
19/00365/FULL	Land Opposite 46 Quarry Road Quarry Road Royal Tunbridge Wells Kent TN1 2YB	35	0	35	Under construction	35	0	0	0	0	0
17/01151/FULL	Cornford Court Cornford Lane Tunbridge Wells Kent TN2 4QX	35	0	35	Under construction	0	0	0	35	0	0



Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
18/03262/FULL	Land Rear Of 24 - 38 Commercial Road Paddock Wood Tonbridge Kent TN12 6EL	33	0	33	Under construction	33	0	0	0	0	0
16/503953/FULL	Former Cranbrook Engineering Site And Wilkes Field Stone Street CranbrookKent	28	0	28	Under construction	0	0	28	0	0	0
20/00881/FULL	MTB Computer Services MTB House North Farm Road Royal Tunbridge Wells Kent TN2 3DH	26	0	26	Not started	0	0	26	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
19/01040/PNOCLA	Westcombe House 2 - 4 Mount Ephraim Royal Tunbridge Wells Kent	25	0	25	Under construction	25	0	0	0	0	0
17/03780/OUT	Brook House Cranbrook Road Hawkhurst Cranbrook Kent	25	0	25	Not started	0	0	25	0	0	0
19/00822/HYBRID	Land Adjacent Rothermere Close Walkhurst Road Benenden Cranbrook Kent	25	0	25	Not started	0	12	0	0	0	13
08/03962/FULMJ	The Hop Pocket 59 Maidstone Road Paddock Wood Tonbridge Kent	24	0	24	Under construction	24	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
17/02192/OUT	Former Site Of Springfield Nurseries Cranbrook Road Hawkhurst Cranbrook Kent TN18 5EE	24	0	0	Not started	0	0	0	0	0	24
17/00951/FULL	Benenden Hospital Goddards Green Road Benenden Cranbrook Kent TN17 4AX	23	0	23	Under construction	0	0	23	0	0	0
21/01638/FULL	Land At Four Acres Cranbrook Road Frittenden Cranbrook Kent TN17 2BN	23	0	23	Not started	0	0	23	0	0	0
17/03335/FULL	Site of 141 And 151 London Road Southborough Tunbridge Wells Kent	20	0	0	Under construction	0	0	0	0	0	20

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
19/03657/REM	Bassetts Farm Goudhurst Road Horsmonden Tonbridge Kent TN12 8AS	20	0	0	Not started	0	0	0	0	0	20
17/00756/FULL	Sturgeons 32 - 34 Henwood Green Road Pembury Tunbridge Wells Kent TN2 4LG	18	-1	19	Under construction	19	0	0	0	0	0
21/03126/REM	Land At Common Road Sissinghurst Cranbrook Kent	18	0	18	Not started	0	18	0	0	0	0
20/00872/REM	Land Between Speldhurst Road And Bright Ridge Southborough Royal Tunbridge Wells Kent	16	0	16	Under construction	16	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
21/01785/FULL	3 - 5 Lonsdale Gardens Royal Tunbridge Wells Kent TN1 1NX	16	0	16	Not started	0	0	16	0	0	0
20/01807/FULL	Land Adjacent To Hornbeam Avenue Southborough Tunbridge Wells Kent	15	0	15	Under construction	15	0	0	0	0	0
18/01876/FULL	123 Silverdale Road Royal Tunbridge Wells Kent TN4 9HX	15	0	15	Not started	0	0	15	0	0	0
21/03676/REM	Land South Of Ringle Green Sandhurst Cranbrook Kent	15	0	15	Not started	0	15	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
20/03773/PNOCLA	Hargreaves House 86 - 92 Calverley Road Royal Tunbridge Wells Kent TN1 2UN	14	0	14	Under construction	14	0	0	0	0	0
19/00280/FULL	Land Adjacent To The Old Parsonage Balcombes Hill Goudhurst Cranbrook Kent	14	0	14	Not started	0	14	0	0	0	0
21/02896/FULL	88 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AX	14	0	14	Not started	0	0	14	0	0	0
21/03661/FULL	123 Silverdale Road Royal Tunbridge Wells Kent TN4 9HX	14	0	14	Not started	0	0	14	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
22/00159/REM	Land At Triggs Farm Cranbrook Road Goudhurst Cranbrook Kent TN17 1DP	11	0	11	Not started	0	0	11	0	0	0
14/506572/FULL	Spelmonden Farm Spelmonden Road Goudhurst Cranbrook Kent TN17 1HE	10	0	10	Under construction	10	0	0	0	0	0
18/03307/FULL	The Springs 18 Tonbridge Road Pembury Royal Tunbridge Wells Kent TN2 4QL	10	0	10	Under construction	10	0	0	0	0	0
16/505613/FULL	The Hop Pocket 59 Maidstone Road Paddock Wood Tonbridge Kent	10	0	10	Under construction	10	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
17/04224/FULL	Land At Willow Lane Willow Lane Paddock Wood Tonbridge	10	0	10	Not started	0	10	0	0	0	0
18/02773/FULL	Broadwater House 46 Broadwater Down Royal Tunbridge Wells Kent TN2 5PE	9	0	9	Under construction	9	0	0	0	0	0
18/02324/FULL	Spa Hotel Langton Road Royal Tunbridge Wells Kent TN4 8XJ	9	0	9	Under construction	0	9	0	0	0	0
19/02228/FULL	5 St Johns Road Royal Tunbridge Wells Kent TN4 9TN	9	2	7	Under construction	7	0	0	0	0	0



Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
19/02458/FULL	Westcombe House 2 - 4 Mount Ephraim Royal Tunbridge Wells Kent	9	0	9	Under construction	9	0	0	0	0	0
19/01618/FULL	Land Rear Of 4 Strawberry Close Royal Tunbridge Wells Kent TN2 5PD	9	0	9	Under construction	0	9	0	0	0	0
17/03826/REM	Land And Buildings Rear Of 35 Quarry Road Royal Tunbridge Wells Kent	9	0	9	Under construction	0	9	0	0	0	0
17/01387/FULL	Former Four Winds Farm Penshurst Road Bidborough Tunbridge Wells Kent	9	0	9	Under construction	9	0	0	0	0	0
20/00191/FULL	Land Rear Of 1 And 2 Montacute Gardens Linden Park Road Royal Tunbridge Wells Kent	9	0	9	Not started	0	9	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
18/02621/FULL	Land North Of Cobnut Close Sissinghurst Cranbrook Kent	9	0	9	Not started	0	9	0	0	0	0
20/03340/FULL	Brenchley Garage Brenchley Road Brenchley Tonbridge Kent TN12 7NZ	9	0	9	Not started	0	9	0	0	0	0
21/02931/FULL	Old Forge Farm Powder Mill Lane Southborough Tunbridge Wells Kent TN4 9EG	9	0	9	Not started	0	9	0	0	0	0
21/01985/FULL	2-6 Newton Road Royal Tunbridge Wells TN1 1RU	9	0	9	Not started	0	9	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
21/01312/FULL	Auto Bavaria North Side North Farm Road Royal Tunbridge Wells Kent TN2 3DH	9	0	9	Not started	0	9	0	0	0	0
21/00831/FULL	R T A Joinery Ltd 5 Birling Road Royal Tunbridge Wells Kent TN2 5LX	9	0	9	Not started	0	9	0	0	0	0
21/01352/FULL	High Brooms Working Mens Club & Institute High Brooms Road Southborough Tunbridge Wells Kent TN4 9BE	9	0	9	Not started	0	0	9	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
21/02073/FULL	Rosemary Place Maidstone Road Paddock Wood Tonbridge Kent	9	0	9	Not started	0	9	0	0	0	0
16/504730/FULL	Ferringham 16 Boyne Park Royal Tunbridge Wells	8	0	0	Under construction	0	0	0	0	0	8
20/00873/FULL	Andrews Rear Of 3 Prospect Road Royal Tunbridge Wells TN2 4SG	8	0	8	Under construction	8	0	0	0	0	0
10/04138/FULL	5 Calverley Park Gardens Royal Tunbridge Wells Kent	8	0	8	Under construction	8	0	0	0	0	0
20/00623/PNPA	Delmonden Farm Horns Hill Hawkhurst Cranbrook Kent TN18 4XD	8	0	8	Not started	0	0	0	8	0	0

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20/01849/FULL	54 Commercial Road Paddock Wood Tonbridge Kent TN12 6DP	8	0	8	Not started	0	8	0	0	0	0
21/00152/FULL	Bells Fish Bar 58 - 60 Maidstone Road Paddock Wood Tonbridge Kent TN12 6AF	8	0	8	Not started	0	8	0	0	0	0
21/00587/APA	Hamilton Court Chilston Road Royal Tunbridge Wells Kent TN4 9LN	8	0	8	Not started	0	0	0	8	0	0
21/02501/FULL	15 Church Road Paddock Wood Tonbridge Kent TN12 6HD	8	0	8	Not started	0	8	0	0	0	0

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21/01700/FULL	69 Culverden Down Royal Tunbridge Wells Kent TN4 9SL	8	0	8	Not started	0	8	0	0	0	0
21/03127/FULL	160 - 162 London Road Southborough Tunbridge Wells Kent TN4 0PJ	8	0	8	Not started	0	8	0	0	0	0
18/03841/FULL	Car Park Bredbury House 77 Mount Ephraim Royal Tunbridge Wells Kent	7	0	7	Not started	0	7	0	0	0	0
19/02136/FULL	Dulwich Preparatory School Course Horn Lane Cranbrook Kent TN17 3NP	7	0	7	Under construction	7	0	0	0	0	0

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20/00917/FULL	Pelverers Farm The Slade Lamberhurst Royal Tunbridge Wells Kent TN3 8HN	7	0	7	Under construction	7	0	0	0	0	0
21/00760/FULL	Land And Open Space Goldings Paddock Wood Tonbridge Kent	7	0	0	Under construction	0	0	0	0	0	7
19/03421/FULL	122, 124, 126 And 128 (Ground Floor) Broadmead Royal Tunbridge Wells Kent TN2 5RW	7	0	7	Not started	0	0	7	0	0	0

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20/01764/FULL	Garages Between 108 - 110 Ringden Avenue Paddock Wood Tonbridge Kent	7	0	7	Not started	0	7	0	0	0	0
20/03753/FULL	13A Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JH	7	0	7	Not started	0	7	0	0	0	0
21/03771/FULL	Monson News 3C Monson Road Royal Tunbridge Wells Kent TN1 1LS	7	0	7	Not started	0	7	0	0	0	0
18/03978/FULL	24 Church Road Royal Tunbridge Wells Kent	6	4	2	Under construction	2	0	0	0	0	0



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19/00200/FULL	Tatlingbury Farm House Five Oak Green Road Five Oak Green Tonbridge Kent TN12 6RG	6	0	6	Under construction	4	2	0	0	0	0
19/03638/FULL	54 - 58 & 60 Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1RB	6	0	6	Under construction	0	6	0	0	0	0
21/00742/FULL	Bradleys (Speldhurst) Ltd Speldhurst Hill Speldhurst Tunbridge Wells Kent TN3 ONG	6	0	6	Under construction	6	0	0	0	0	0

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19/02999/FULL	Police Office 136 - 138 Maidstone Road Paddock Wood Tonbridge Kent TN12 6EB	6	0	6	Not started	0	6	0	0	0	0
19/02315/OUT	The Cottage Brenchley Road Horsmonden Tonbridge Kent, TN12 8DN	6	0	6	Not started	0	0	6	0	0	0
21/00344/FULL	Costcutter 120 London Road Southborough Tunbridge Wells Kent TN4 0PN	6	0	6	Not started	0	6	0	0	0	0

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15/503293/FULL	Coys Cushions Ltd Southbank House Victoria Road Southborough Tunbridge Wells Kent TN4 0LT	5	0	5	Under construction	0	5	0	0	0	0
19/02361/FULL	Moatenden Vauxhall Lane Southborough Tunbridge Wells Kent TN4 0XD	5	0	5	Not started	0	5	0	0	0	0
19/01149/FULL	34 London Road Royal Tunbridge Wells Kent TN1 1BX	5	0	5	Not started	0	5	0	0	0	0

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21/01465/FULL	Scriventon Farm And Buildings Four Winds Farm Speldhurst Tunbridge Wells Kent TN3 0TU	5	0	5	Not started	0	5	0	0	0	0
19/00362/OUT	Land At Standen Street Benenden Cranbrook Kent	5	0	5	Not started	0	0	5	0	0	0
21/00832/FULL	Garages Adjacent 11 Apple Tree Lane Longview Way Royal Tunbridge Wells Kent	5	0	5	Not started	0	5	0	0	0	0
21/01786/FULL	16-18 Garages And Parking Between Bright Ridge Southborough Tunbridge Wells TN4 0FA	5	0	5	Not started	0	5	0	0	0	0

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19/00390/FULL	Land Between Goldings And Ringden Avenue Paddock Wood Tonbridge Kent, TN12 6EE	4	0	4	Not started	0	4	0	0	0	0
18/01581/FULL	Parking Area Between 41 & 42 Falmouth Place Five Oak Green Tonbridge Kent	4	0	4	Under construction	0	4	0	0	0	0
18/03941/FULL	Land Adjacent Telephone Exchange New Pond Road Benenden Cranbrook Kent	4	0	4	Under construction	4	0	0	0	0	0
20/01016/FULL	86-92 Hargreaves House Calverley Road Royal Tunbridge Wells TN1 2UN	4	0	4	Under construction	4	0	0	0	0	0

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20/03379/FULL	32 Old Kent Road Paddock Wood Tonbridge Kent TN12 6JD	4	0	4	Under construction	1	3	0	0	0	0
16/07189/FULL	Sir Alf Ramsey 120 Broadmead Royal Tunbridge Wells Kent	4	0	4	Under construction	0	4	0	0	0	0
17/00700/FULL	Garages And Land Kent Close Paddock Wood Tonbridge Kent	4	0	4	Under construction	4	0	0	0	0	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	0	0	0

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19/02384/FULL	1 Hollyshaw Close Camden Park Royal Tunbridge Wells Kent TN2 5AB	4	0	0	Not started	0	0	0	0	0	4
21/01697/FULL	40 Broadwater Down Royal Tunbridge Wells Kent TN2 5NX	4	0	4	Not started	0	0	4	0	0	0
20/03626/FULL	Blue Pelican House 29A Mount Ephraim Royal Tunbridge Wells Kent TN4 8AA	4	0	4	Not started	0	0	4	0	0	0
21/03129/FULL	20 - 22 London Road Southborough Tunbridge Wells Kent TN4 0QB	4	0	4	Not started	0	0	4	0	0	0

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19/02178/FULL	OS Plot 6675 And 6070 Sponden Lane Sandhurst Cranbrook Kent	3	0	3	Not started	0	3	0	0	0	0
19/02437/FULL	52 Mount Pleasant Road Tunbridge Wells Kent TN1 1RB	3	0	3	Not started	0	3	0	0	0	0
18/03602/FULL	Castle Hill Farm Pearsons Green Road Brenchley Tonbridge Kent TN12 7DB	3	1	2	Under construction	2	0	0	0	0	0
18/00623/FULL	Moatlands Manor Watermans Lane Paddock Wood Tonbridge Kent TN12 6ND	3	1	2	Under construction	2	0	0	0	0	0



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19/02571/FULL	9 Nevill Terrace Royal Tunbridge Wells Kent TN2 5QY	3	0	3	Not started	0	3	0	0	0	0
20/02649/FULL	Cinder Hill Wood Gypsy Caravan Site Five Wents Matfield Tonbridge Kent	3	1	2	Under construction	2	0	0	0	0	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	0	0	0
21/00367/FULL	Barn At Course Horn Lane Cranbrook Kent TN17 3NR	3	0	3	Under construction	3	0	0	0	0	0

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21/01379/FULL	Turnden Hartley Road Cranbrook Kent TN17 3QX	3	0	3	Under construction	0	3	0	0	0	0
19/01824/FULL	18 London Road Southborough Royal Tunbridge Wells Kent TN4 0QB	3	0	3	Not started	0	3	0	0	0	0
17/02448/FULL	Bassetts Farm And Land Maidstone Road Horsmonden Tonbridge Kent	3	0	3	Under construction	3	0	0	0	0	0
19/03401/OUT	Copthall Copthall Avenue Hawkhurst Cranbrook Kent TN18 4LR	3	0	3	Not started	0	3	0	0	0	0

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20/00476/FULL	Car Park Culverden Square Royal Tunbridge Wells Kent	3	0	0	Not started	0	0	0	0	0	3
21/00228/PNQCLA	Satins Hill Farm Spongs Lane Sissinghurst Cranbrook Kent TN17 2AH	3	0	3	Not started	0	3	0	0	0	0
21/03527/FULL	24 London Road Southborough Tunbridge Wells Kent TN4 0QB	3	0	3	Not started	0	0	3	0	0	0
21/03422/FULL	Capel Grange Farm Badsell Road Five Oak Green Tonbridge Kent TN12 6QX	3	0	3	Not started	0	0	3	0	0	0

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21/00779/FULL	Springetts Almshouses Horns Road Hawkhurst Cranbrook Kent	3	0	3	Not started	0	0	3	0	0	0
21/03278/FULL	Poulhurst Farm Furnace Lane Brenchley Tonbridge Kent	3	0	3	Not started	0	0	3	0	0	0
21/02389/FULL	Mile Oak Stables Mile Oak Road Paddock Wood Tonbridge Kent TN12 6NG	3	0	3	Not started	3	0	0	0	0	0
21/02236/FULL	Touchwood Pearsons Green Road Paddock Wood Tonbridge Kent TN12 6NY	3	0	3	Not started	3	0	0	0	0	0

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21/02835/FULL	2 Frant Road Royal Tunbridge Wells Kent	3	0	3	Not started	0	0	3	0	0	0
18/02980/FULL	Hartley Farmhouse, Plot Adjacent Hartley Road Cranbrook TN17 3QG	2	0	2	Under construction	0	2	0	0	0	0
18/03937/FULL	Matfield Grove Maidstone Road Matfield Tonbridge Kent TN12 7LF	2	0	2	Not started	0	2	0	0	0	0
19/02293/FULL	24 London Road Southborough Tunbridge Wells Kent TN4 0QB	2	0	2	Not started	0	2	0	0	0	0

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19/01826/FULL	Oasthouse South West Of Cherry Tree Farmhouse Mill Lane Frittenden Cranbrook Kent TN17 2DT	2	0	2	Not started	2	0	0	0	0	0
19/03080/FULL	Buckhurst Farm Biddenden Road Frittenden Cranbrook Kent TN17 2BE	2	0	2	Not started	0	2	0	0	0	0
19/02339/FULL	65 Liptraps Lane Royal Tunbridge Wells Kent TN2 3BX	2	0	2	Not started	0	2	0	0	0	0

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19/01801/OUT	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	2	0	2	Under construction	2	0	0	0	0	0
19/00673/FULL	12 Rusthall High Street Rusthall Royal Tunbridge Wells Kent TN4 8RW	2	0	2	Under construction	2	0	0	0	0	0
19/03441/FULL	21 - 23 Church Road Royal Tunbridge Wells Kent TN1 1LT	2	1	1	Under construction	1	0	0	0	0	0
19/03330/FULL	The Cottage 37 Broadwater Down Royal Tunbridge Wells Kent TN2 5NU	2	0	2	Under construction	2	0	0	0	0	0

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17/02020/FULL	Land Rear Of 45 And 47 Montgomery Road Royal Tunbridge Wells Kent	2	0	2	Under construction	2	0	0	0	0	0
17/04246/FULL	Garages Prospect Road Rear Access - Rear Of 52-84 Prospect Road Southborough Royal Tunbridge Wells Kent	2	0	2	Under construction	2	0	0	0	0	0
20/02889/FULL	Chaskit House Langton Road Langton Green Tunbridge Wells TN3 OEG	2	0	2	Under construction	2	0	0	0	0	0
17/03374/FULL	Garage Block Between 17 - 19 Showfields Road Royal Tunbridge Wells Kent	2	0	2	Under construction	2	0	0	0	0	0



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18/00385/FULL	Garage Block And Land Lampington Row Langton Green Tunbridge Wells Kent	2	0	2	Under construction	2	0	0	0	0	0
20/01153/FULL	177-187 Hastings Road Pembury Tunbridge Wells Kent TN2 4JY	2	0	2	Not started	0	2	0	0	0	0
20/03476/FULL	Acer Cottage Dorothy Avenue Cranbrook Kent TN17 3AW	2	0	2	Under construction	2	0	0	0	0	0
21/04058/FULL	First And Second Floors 23 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AH	2	0	2	Under construction	2	0	0	0	0	0

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20/01115/FULL	Lower Church Farm Speldhurst Hill Speldhurst Tunbridge Wells Kent TN3 0NJ	2	0	2	Not started	0	2	0	0	0	0
20/01523/FULL	Hérons Oast Farm Speldhurst Road Langton Green Tunbridge Wells Kent TN3 0JW	2	0	2	Not started	0	2	0	0	0	0
21/00544/FULL	Agricultural Barn Willow Lane Paddock Wood Tonbridge Kent	2	1	1	Under construction	1	0	0	0	0	0
21/03597/FULL	Risebridge Health And Sports Club Raners Lane Goudhurst Cranbrook TN17 1HN	2	0	2	Under construction	2	0	0	0	0	0

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20/01440/FULL	Tuttys Farm Land And Buildings Hawkenbury Road Royal Tunbridge Wells Kent	2	0	2	Not started	0	2	0	0	0	0
20/02076/FULL	Land Adjacent To No. 4 All Saints Road Hawkhurst Cranbrook Kent	2	0	2	Not started	0	2	0	0	0	0
20/01265/FULL	Land Adjacent To 2 Hague Cottages Coldharbour Road Iden Green Cranbrook Kent TN17 4HQ	2	0	2	Not started	0	2	0	0	0	0

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20/02444/FULL	First And Second Floors 69A London Road Southborough Royal Tunbridge Wells TN4 0PA	2	0	2	Not started	0	2	0	0	0	0
20/03360/FULL	Buckhurst Farm Buildings Biddenden Road Frittenden Cranbrook Kent TN17 2BE	2	0	2	Not started	0	2	0	0	0	0
20/03392/FULL	Apartment 1 8 Tunnel Road Royal Tunbridge Wells Kent TN1 2FN	2	0	2	Not started	0	2	0	0	0	0

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20/03344/FULL	Land Between 7 And 9 Blackthorn Avenue Southborough Tunbridge Wells Kent	2	0	2	Not started	0	2	0	0	0	0
20/03452/FULL	The Old Parsonage Balcombes Hill Goudhurst Cranbrook Kent	2	0	2	Not started	0	2	0	0	0	0
21/00395/FULL	24 Commercial Road Paddock Wood Tonbridge Kent TN12 6EL	2	0	2	Not started	0	2	0	0	0	0
21/02519/FULL	155 Silverdale Road Royal Tunbridge Wells Kent TN4 9HT	2	0	2	Not started	0	0	2	0	0	0

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21/00184/FULL	Lordships Stables Marle Place Road Brenchley Tonbridge Kent TN12 7HS	2	0	2	Not started	0	0	2	0	0	0
21/03128/FULL	52 Madeira Park Royal Tunbridge Wells Kent TN2 5SY	2	0	2	Not started	0	0	2	0	0	0
21/00786/FULL	187 Forest Road Royal Tunbridge Wells Kent TN2 5JA	2	0	2	Not started	0	0	2	0	0	0
21/03682/FULL	Land At Attwaters Lane (Opposite Reynold's Farm) Hawkhurst Cranbrook Kent	2	0	2	Not started	0	0	2	0	0	0

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21/04218/FULL	Aspens Cornford Lane Royal Tunbridge Wells Kent TN2 4QU	2	0	2	Not started	2	0	0	0	0	0
21/00069/FULL	Land At Sychem Place Sychem Place Five Oak Green Tonbridge Kent	2	0	2	Not started	0	0	2	0	0	0
20/01622/FULL	4 West Terrace High Street Cranbrook Kent TN17 3LG	2	0	2	Not started	0	0	2	0	0	0
21/00910/FULL	White Horse Inn High Street Cranbrook Kent TN17 3EX	2	0	2	Not started	0	0	2	0	0	0

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21/00799/FULL	1 Chilston Road Royal Tunbridge Wells Kent TN4 9LW	2	0	2	Not started	0	0	2	0	0	0
18/01381/FULL	Pippins Gedges Hill Matfield Tonbridge Kent TN12 7DU	1	0	1	Under construction	0	1	0	0	0	0
19/00127/FULL	Little Hawkwell Farm Maidstone Road Pembury Royal Tunbridge Wells Kent TN2 4AG	1	0	1	Not started	0	1	0	0	0	0
18/03810/FULL	Redhouse Barn Goddards Green Road Benenden Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0



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19/00070/FULL	Hillside Farm Franks Hollow Road Bidborough Royal Tunbridge Wells Kent TN3 0UB	1	0	1	Not started	0	1	0	0	0	0
19/00657/FULL	The Oast Barn Freight Lane Cranbrook Kent TN17 3PG	1	0	1	Not started	0	1	0	0	0	0
19/00402/FULL	Weald Society For The Disabled Ockley Road Hawkhurst Cranbrook Kent, TN18 4DY	1	0	1	Not started	0	0	1	0	0	0
19/00403/FULL	Waterfield Oast Perch Lane Lamberhurst Royal Tunbridge Wells TN3 8AU	1	0	1	Not started	0	1	0	0	0	0

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19/01046/PNQCLA	OS Plots 3100 & 3600 Crittenden Road Matfield Tonbridge Kent	1	0	1	Not started	0	0	1	0	0	0
19/00779/FULL	Beacon Hall House Rolvenden Road Benenden Cranbrook Kent, TN17 4BU	1	0	1	Not started	0	1	0	0	0	0
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	0	1	0	0	0
19/01179/FULL	25 Camden Road Royal Tunbridge Wells Kent TN1 2PS	1	0	1	Not started	0	1	0	0	0	0

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19/01668/PNQCLA	Lower Ladysden Farm Winchet Hill Goudhurst Cranbrook Kent TN17 1JX	1	0	1	Not started	0	1	0	0	0	0
19/00903/FULL	School Farm Cranbrook Road Benenden Cranbrook	1	0	1	Not started	0	1	0	0	0	0
19/01093/FULL	Crittenden House Crittenden Road Matfield Tonbridge Kent TN12 7EN	1	0	1	Not started	0	1	0	0	0	0
19/01561/FULL	Gray Publishing York House 58 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AS	1	0	1	Not started	0	1	0	0	0	0

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19/01785/FULL	High Timbers Hartley Road Cranbrook Kent TN17 3QX	1	0	1	Not started	0	1	0	0	0	0
19/01948/FULL	Gedges Farm Crittenden Road Matfield Tonbridge Kent TN12 7EJ	1	0	1	Not started	0	1	0	0	0	0
19/02134/FULL	Oakhurst Farm Turnden Road Cranbrook Kent TN17 3QL	1	0	1	Not started	0	1	0	0	0	0
19/02464/PNM	84 St Johns Road Royal Tunbridge Wells Kent TN4 9PH	1	0	1	Not started	0	1	0	0	0	0

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19/02198/FULL	Agricultural Barn Tong Road Brenchley Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0
20/02028/FULL	Land To The Rear Of 2 Marsh Cottages Mill Lane Frittenden Cranbrook Kent TN17 2DR	1	0	1	Not started	0	1	0	0	0	0
19/00347/FULL	The Gun & Spitroast The Heath Horsmonden Tonbridge Kent TN12 8HT	1	0	1	Not started	0	1	0	0	0	0
19/02737/FULL	Chalket Farm Chalket Lane Pembury Tunbridge Wells Kent TN2 4AA	1	0	1	Not started	0	1	0	0	0	0

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19/02426/FULL	The Old Packing Shed Foxhole Farm Foxhole Lane Brenchley Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0
19/02910/PIP	Land To The Rear Of Southlands High Street Cranbrook Kent	1	0	0	Not started	0	0	0	0	0	1
19/03024/FULL	Elphicks Farm Spelmonden Road Horsmonden Tonbridge Kent TN12 8EL	1	0	1	Not started	0	1	0	0	0	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	0	0	0

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19/02813/FULL	Springfield Orchard Barn Maidstone Road Matfield Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0
19/02772/FULL	St Cuthberts Lodge Stream Lane Hawkhurst Cranbrook Kent TN18 4RB	1	0	1	Not started	0	1	0	0	0	0
19/00949/FULL	Wagtail Farm Jarvis Lane Goudhurst Cranbrook Kent TN17 2NP	1	0	1	Not started	0	1	0	0	0	0
19/03602/FULL	Great Bayhall Barn Chalket Lane Pembury Tunbridge Wells Kent	1	0	1	Not started	0	1	0	0	0	0

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20/00214/PNM	152 London Road Southborough Tunbridge Wells Kent TN4 0PJ	1	0	1	Not started	0	1	0	0	0	0
20/00228/FULL	St Johns Launderette 113 St Johns Road Royal Tunbridge Wells TN4 9TU	1	0	1	Not started	0	1	0	0	0	0
20/00247/FULL	Burgess Stores High Street Goudhurst Cranbrook TN17 1AL	1	0	1	Not started	0	1	0	0	0	0
19/01114/FULL	Builders Yard Badsell Road Five Oak Green Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0



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19/03265/FULL	The Old Nursery The Common Sissinghurst Cranbrook TN17 2HT	1	0	1	Not started	0	1	0	0	0	0
20/00515/FULL	Barn Adjacent To The Oasthouse Hayesden Lane Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0
20/00073/FULL	Tanners Pembury Grange Royal Tunbridge Wells Kent TN2 4RP	1	0	1	Not started	0	0	1	0	0	0
20/00721/FULL	21 Barden Road Speldhurst Tunbridge Wells Kent TN3 0QB	1	0	1	Not started	1	0	0	0	0	0

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19/02617/FULL	67A Warwick Park Royal Tunbridge Wells Kent TN2 5EJ	1	0	1	Not started	0	1	0	0	0	0
19/03542/FULL	Brewer Street Forge Brewer Street Lamberhurst Royal Tunbridge Wells Kent TN3 8DN	1	0	1	Not started	0	1	0	0	0	0
20/00094/FULL	Gorsebrook Pembury Road Royal Tunbridge Wells Kent TN2 3QN	1	0	1	Not started	0	1	0	0	0	0
19/03025/FULL	Ramsden Farm Land & Buildings Dingleden Benenden Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0

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20/00963/PNQCLA	Longbrooks Oast Knowle Road Brenchley Tonbridge Kent TN12 7DJ	1	0	1	Not started	0	1	0	0	0	0
20/01182/PNOCLA	Matrix House Orchard Business Park Furnace Lane Horsmonden Tonbridge Kent TN12 8LX	1	0	1	Not started	0	1	0	0	0	0
20/00675/FULL	Land At The Heathers Hartley Road Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0
20/01315/FULL	Orleigh Cophall Avenue Hawkhurst Cranbrook Kent TN18 4LR	1	0	1	Not started	0	1	0	0	0	0

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19/03653/FULL	Oaklands Cranbrook Road Frittenden Cranbrook Kent TN17 2DB	1	0	1	Not started	0	1	0	0	0	0
20/01372/FULL	Barn Honnington Farm Vauxhall Lane Southborough Tunbridge Wells Kent TN4 0XD	1	0	1	Not started	0	1	0	0	0	0
20/01499/FULL	27 Tedder Road Royal Tunbridge Wells Kent TN4 9ES	1	0	1	Not started	0	1	0	0	0	0
20/01776/FULL	Fountain House, First Floor Unit High Street Goudhurst Cranbrook TN17 1AL	1	0	1	Not started	0	1	0	0	0	0

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18/03172/FULL	Hartley Mount (Land Rear) Hartley Road Cranbrook Kent TN17 3QX	1	0	1	Under construction	1	0	0	0	0	0
20/01808/FULL	St Cubys Yard Blind Lane Goudhurst Cranbrook TN17 1EL	1	0	1	Not started	0	1	0	0	0	0
18/03758/FULL	Agricultural Barn At Appleton Farm Green Lane Frittenden Cranbrook Kent TN17 2EG	1	0	1	Under construction	1	0	0	0	0	0

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19/03448/FULL	The Barn Invictas Gedges Hill Matfield Tonbridge Kent TN12 7DU	1	0	1	Not started	0	1	0	0	0	0
20/01929/FULL	1 Manor Road Southborough Tunbridge Wells Kent TN4 0LD	1	0	1	Not started	0	1	0	0	0	0
20/02168/OUT	Hawthorn Cottage Ockley Lane Hawkhurst Cranbrook Kent TN18 4DW	1	0	1	Not started	0	0	1	0	0	0
17/03813/FULL	Wagtail Farm Jarvis Lane Goudhurst Cranbrook Kent	1	0	1	Under construction	1	0	0	0	0	0

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20/02430/PNQCLA	Breach Wood Farm Goudhurst Road Cranbrook Kent TN17 2LJ	1	0	1	Not started	0	1	0	0	0	0
19/00429/PNQCLA	Holmwood Farm Badsell Road Five Oak Green Tonbridge Kent TN12 6QR	1	0	1	Under construction	1	0	0	0	0	0
19/00327/FULL	Tubslake Oast Water Lane Hawkhurst Cranbrook Kent	1	0	1	Under construction	1	0	0	0	0	0
20/02290/FULL	Blackhurst Park Halls Hole Road Royal Tunbridge Wells Kent TN2 4RG	1	0	1	Not started	0	1	0	0	0	0

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20/02070/FULL	Land East Of Water Lane Hawkhurst Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0
20/02436/FULL	Birchett Wood Farm Petteridge Lane Matfield Tonbridge Kent TN12 7NE	1	0	1	Not started	0	1	0	0	0	0
20/02459/FULL	Rock Villa Colts Hill Five Oak Green Tonbridge Kent TN12 6SW	1	0	1	Not started	0	1	0	0	0	0
20/02759/FULL	Swiss Cottage Derwent Drive Royal Tunbridge Wells Kent TN4 9TB	1	0	1	Not started	0	1	0	0	0	0



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20/02425/FULL	Collingwood House Hastings Road Hawkhurst Cranbrook Kent TN18 4RR	1	0	1	Not started	0	1	0	0	0	0
20/01968/FULL	Alpha House 2A Frant Road Royal Tunbridge Wells Kent TN2 5SE	1	0	1	Not started	0	1	0	0	0	0
19/00698/FULL	The Hexagon Oakfield Hawkhurst Cranbrook Kent TN18 4JR	1	0	1	Under construction	1	0	0	0	0	0
20/01984/FULL	Hawkhurst Place Farm Rye Road Hawkhurst Cranbrook Kent	1	0	1	Not started	1	0	0	0	0	0

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15/508158/FULL	The Castle Inn Crook Road Brenchley Tonbridge Kent TN12 7BN	1	0	1	Under construction	0	1	0	0	0	0
19/01430/PNQCLA	Stonecourt Farm Stone Court Lane Pembury Royal Tunbridge Wells Kent	1	0	1	Under construction	1	0	0	0	0	0
15/507674/FULL	Starnes SSAS PLC 1 Lonsdale Gardens Royal Tunbridge Wells Kent TN1 1NU	1	0	1	Under construction	1	0	0	0	0	0
19/01635/FULL	Oaklands Farm Bodiam Road Sandhurst Cranbrook Kent TN18 5LE	1	0	1	Under construction	1	0	0	0	0	0

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20/03002/FULL	Buckhurst Farm Biddenden Road Frittenden Cranbrook Kent TN17 2BE	1	0	1	Not started	0	1	0	0	0	0
20/03522/PNM	145 Camden Road Royal Tunbridge Wells Kent TN1 2RA	1	0	1	Not started	0	1	0	0	0	0
19/02399/FULL	48 & 48B Madeira Park Royal Tunbridge Wells Kent TN2 5SY	1	0	1	Under construction	1	0	0	0	0	0
20/02635/FULL	Barn Nursery Farm London Road Flimwell Wadhurst Kent	1	0	1	Not started	0	1	0	0	0	0

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19/02801/FULL	31 Birling Road Royal Tunbridge Wells Kent TN2 5LY	1	0	1	Under construction	1	0	0	0	0	0
20/03843/FULL	Goddards Green Barn Angley Road Cranbrook Kent TN17 3LR	1	0	1	Not started	0	1	0	0	0	0
19/02702/FULL	11 Birken Road Royal Tunbridge Wells Kent TN2 3TL	1	0	1	Under construction	1	0	0	0	0	0
19/03055/FULL	101 Clifton Road Royal Tunbridge Wells Kent TN2 3AU	1	0	1	Under construction	1	0	0	0	0	0

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19/03289/FULL	Barn To The East Of Bikkel Goddards Green Road Benenden Cranbrook Kent TN17 4AN	1	0	1	Under construction	1	0	0	0	0	0
21/04053/FULL	1 Chilston Road Royal Tunbridge Wells Kent TN4 9LW	1	0	1	Not started	0	0	1	0	0	0
21/04092/FULL	Land South-east Of Garfield Langton Road Langton Green Tunbridge Wells Kent	1	0	1	Not started	0	0	1	0	0	0

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21/04005/FULL	The Granary Park Farm Langton Road Langton Green Tunbridge Wells Kent TN3 9SS	1	0	1	Not started	0	0	1	0	0	0
21/04248/FULL	Agricultural Barn At 2 Kenwards Cottages Bubhurst Lane Frittenden Cranbrook Kent TN17 2BD	1	0	1	Not started	0	0	1	0	0	0
21/03069/FULL	8 Camden Avenue Pembury Tunbridge Wells Kent TN2 4PQ	1	0	1	Not started	0	0	1	0	0	0

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21/01483/FULL	Leonards Highgate Hill Hawkhurst Cranbrook Kent TN18 4LE	1	0	1	Not started	0	0	1	0	0	0
21/02463/FULL	The Bungalow Dunstan Road Royal Tunbridge Wells Kent TN4 9NE	1	0	1	Not started	0	0	1	0	0	0
20/00993/FULL	Little Hollow Vauxhall Lane Southborough Tunbridge Wells Kent TN4 0XD	1	0	1	Under construction	0	0	1	0	0	0
20/01215/FULL	Beacon Mill Cottage Rolvenden Road Benenden Cranbrook Kent TN17 4BU	1	0	1	Under construction	0	1	0	0	0	0

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21/02240/FULL	Smockham Farm Reynolds Lane Royal Tunbridge Wells Kent TN4 9XL	1	0	1	Not started	0	0	1	0	0	0
20/01070/FULL	The Green Barn Swigs Hole Farm Yew Tree Green Road Horsmonden Tonbridge Kent TN12 8HR	1	0	1	Under construction	1	0	0	0	0	0
21/03288/FULL	Glassenbury Park House Glassenbury Road Cranbrook Kent TN17 2QF	1	0	1	Not started	0	0	1	0	0	0



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20/02357/FULL	Pokehill Farm South Farm Lane Langton Green Tunbridge Wells Kent TN3 9JN	1	0	1	Not started	1	0	0	0	0	0
18/03176/FULL	King Charles Cottage Mill Street Benenden Cranbrook TN17 4HH	1	0	1	Under construction	1	0	0	0	0	0
20/01632/FULL	2 Clay Cottages Clayhill Goudhurst Cranbrook Kent TN17 1BE	1	0	1	Under construction	1	0	0	0	0	0
20/02122/FULL	High Weald House Vauxhall Lane Southborough Tunbridge Wells Kent TN4 0XD	1	0	1	Under construction	1	0	0	0	0	0

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21/01833/FULL	Garages Doctor Hopes Road Cranbrook Kent	1	0	1	Not started	0	0	1	0	0	0
21/01519/FULL	1 Laundry Cottages Water Lane Hawkhurst Cranbrook Kent TN18 5DL	1	0	1	Not started	0	0	1	0	0	0
20/00716/FULL	Butchers Shop High Street Goudhurst Cranbrook Kent TN17 1AL	1	0	1	Under construction	1	0	0	0	0	0
20/02274/FULL	Gate House Farm Fairmans Lane Brenchley Tonbridge Kent TN12 7AD	1	0	1	Under construction	1	0	0	0	0	0

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21/03038/FULL	The Hay Barn Smockham Farm Reynolds Lane Royal Tunbridge Wells Kent TN4 9XL	1	0	1	Not started	0	0	1	0	0	0
20/03588/FULL	Brandfold Farm North Road Goudhurst Cranbrook Kent TN17 1JJ	1	0	1	Not started	0	0	1	0	0	0
21/02605/FULL	Apple Packing Barn Bentinck Farm Romford Road Pembury Tunbridge Wells Kent TN2 4BB	1	0	1	Not started	0	0	1	0	0	0

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20/02182/FULL	Bentham Hill Farm Stockland Green Road Speldhurst Tunbridge Wells Kent	1	0	1	Under construction	1	0	0	0	0	0
21/04136/FULL	36 Henwood Green Road Pembury Tunbridge Wells TN2 4LF	1	0	1	Not started	0	0	1	0	0	0
20/02446/FULL	Brissenden Farm Sand Lane Frittenden Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0
20/02939/FULL	Glassocks Rye Road Sandhurst Cranbrook Kent TN18 5PH	1	0	1	Not started	0	1	0	0	0	0

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20/03057/FULL	Bakers Barn And Stables Ladham Road Goudhurst Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0
20/03113/FULL	54 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AS	1	0	1	Under construction	1	0	0	0	0	0
20/03348/PNM	140 London Road Southborough Tunbridge Wells Kent TN4 0PJ	1	0	1	Not started	0	1	0	0	0	0
20/03526/FULL	8 Colonnade Rye Road Hawkhurst Cranbrook TN18 4ES	1	0	1	Not started	0	1	0	0	0	0

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20/03544/FULL	Lapwing Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2QS	1	0	1	Not started	0	1	0	0	0	0
20/02884/FULL	31 High Street Cranbrook Kent TN17 3EE	1	0	1	Not started	0	1	0	0	0	0
20/03356/FULL	Orchard House Broom Lane Langton Green Tunbridge Wells Kent TN3 0RA	1	0	1	Under construction	1	0	0	0	0	0
20/03556/FULL	28 - 30 Rusthall High Street Rusthall Tunbridge Wells Kent TN4 8RY	1	0	1	Not started	0	1	0	0	0	0

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20/03863/PNQCLA	Haffenden Farmhouse Bubhurst Lane Frittenden Cranbrook Kent TN17 2BD	1	0	1	Not started	0	1	0	0	0	0
20/03820/FULL	Land Rear Of 149 Hastings Road Pembury Tunbridge Wells Kent TN2 4JU	1	0	1	Under construction	1	0	0	0	0	0
20/03297/FULL	Tilden Farm Water Lane Hawkhurst Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0
20/03771/FULL	Yew Tree Farm Oast Yew Tree Green Road Horsmonden Tonbridge TN12 8HP	1	0	1	Under construction	1	0	0	0	0	0

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20/03825/FULL	28 Holmewood Ridge Langton Green Tunbridge Wells Kent TN3 0ED	1	0	1	Not started	0	1	0	0	0	0
20/03364/FULL	Silcocks Farm Poundsbridge Lane Fordcombe Tunbridge Wells TN3 0RJ	1	0	1	Not started	0	1	0	0	0	0
20/03353/FULL	2 Chapel Row Maidstone Road Matfield Tonbridge Kent TN12 7LD	1	0	1	Not started	0	1	0	0	0	0
20/03585/FULL	Peel House Queens Road Hawkhurst Cranbrook TN18 4HQ	1	0	1	Not started	0	1	0	0	0	0



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21/00242/PNQCLA	Satins Hill Farm Spongs Lane Sissinghurst Cranbrook Kent TN17 2AH	1	0	1	Not started	0	1	0	0	0	0
21/00328/FULL	Stable Block Adjacent To Hensil Farmhouse Hensil Lane Hawkhurst Cranbrook Kent TN18 4QH	1	0	1	Under construction	1	0	0	0	0	0
21/00231/FULL	Thistle Dous Sandhurst Road Royal Tunbridge Wells Kent TN2 3JU	1	0	1	Not started	0	1	0	0	0	0

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20/01341/FULL	Grevilles Brandfold Farm North Road Goudhurst Cranbrook Kent TN17 1JJ	1	0	1	Under construction	1	0	0	0	0	0
21/03783/FULL	59 - 61 High Street Royal Tunbridge Wells Kent TN1 1XU	1	0	1	Not started	0	0	1	0	0	0
21/00188/FULL	Broadlake Farm Mill Lane Frittenden Cranbrook Kent	1	0	1	Not started	0	0	1	0	0	0
21/00757/REM	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	1	0	1	Under construction	1	0	0	0	0	0

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21/01502/FULL	16 Pinewood Road Royal Tunbridge Wells Kent TN2 3SH	1	0	1	Not started	0	0	1	0	0	0
20/02338/OUT	Land Rear Of 1 - 4 Barnetts Way Southborough Tunbridge Wells Kent	1	0	1	Not started	0	0	1	0	0	0
21/00428/FULL	2 Holden Park Road Southborough Tunbridge Wells Kent TN4 0ET	1	0	1	Not started	0	0	1	0	0	0
21/03790/REM	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	1	0	1	Under construction	1	0	0	0	0	0

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21/01576/FULL	Parsonage Farm Brenchley Road Brenchley Tonbridge Kent TN12 7PA	1	0	1	Not started	0	0	1	0	0	0
21/02193/FULL	Lower Standen Farm Standen Street Benenden Cranbrook Kent TN17 4LA	1	0	1	Not started	0	0	1	0	0	0
21/01074/FULL	Stables And Barn Potters Lane Hawkhurst Cranbrook Kent	1	0	1	Under construction	1	0	0	0	0	0
21/03501/FULL	The Meadow House Culverden Down Royal Tunbridge Wells Kent TN4 9SL	1	0	1	Under construction	0	1	0	0	0	0

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21/02476/FULL	Methodist Church Highgate Hill Hawkhurst Cranbrook Kent TN18 4LB	1	0	1	Not started	0	0	1	0	0	0
21/04139/FULL	Waterfrets Farm Burnt House Lane Langton Green Tunbridge Wells Kent TN3 0JR	1	0	1	Not started	0	0	1	0	0	0
21/03037/FULL	Farmyard Barns Smockham Farm Reynolds Lane Royal Tunbridge Wells Kent TN4 9XL	1	0	1	Not started	0	0	1	0	0	0

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21/02602/FULL	New England House 10 Newlands Road Royal Tunbridge Wells Kent TN4 9AT	1	0	1	Under construction	1	0	0	0	0	0
18/00401/PNP	Agricultural Building Little Combourne Farm Jarvis Lane Goudhurst Cranbrook Kent	1	0	1	Under construction	1	0	0	0	0	0
21/02343/FULL	Building Adjacent To Spring Grove Farm Redwings Lane Pembury Tunbridge Wells Kent TN2 4AN	1	0	1	Not started	0	0	1	0	0	0
21/00415/FULL	42 Upper Grosvenor Road Royal Tunbridge Wells Kent TN1 2ET	1	0	1	Not started	0	0	1	0	0	0

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21/02803/FULL	Apple Tree Cottage Maidstone Road Horsmonden Tonbridge Kent TN12 8NE	1	0	1	Not started	0	0	1	0	0	0
21/04017/FULL	3 Queens Gardens Royal Tunbridge Wells Kent TN4 9NB	1	0	1	Not started	0	0	1	0	0	0
22/00167/FULL	Bainden Farmhouse School House Lane Horsmonden Tonbridge Kent TN12 8BT	1	0	1	Not started	0	0	1	0	0	0
21/00131/FULL	The Pump House North Road Goudhurst Cranbrook Kent TN17 1JN	1	0	1	Not started	0	0	1	0	0	0

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20/00070/FULL	Court Lodge Church Road Lamberhurst Tunbridge Wells Kent TN3 8DU	1	0	1	Not started	0	0	1	0	0	0
21/00378/FULL	64 Commercial Road Paddock Wood Tonbridge Kent TN12 6DP	1	0	1	Not started	0	0	1	0	0	0
21/01488/FULL	Twin Valleys Lewes Heath Horsmonden Tonbridge Kent TN12 8AF	1	0	1	Under construction	1	0	0	0	0	0
21/02660/FULL	Amhurst Hill Farm Amhurst Bank Road Pembury Tunbridge Wells Kent TN2 4AP	1	0	1	Not started	0	0	1	0	0	0



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21/02366/FULL	2 Peartree Cottages Maidstone Road Matfield Tonbridge TN12 7JH	1	0	1	Not started	0	0	1	0	0	0
18/01476/FULL	28 Molyneux Park Road Royal Tunbridge Wells Kent TN4 8DY	1	0	1	Under construction	1	0	0	0	0	0
21/02865/FULL	Far Far Away Beech Lane Matfield Tonbridge Kent TN12 7HG	1	0	1	Not started	0	0	1	0	0	0
21/02307/FULL	Great Coldharbour Farm Cuckoo Lane Brenchley Tonbridge Kent TN12 7HX	1	0	1	Not started	0	0	1	0	0	0

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21/02859/FULL	Amhurst Hill Farm Amhurst Bank Road Pembury Tunbridge Wells Kent TN2 4AP	1	0	1	Under construction	1	0	0	0	0	0
21/03423/FULL	Costcutter 120 London Road Southborough Tunbridge Wells Kent TN4 0PN	1	0	1	Not started	0	0	1	0	0	0
21/01611/FULL	Bockingfold Farm Ladham Road Goudhurst Cranbrook Kent TN17 1LY	1	0	1	Not started	0	0	1	0	0	0
21/02796/FULL	Amhurst Hill Farm Amhurst Bank Road Pembury Tunbridge Wells Kent TN2 4AP	1	0	1	Not started	0	0	1	0	0	0

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21/01715/FULL	1 Cedar Ridge Royal Tunbridge Wells Kent TN2 3NX	1	0	1	Not started	0	0	1	0	0	0
21/03758/REM	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	1	0	1	Under construction	1	0	0	0	0	0
21/04014/REM	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	1	0	1	Not started	0	0	1	0	0	0
22/00326/REM	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	1	0	1	Not started	0	1	0	0	0	0

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18/02185/FULL	142 Camden Road Royal Tunbridge Wells Kent TN1 2QZ	1	0	1	Under construction	1	0	0	0	0	0
17/02364/FULL	14 Kentish Gardens Royal Tunbridge Wells Kent	1	0	1	Under construction	0	0	1	0	0	0
21/00366/FULL	Small Brook Fields Etherington Hill Speldhurst Tunbridge Wells Kent	1	0	1	Not started	0	0	1	0	0	0
21/01797/FULL	140 London Road Southborough Tunbridge Wells Kent TN4 0PJ	1	0	1	Not started	0	0	1	0	0	0
21/02666/OUT	66 Church Road Paddock Wood Tonbridge Kent TN12 6HF	1	0	1	Not started	0	0	1	0	0	0

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20/03854/FULL	Western Barn Bentinck Farm Romford Road Pembury Tunbridge Wells TN2 4BB	1	0	1	Not started	0	0	1	0	0	0
21/00430/FULL	Eastern Barn Bentinck Farm Romford Road Pembury Tunbridge Wells Kent TN2 4BB	1	0	1	Not started	0	0	1	0	0	0
21/03718/REM	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	1	0	1	Not started	0	0	1	0	0	0

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21/03926/FULL	Branden Cottage Biddenden Road Sissinghurst Cranbrook Kent TN17 2AB	1	0	1	Not started	0	0	1	0	0	0
21/00620/FULL	Coppers Coppers Lane Matfield Tonbridge TN12 7JE	1	0	1	Not started	0	0	1	0	0	0
21/02289/FULL	Buckhurst Farm Sissinghurst Road Sissinghurst Cranbrook Kent TN17 2AA	1	0	1	Not started	0	0	1	0	0	0
21/00706/FULL	Town Farm Slaughterhouse High Street Branchley Tonbridge Kent TN12 7NH	1	0	1	Not started	0	0	1	0	0	0

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21/02637/FULL	The Nurseries Pralls Lane Matfield Tonbridge Kent TN12 7DX	1	0	1	Not started	0	0	1	0	0	0
21/02491/FULL	2 Broadwater Down Royal Tunbridge Wells Kent TN2 5NG	1	0	1	Not started	0	0	1	0	0	0
20/03815/FULL	Land Adjacent To 56 Newlands Road Royal Tunbridge Wells Kent TN4 9AU	1	0	1	Not started	0	0	1	0	0	0
21/00618/FULL	Millford House Penshurst Road Speldhurst Tunbridge Wells Kent TN3 0PH	1	0	1	Not started	0	0	1	0	0	0

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21/02539/FULL	Elphicks Fisheries Spelmonden Road Horsmonden Tonbridge Kent	1	0	1	Not started	0	0	1	0	0	0
21/04001/FULL	Kerrys Yard Bodiam Road Sandhurst Cranbrook Kent TN18 5LF	1	0	1	Not started	0	0	1	0	0	0
22/00362/FULL	18 Church Road Royal Tunbridge Wells Kent TN1 1JP	1	0	1	Not started	0	0	1	0	0	0
22/00329/FULL	16 Church Road Royal Tunbridge Wells Kent TN1 1JP	1	0	1	Not started	0	0	1	0	0	0



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22/00162/OUT	Land At The Kitty Fisher The Street Benenden Cranbrook TN17 4DJ	1	0	1	Not started	0	0	1	0	0	0
21/00564/FULL	26 Oaklea Road Paddock Wood Tonbridge TN12 6LE	1	0	1	Not started	0	0	1	0	0	0
21/01303/FULL	Glebelands Five Oak Green Road Tudeley Tonbridge Kent TN11 0PW	1	0	1	Not started	0	0	1	0	0	0
22/00091/FULL	3 Boyne Park Royal Tunbridge Wells Kent TN4 8EN	1	0	1	Not started	0	0	1	0	0	0

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21/02625/FULL	Manor Farm Maidstone Road Horsmonden Tonbridge Kent TN12 8HA	1	0	1	Not started	0	0	1	0	0	0
21/03534/FULL	Lomas Farm Buildings Lomas Lane Sandhurst Cranbrook Kent	1	0	1	Not started	0	0	1	0	0	0
21/02226/FULL	9 & 10 Spout Lane Brenchley Tonbridge Kent TN12 7AP	0	0	0	Not started	0	0	0	0	0	0
21/02983/FULL	Willowshaw Golford Cranbrook Kent TN17 3NX	0	0	0	Not started	0	0	0	0	0	0

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21/04235/FULL	Smugley Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2QU	0	0	0	Not started	0	0	0	0	0	0
21/01698/FULL	Vehicle Repair Workshop & Premises 1 Mereworth Road Royal Tunbridge Wells Kent TN4 9PL	0	0	0	Not started	0	0	0	0	0	0
21/01285/FULL	The Birches 39 Broadwater Down Royal Tunbridge Wells Kent TN2 5NU	0	0	0	Not started	0	0	0	0	0	0

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20/03895/FULL	The Cottage Farm High Rocks Lane Royal Tunbridge Wells Kent	0	0	0	Not started	0	0	0	0	0	0
21/00482/FULL	Glen Cove The Common Sissinghurst Cranbrook Kent TN17 2AJ	0	0	0	Not started	0	0	0	0	0	0
21/04195/FULL	Gardeners Cottage 54A Culverden Down Royal Tunbridge Wells Kent TN4 9SG	0	0	0	Not started	0	0	0	0	0	0
21/00358/FULL	Sandrock Lodge Sandrock Road Royal Tunbridge Wells Kent TN2 3PT	0	0	0	Not started	0	0	0	0	0	0

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20/03851/FULL	Branden Cottage Biddenden Road Sissinghurst Cranbrook Kent TN17 2AB	0	0	0	Not started	0	0	0	0	0	0
21/01091/FULL	Beech Tree Cottage Grovehurst Lane Horsmonden Tonbridge Kent TN12 8BG	0	0	0	Not started	0	0	0	0	0	0
22/00011/FULL	High View Grovehurst Lane Horsmonden Tonbridge Kent TN12 8BG	0	0	0	Not started	0	0	0	0	0	0
21/03201/FULL	Breach Wood Goudhurst Road Cranbrook Kent TN17 2LJ	0	0	0	Not started	0	0	0	0	0	0

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21/00759/FULL	Forest View Tenterden Road Cranbrook Kent TN17 3PA	0	0	0	Not started	0	0	0	0	0	0
21/04190/FULL	30A Holmewood Ridge Langton Green Tunbridge Wells Kent TN3 0ED	0	0	0	Not started	0	0	0	0	0	0
21/00434/FULL	Oaklands Tenterden Road Cranbrook Kent TN17 3PB	0	0	0	Not started	0	0	0	0	0	0
21/02848/FULL	Bankside Goudhurst Road Cranbrook Kent TN17 2PZ	0	0	0	Not started	0	0	0	0	0	0

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21/02838/FULL	120 Henwood Green Road Pembury Tunbridge Wells Kent TN2 4LN	0	0	0	Not started	0	0	0	0	0	0
21/03068/FULL	Mulberry House Foxhole Lane Hawkhurst Cranbrook Kent TN18 5DT	0	0	0	Not started	0	0	0	0	0	0
21/04213/FULL	High Cedar Nevill Park Royal Tunbridge Wells Kent TN4 8NN	0	0	0	Not started	0	0	0	0	0	0
18/03846/FULL	Le Jardin Restaurant Waterloo Road Cranbrook Kent TN17 2ET	0	0	1	Under construction	1	0	0	0	0	0

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19/00377/FULL	Kippings Cross Farm House Hastings Road Matfield Tonbridge Kent TN12 7HB	0	0	0	Not started	0	0	0	0	0	0
19/03058/FULL	73 Farmcombe Road Royal Tunbridge Wells Kent TN2 5DQ	0	0	0	Not started	0	0	0	0	0	0
19/03566/FULL	Little Cowden Farm Horns Road Hawkhurst Cranbrook Kent TN18 4QS	0	0	0	Under construction	0	0	0	0	0	0
19/03540/FULL	Wagtail Farm Jarvis Lane Goudhurst Cranbrook Kent TN17 2NP	0	0	0	Not started	0	0	0	0	0	0



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20/01206/FULL	4 Molyneux Almshouses Rusthall High Street Rusthall Tunbridge Wells Kent TN4 8SE	0	0	0	Not started	0	0	0	0	0	0
20/01356/FULL	Ryde House Short Lane Brenchley Tonbridge Kent TN12 7BA	0	0	0	Not started	0	0	0	0	0	0
20/01475/FULL	Bythorn Brenchley Road Matfield Tonbridge Kent TN12 7PJ	0	0	0	Under construction	0	0	0	0	0	0

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20/01993/FULL	Taitimu The Slade Lamberhurst Tunbridge Wells Kent TN3 8HN	0	0	0	Under construction	0	0	0	0	0	0
20/01775/FULL	5 Homewood Road Langton Green Royal Tunbridge Wells TN3 0HH	0	0	0	Not started	0	0	0	0	0	0
20/02058/FULL	Albury Nevill Court Royal Tunbridge Wells Kent TN4 8NL	0	0	0	Under construction	0	0	0	0	0	0
20/01842/FULL	Pear Tree House Crook Road Brenchley Tonbridge Kent TN12 7BS	0	0	0	Under construction	0	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
20/02391/FULL	Coppins 4 Romford Road Pembury Tunbridge Wells Kent TN2 4HU	0	0	0	Not started	0	0	0	0	0	0
20/02661/FULL	Shepherds Hey Dingleden Benenden Cranbrook Kent TN17 4JU	0	0	0	Not started	0	0	0	0	0	0
20/02710/FULL	Meadow Croft Furnace Lane Brenchley Tonbridge Kent TN12 7BX	0	0	0	Not started	0	0	0	0	0	0
20/03572/FULL	Windmill House Hastings Road Matfield Tonbridge Kent TN12 7HF	0	0	0	Under construction	0	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
20/03683/FULL	2 Connaught Way Royal Tunbridge Wells Kent TN4 9QJ	0	0	0	Under construction	0	0	0	0	0	0
20/03852/FULL	Oast Meadow Horsmonden Road Brenchley Tonbridge Kent TN12 7AT	0	0	0	Under construction	0	0	0	0	0	0
21/04073/FULL	Moatlands Manor Watermans Lane Paddock Wood Tonbridge Kent TN12 6ND	0	0	0	Not started	0	0	0	0	0	0
21/02104/FULL	2 Oak Tree Close Royal Tunbridge Wells Kent TN2 5SS	0	0	0	Under construction	0	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
19/02317/FULL	Etchinghill Farmyard Gore Lane Goudhurst Cranbrook Kent	0	0	0	Not started	0	0	0	0	0	0
21/00653/FULL	7 Sandrock Road Royal Tunbridge Wells Kent TN2 3PX	0	0	0	Under construction	0	0	0	0	0	0
18/00294/FULL	44 Connaught Way Royal Tunbridge Wells Kent TN4 9QL	0	-1	1	Under construction	1	0	0	0	0	0
21/00363/FULL	Badgers Wood London Lane Sissinghurst Cranbrook TN17 2AP	0	0	0	Not started	0	0	0	0	0	0
21/01910/FULL	Little Edgcumbe Nevill Park Royal Tunbridge Wells Kent TN4 8NN	0	0	0	Not started	0	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
21/01844/FULL	11 Birchwood Avenue Southborough Tunbridge Wells Kent TN4 0UD	0	0	0	Not started	0	0	0	0	0	0
21/00487/FULL	High Views Ballards Hill Goudhurst Cranbrook Kent TN17 1JS	0	0	0	Not started	0	0	0	0	0	0
21/01363/FULL	Kings Barn Gedges Hill Matfield Tonbridge Kent TN12 7EA	0	0	0	Not started	0	0	0	0	0	0
20/01554/FULL	1 Hawkridge Farmhouse The Common Sissinghurst Cranbrook TN17 2AD	-1	0	-1	Not started	-1	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
21/02987/FULL	The Flat 81 Calverley Road Royal Tunbridge Wells Kent TN1 2UY	-1	0	-1	Not started	0	-1	0	0	0	0
21/01015/FULL	Highlands Chantlers Hill Paddock Wood Tonbridge Kent TN12 6LU	-1	0	-1	Not started	0	-1	0	0	0	0
21/03493/FULL	13 Frant Road Royal Tunbridge Wells Kent TN2 5SD	-1	0	-1	Not started	0	0	-1	0	0	0
21/03562/FULL	24 Calverley Park Royal Tunbridge Wells Kent TN1 2SL	-1	0	-1	Not started	0	0	-1	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
20/00315/FULL	23 High Street Pembury Tunbridge Wells Kent TN2 4PH	-1	0	-1	Not started	-1	0	0	0	0	0
20/02419/FULL	Garden Cottage Home Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2SJ	-1	0	-1	Not started	0	-1	0	0	0	0
20/03679/LAWPRO	14 Lansdowne Road Royal Tunbridge Wells Kent	-1	0	-1	Not started	0	-1	0	0	0	0
20/03564/FULL	2 - 4 Castle Street Royal Tunbridge Wells Kent TN1 1XJ	-1	0	-1	Not started	0	-1	0	0	0	0



Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2022)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
20/03530/FULL	32 Upper Grosvenor Road Royal Tunbridge Wells Kent TN1 2EP	-2	0	-2	Not started	0	-2	0	0	0	0
21/03786/LAWPRO	56A Woodbury Park Road Royal Tunbridge Wells TN4 9NG	-2	0	-2	Not started	-2	0	0	0	0	0
21/02985/FULL	48 Pennington Road Southborough Tunbridge Wells Kent	-3	0	-3	Not started	0	-3	0	0	0	0
21/02742/FULL	Garlinge Lodge 6 Garlinge Road Southborough Tunbridge Wells Kent TN4 0NR	-3	0	-3	Not started	0	-3	0	0	0	0
<b>Total</b>				<b>2785</b>	<b>-</b>	<b>926</b>	<b>900</b>	<b>586</b>	<b>283</b>	<b>90</b>	<b>338</b>

# Appendix 2: Identified (non-Permitted) Site Allocations Local Plan (SALP; 2016) Sites Allocated in the Emerging Local Plan

**Table 4** lists all non-consented identified sites (as allocated in the Site Allocations Local Plan (2016) and carried forward into the emerging Local Plan based on further assessment) that are considered to remain deliverable. It should be noted that not all sites considered to remain suitable for allocation are thought to be deliverable within the five-year housing land 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](mailto:planning.policy@tunbridgewells.gov.uk) with the subject heading 'Five-Year Housing Land Supply Site Update'.

**Table 4 – Phasing of Identified (non-Permitted) SALP Sites Allocated in the Emerging Local Plan**

<b>SALP Allocation Reference</b>	<b>SLP Allocation Reference</b>	<b>Site Address</b>	<b>Site Capacity (Net)</b>	<b>Site Capacity Mid-Point (Net)</b>	<b>Number of Dwellings Expected to be Delivered Within Five Years (Net)</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing 2025/26</b>	<b>Phasing 2026/27</b>	<b>Dwellings Phased Beyond Five Years</b>
<b>AL/RTW2B</b>	AL/RTW 1	Former Cinema Site, Mount Pleasant Road	100	100	100	0	0	0	100	0	0
<b>AL/RTW24</b>	AL/RTW 2	Land at the Auction House, Linden Park Road	0	0	0	0	0	0	0	0	0
<b>AL/RTW22</b>	AL/RTW 3	Land at Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road	100	100	0	0	0	0	0	0	100
<b>AL/RTW10</b>	AL/RTW 7	Land at former Gas Works, Sandhurst Road	170-200	185	0	0	0	0	0	0	185
<b>AL/RTW4B</b>	AL/RTW 10	Montacute Gardens	30	30	0	0	0	0	0	0	21
<b>AL/RTW6</b>	AL/RTW 11	Former Plant & Tool Hire, Eridge Road	45	45	40	0	0	40	0	0	0
<b>AL/RTW13</b>	AL/RTW 12	Land at Tunbridge Wells Telephone Engineering Centre, Broadwater Down	50	50	0	0	0	0	0	0	50
<b>AL/RTW13</b>	AL/RTW 13	Turners Pie Factory, Broadwater Lane	100	100	94	0	0	70	24	0	0
<b>AL/PW1</b>	STR/SS 2	The Strategy for Paddock Wood Town Centre	30	30	14	0	0	14	0	0	16
<b>AL/CR4</b>	AL/CRS 2	Land south of Corn Hall, Crane Valley, Cranbrook	35-45	40	0	0	0	0	0	0	40
<b>AL/VRA2</b>	AL/PE 6	Woodsgate Corner	80-120	100	0	0	0	0	0	0	100

SALP Allocation Reference	SLP Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity Mid-Point (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Dwellings Phased Beyond Five Years
<b>AL/VRA2 (C2 discount)</b>	AL/PE 6	Woodsgate Corner	(-18 - -40)	-29	0	0	0	0	0	0	-29
<b>AL/RTW9</b>	AL/RU 1	Lifestyle Motor Europe, Langton Road	15	15	0	0	0	0	0	0	15
<b>AL/PW3A</b>	STR/SS 1	Land at Church Farm	60	60	60	0	0	0	60	0	0
			<b>Total</b>	<b>826</b>	<b>308</b>	<b>0</b>	<b>0</b>	<b>124</b>	<b>184</b>	<b>0</b>	<b>498</b>

**If you require this document in another format,  
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