

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Strategic Housing and Economic Land Availability Assessment for the Pre-Submission Local Plan

January 2021



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1.0 Introduction

- 1.1 The new Local Plan for Tunbridge Wells will guide future development in the borough up to 2038, replacing the existing Local Plan 2006, Core Strategy 2010 and Site Allocations Local Plan 2016. To support and inform the preparation of the new Local Plan, the Council has developed a comprehensive and robust evidence base. This includes evidence to support new policies for housing, the local economy, retail, transport and the environment. The Strategic Housing and Economic Land Availability Assessment (SHELAA) forms part of this evidence base. All supporting documents referred to throughout this Topic Paper can be found under [Supporting Documents](#) on the Council's Local Plan web page.
- 1.2 The purpose of carrying out a SHELAA is to identify a potential supply of land that is suitable, available and achievable to meet identified housing and economic development needs over the plan period (2020 to 2038). This process can also be helpful in identifying sites that could be suitable for other uses, for example, as open space, for community facilities, etc.
- 1.3 The SHELAA is not an allocations document; it does not form Council policy but provides a technical assessment of the potential of sites for allocation for future land supply. As such, it informs the plan-making process, but its findings must be considered alongside the other evidence in determining site allocations to be included in the new Local Plan.
- 1.4 This SHELAA is an updated SHELAA and follows that dated July 2019, prepared as part of the evidence base informing the Draft Local Plan (Regulation 18) which was consulted upon September through to November 2019. The methodology set out in this updated SHELAA has been refined to aid clarity following comments received at the Draft Local Plan consultation stage.
- 1.5 Site assessment sheets have been amended where necessary to take account of comments received through the consultation and in recognition of additional assessment work conducted to inform the Pre-Submission Local Plan. Additional site assessment sheets have been included, relating to additional sites submitted for assessment, either during the public consultation in 2019 or separate to that. Being included in the SHELAA does not represent a commitment by the Council to the development of a site or indicate that a site would be granted planning permission for any particular use. The SHELAA does not outweigh or alter any existing local policies or designations.
- 1.6 This is the first time that the Council has produced a land availability assessment for both housing and economic land. Previous assessments have been carried out either just for housing or just for economic land when both the amount of housing development and broad areas for housing were known and had been established through adopted regional and local plans. National planning policy allows local planning authorities to set their own development requirements having particular

regard to needs identified by the government-prepared Standard Method (for housing numbers), as well as an Economic Needs Study.

- 1.7 The first stage of the process of preparing the SHELAA was to carry out a 'Call for Sites'. Landowners, developers, and individuals were asked to submit details of sites they wished to be considered through the SHELAA for their potential to meet future housing and/or employment needs and for any other land uses. There has been two Call for Sites. The first Call for Sites ran for an extended period, from 9 February to 15 September 2016, and approximately 260 sites were submitted. An Interim SHELAA report giving a descriptive overview of these sites was published during 2016.
- 1.8 A second Call for Sites was carried out concurrently with the public consultation on the Issues and Options document from 2 May to 12 June 2017, and approximately 178 additional sites were submitted. Some of these sites were submitted as a response to the Council's proactive approach in contacting owners of sites adjacent to or in vicinity to sites submitted through the 2016 Call for Sites. In May 2017, the Council wrote to all those who had previously promoted sites through the first Call for Sites to raise awareness of the second Call for Sites and to ask promoters to consider whether they had additional land they wanted to submit for assessment. At this time the Council also conducted land registry research of land at settlements, adjacent to existing site submissions. This again was to raise awareness of the second Call for Sites and to ask people if they had land they would wish to consider submitting for assessment.
- 1.9 The location and addresses of these sites were made public soon after the close of the Call for Sites process, and where viewable on the Council's website. In addition to the two Call for Sites, the Council received further sites, which were made public online in the same way. These later sites were assessed and included in the SHELAA, July 2019 if they were received by 22 February 2019; this cut-off was set to allow sufficient time to assess the development potential of sites to inform the Draft Local Plan (being prepared under Regulation 18). Sites received after this date have been assessed and are included in this latest SHELAA informing the Regulation 19 Pre-Submission Local Plan, which also includes other sites submitted through the consultation on the Draft Local Plan and sites received since the up to June 2020.
- 1.10 In addition to the above sites, the SHELAA has assessed other sites that were previously allocated in the Council's Site Allocations Local Plan (2016) where considered appropriate for assessment. This is normally where development has not started or is not substantially under construction and provides clarity as to site layout and infrastructure, for example. In some instances, land adjacent to/in proximity of other sites that have been considered suitable for further consideration as potential site allocations have also been assessed. Furthermore, the SHELAA has assessed certain other sites that have planning permission to determine whether it would be appropriate for them to be a site allocation, normally where development is not substantially underway.

- 1.11 The total number of sites included in this final report (which takes account of the fact that some sites submitted have superseded previous ones, and a small number of sites have been withdrawn by their site promoters) is some 518 sites.
- 1.12 The on-line map and list of sites submitted, ordered by town and parish, accompanying the 2019 SHELAA, gave details of the extent and location of sites submitted and provided a useful overview for each part of the borough, identifying the types of sites that have come forward through the Call for Sites in terms of size and location, as well as identifying any areas where few (or no) sites have been submitted. The interactive map only included sites submitted, not sites such as those previously allocated in the Site Allocations Local Plan, which have also been considered through the SHELAA.
- 1.13 Following the consultation on the Draft Local Plan and submission of additional sites, the Council updated the on-line map. As with the earlier map, it provides a useful overview for each part of the borough, identifying the types of sites that have come forward for assessment in terms of size and location. The updated on-line map was colour coded to show sites assessed within the SHELAA, July 2019 (shown in blue), sites submitted through the Draft Local Plan consultation (shown in orange) and further sites (shown in pink). Further sites were those sites submitted either after 22 February 2019 cut-off not included in the 2019 SHELAA and sites submitted since the Draft Local Plan consultation.
- 1.14 To accompany this Pre-Submission SHELAA, the interactive on-line map has been amended further. The map now shows all sites included in this SHELAA.

2.0 Background

- 2.1 National planning policy, as set out in paragraphs 60 and 61 of the National Planning Policy Framework (NPPF), requires that LPAs should assess the housing needs within their areas in terms of both the amount and types of housing needed. In addition, paragraph 60 requires that in addition to the local housing needs figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.
- 2.2 Paragraph 67 expects LPAs to have a clear understanding of the amount and location of land that is available for housing.
- 2.3 Based on submission of the Local Plan in 2021, the local housing need figure calculated from the latest government figures and using the standard method is 678 pa, which gives an overall need of 12, 204 dwellings over the plan period of 2020 – 2038. The basis of this housing requirement is set out in the Housing Needs Assessment Topic Paper. However, this is not taken to be ceiling on supply; firstly, this is because the NPPF expresses the target as a ‘minimum’ figure; in addition, as the standard method figure is ‘capped’ (due to high affordability uplift above household projections), the potential to achieve the ‘uncapped’ figure should be considered, as should the potential to contribute to any wider unmet housing needs. Therefore, the approach to the assessment of sites in this report is based on their individual merits, in the context of there being a substantial housing need.
- 2.4 The outstanding housing need, as at 01 April 2020, taking account of housing completions April 2016 to March 2020, extant planning permissions at 1 April 2020, outstanding site allocations from the Site Allocations Local Plan 2016 and a windfall allowance, is set out in the Housing Supply and Trajectory Topic Paper.
- 2.5 The future economic development requirements of the borough are set out in the Economic Development Topic Paper. This topic paper reviews and updates the outcomes of the Economic Needs Study (2016), as well as drawing on a recently updated Retail, Leisure and Town Centre Uses Study update.
- 2.6 The new Local Plan will therefore be informed by an up-to-date evidence base that identifies both total housing and employment needs for the borough over the plan period. The SHELAA is being prepared to meet the requirements of paragraph 67 of the NPPF, to ‘identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability’. In terms of economic viability, the fact that a site is being promoted for development in itself provides some degree of certainty that the site would be viable. The Council has also carried out a viability assessment of the emerging Pre-Submission Local Plan (Regulation 19) to support the proposed policies, including those policies that allocate sites for development.
- 2.7 The SHELAA is not a site allocations document; its role is to identify sites that are available and suitable for development and as such is part of a wider evidence base that the Council will take into account when preparing the Pre-Submission Local Plan. It is the role of the Pre-Submission Local Plan to bring all of the evidence base

studies together and to consider the outcome of the 2019 consultation on the Draft Local Plan, to put forward a range of policies and site allocations that will deliver sustainable development.

3.0 Methodology

Introduction

3.1 National Planning Practice Guidance (PPG) sets out the methodology to be used when carrying out a SHELAA ([view the Housing and Economic Land Availability Assessment guidance](#)). This SHELAA has been prepared in accordance with the latest PPG. There are five stages to the process, set out in the flow chart below.

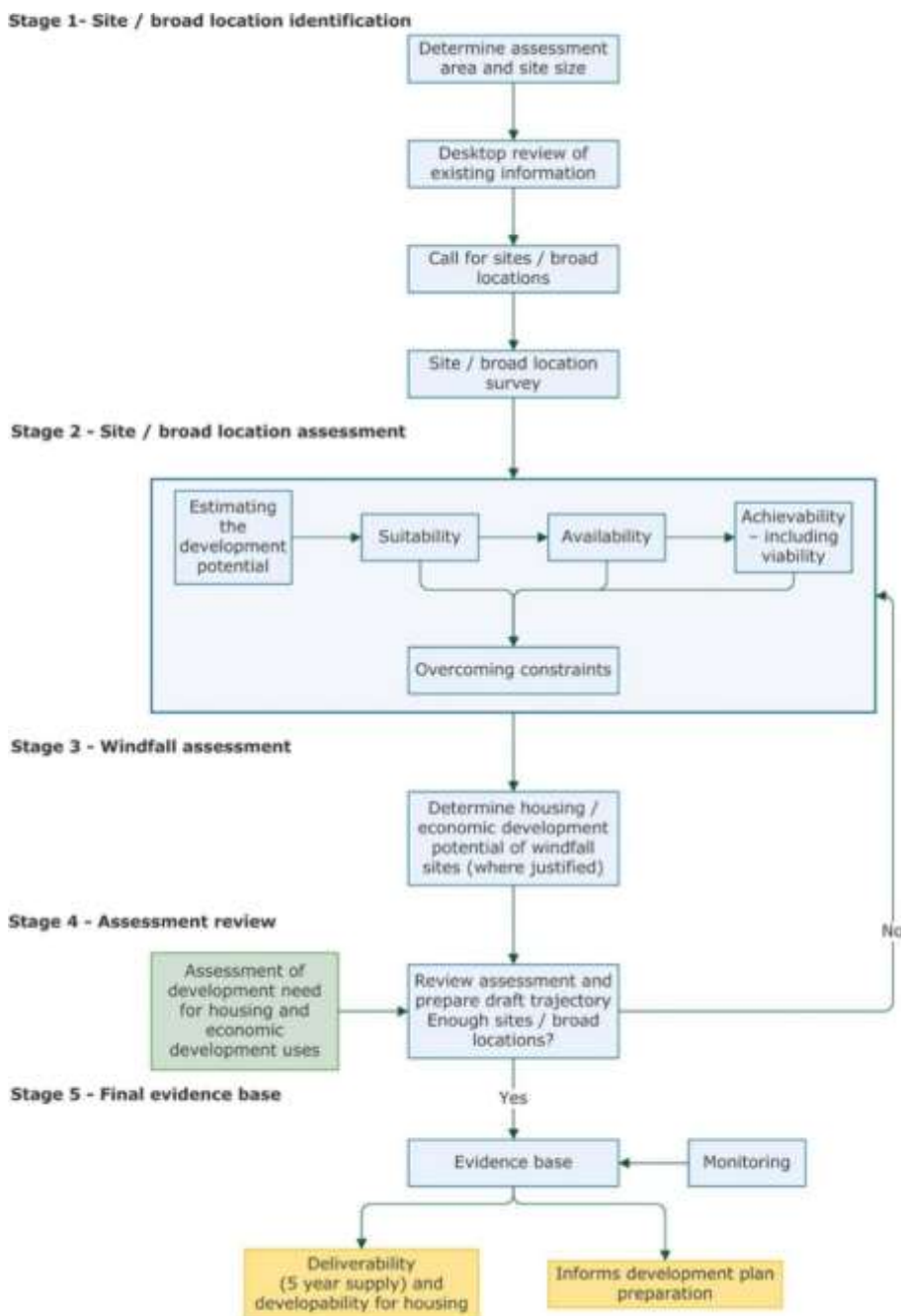


Figure 1: SHELAA Methodology flow chart taken from Planning Practice Guidance

- 3.2 The outcomes of the SHELAA should be to identify sites and broad locations with potential for development, assess their suitability for development, availability and the likelihood of development coming forward. Explained below is the approach that Tunbridge Wells Borough Council has taken to assess each site.

Determine assessment area

- 3.3 For the SHELAA, the assessment area has covered the whole borough of Tunbridge Wells and all sites submitted have been assessed. The vast majority of sites submitted have been located in the borough. Three sites immediately adjacent to the borough, falling within Wealden District Council have been submitted along with one site that is located within Sevenoaks District. A small number of sites straddle the boundary between the borough of Tunbridge Wells and neighbouring authorities. The treatment of these, in conjunction with the relevant authority, is discussed later in this report.

Call for Sites/broad locations

- 3.4 A Call for Sites was conducted between February and September 2016 and a further Call for Sites between May and June 2017. These covered the whole borough. Both Call for Sites were promoted via the Council's website, and everyone on the Local Plan database with an email address was informed of the process. For the second Call for Sites, officers also contacted the promoters of sites submitted to the first Call for Sites to raise awareness of the second call for sites process.
- 3.5 Following the first Call for Sites, officers identified areas of land around settlements that had not been submitted for consideration but that were either adjacent or close to submitted sites from the first Call for Sites. Landowners of these areas were contacted directly and informed about the second Call for Sites to enable them to submit sites if they wished (on a 'without prejudice' basis). This proactive approach encouraged owners of land that could be suitable for development to submit sites for assessment through the SHELAA process.
- 3.6 Promoters of sites submitted through the Call for Sites were asked to fill in a standard site submission form (attached at Appendix 1) that has included the requirement to submit a site location plan to clearly identify the site boundaries of the area being promoted. The submission form asks for a range of information about the site, for example, the suggested potential type of development, the scale of development and constraints to development. Site promoters could also submit sites by a simple email request.
- 3.7 In addition to the above, The Council conducted a series of workshops in 2018 with the different parish and town councils/neighbourhood plan groups across the borough and with the Royal Tunbridge Wells Town Forum. At these meetings

officers asked whether the parishes/neighbourhood plan groups/Town Forum were aware of other sites in the area that could be suitable for assessment.

- 3.8 The work undertaken by officers since site submission can be summarised as follows:

Recording of Site Submissions

- 3.9 A total of approximately 260 sites were submitted in response to the first Call for Sites and 178 to the second Call for Sites. Upon receipt, site submissions were given an individual site reference number and digitised onto a borough map. A list of sites by town/parish was produced. Following the end of the Call for Sites in September 2016, and then updated following the second Call for Sites, a digitised map and list of sites were published on the Council's website. Any late site submissions were subsequently added to the digitised map (shown in blue) and added to the list of sites by town/parish.
- 3.10 Some of the sites submitted through the Call for Sites 2016 were superseded by sites submitted in 2017, for example the site area was substantially increased. Additionally, a small number of sites have been withdrawn by the promoters whilst the SHELAA has been under preparation.
- 3.11 As set out previously, following the consultation on the Draft Local Plan and submission of additional sites, the Council updated the on-line map. This was colour coded to show sites assessed within the SHELAA, July 2019 (shown in blue), sites submitted through the Draft Local Plan consultation (shown in orange) and further sites (shown in pink). Further sites are sites submitted either after 22 February 2019 cut-off not included in the 2019 SHELAA and sites submitted since the Draft Local Plan consultation.
- 3.12 To accompany this final, Regulation 19 SHELAA, the interactive map has been amended further. It now shows all sites assessed through the SHELAA.
- 3.13 In total, some 518 sites are considered by this updated SHELAA, which informs the Pre-Submission Local Plan.

Site Visits

- 3.14 Council officers have conducted visits to all sites submitted regardless of size or location. Some sites, for example larger ones or those considered particularly sensitive, have also been visited by specialist officers, such as the Landscape and Biodiversity Officer.
- 3.15 On site, Ipads have been used to gather information. A customised application has been used to collect information about site description details, site context such as adjoining uses, information about the wider locality and information relating to matters such as access to services. The Ipads were used to take photographs, which, along with the site data, were stored against the individual site reference numbers.

- 3.16 When requested by site owners/promoters, planning officers have arranged meetings to discuss the broad planning policy issues relating to specific sites and to explain the Local Plan process. For those sites where promoters want more detailed Development Management planning advice, the usual pre-application advice process carried out by the Council was then followed.
- 3.17 Regular discussions and meetings have taken place with officers from neighbouring LPAs to enable all parties to be kept up to date with progress on each others' plan preparation. including in relation to sites under consideration, on or close to administrative boundaries. A record of all of these meetings is being kept and Statements of Common Ground completed.
- 3.18 The PPG guidance identifies that it may be appropriate to consider all sites and broad locations capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above. The guidance also identifies that plan-makers may wish to consider alternative site thresholds.
- 3.19 This SHELAA as with the SHELAA dated July 2019, has considered all sites regardless of size and all sites have been visited. In terms of potential site allocations, a threshold of sites being capable of delivering 10 or more dwellings has been used. This difference in size thresholds reflects detailed assessment work conducted by officers to inform the windfall allowance to be used for the Pre-Submission Local Plan. Windfall sites are defined by the NPPF as being 'Sites not specifically identified in the development plan'. A 'windfall allowance' anticipates the amount of growth likely to come forward from windfall sites over time.
- 3.20 The NPPF, at paragraph 70 states:
- "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 evidence to support the windfall allowance for small sites (and that supporting the introduction of a major windfalls allowance) is set out in the Brownfield and Urban Land Topic Paper. This identifies that there is a reliable and steady source of smaller windfall sites coming forward, which the Council considers is likely to continue over the new Local Plan period. Consequently, it is considered that small sites assessed through the SHELAA would be captured through the windfall allowance and thus do not require allocation.

Who TWBC has worked with

- 3.21 TWBC has regularly engaged with other neighbouring authorities, namely Sevenoaks District Council, Maidstone Borough Council, Tonbridge and Malling and Ashford Borough Councils in Kent and Wealden and Rother District Councils in East Sussex. Regular Duty to Cooperate meetings have taken place and Statements of

Common Ground completed. These neighbouring authorities include those within the same housing market area and functional economic market area as Tunbridge Wells borough.

- 3.22 There has also been engagement with site promoters, including landowners and with parish councils and neighbourhood development plan groups, town councils, the Royal Tunbridge Wells Town Forum, and statutory undertakers. The Council has taken an 'Open for Business' approach to ensure it is pro-active in seeking to ensure that sites are robustly assessed.

Stage 1 site assessments: initial consideration

- 3.23 Initial consideration of the sites has drawn on information from a number of sources, including the field data collected on the site visits. A series of internal site discussions have taken place attended by planning policy officers and other officers as necessary. The discussions have taken place on a parish by parish/town basis to consider each of the individual site submissions and other sites within a parish/town context. The discussions have considered a number of matters, such as:

- current use of the site and how this relates to/is compatible with adjacent uses;
- current access arrangements serving the site, both vehicular and pedestrian and, if currently lacking, whether there is potential to provide this as well as consideration of infrastructure generally;
- relationship to designations such as the AONB (including AONB Character Area), Green Belt, SSSI and local wildlife designations;
- other factors that would influence a site's development potential, such as general landscape impacts (having regard to any local Landscape Sensitivity Assessment), heritage issues (Conservation Area/Listed Building/Historic Park and Garden), environmental matters (Ancient Woodland/SSSI) and flooding;
- reasonable access to local facilities and services (non-car mode);
- other relevant environmental, social and economic sustainability matters.

- 3.24 The discussions have used the field data as well as information downloaded onto the iPads relating to the various planning constraint layers on the GIS mapping, which has allowed officers to see the planning designations/constraints relating to each of the submissions and adjacent land. This initial discussion stage took a policy-off approach, so was not influenced by existing or possible future Local Plan strategies and was also not influenced by site size. The purpose of this was to enable the authority to identify as wide a range of sites as possible and broad locations for potential development, looking at the physical and wider planning attributes of each site. Where there was a cluster of sites within a specific area, sites were assessed, both individually, and also in relationship to the surrounding submitted sites. Additionally, for some individual sites where appropriate, for example because of constraints being concentrated in a particular part of the site, an assessment was made both of the entirety of the site and in part.

- 3.25 Consideration was not restricted to the use being promoted, but to the principle of development generally in the first instance, although this inevitably had regard to the likely impact of different land uses, including in terms of compatibility with adjacent uses.
- 3.26 For those sites submitted through the first Call for Sites 2016, in order to inform the Issues and Options consultation carried out during May and June 2017, an Interim SHELAA Report was prepared that presented high level site summary assessment sheets for all sites submitted during the 2016 call for sites. At that time, the sheets provided factual statements for each site with no judgement made about the potential suitability of the site to accommodate growth or whether the site should be allocated for development.
- 3.27 Further considerations that would assist a more detailed second stage assessment were listed on the site summary sheets; for example, highways or heritage issues, which were then researched and considered in more detail to inform the next stage of site assessment. This included AONB and Green Belt considerations.
- 3.28 Sites submitted through the second Call for Sites 2017 and those sites submitted since have been treated in exactly the same way as those submitted in 2016. However, the interim SHELAA Report was not updated to include the sites receive since then.

Other work carried out to supplement the initial site assessments

- 3.29 Where sites outside the borough boundary have been submitted, officers have contacted the relevant authority areas to notify them of the submissions and to establish whether the sites have been submitted through the Call for Sites being conducted by those authorities. Officers have also contacted the promoters of such sites to explain that they are not located within the borough of Tunbridge Wells. Such sites are not included in this updated SHELAA for the reason they lie outside Tunbridge Wells borough.
- 3.30 A number of meetings have taken place between officers from Tunbridge Wells Borough Council's Planning Policy team, the Council's Economic Development team and Kent Highways to assess the potential for growth at particular settlements and within the borough generally; subsequent meetings have then taken place as more detailed site consideration work has progressed.
- 3.31 Officers have liaised with infrastructure providers such as Southern Water and the Kent and Medway NHS Clinical Commissioning Group (CCG) to ensure that they are kept up to date with the plan making process and are therefore able to provide specialist advice about infrastructure constraints and requirements at an early stage in the development of the new Local Plan. Having an early indication of broad areas where development in the borough is likely to take place allows the infrastructure providers to highlight any potential deficiencies in provision as well as informing their future development strategies. It also enables the Council to factor any

required infrastructure requirements into the wording of emerging policies and site allocations.

Stage 1 site assessments: initial consideration

3.32 Sites filtered out at the first filtering stage include sites:

- Located in remote locations away from existing settlements; such sites considered unlikely to be sustainable (although remote sites have been considered in the context of a new Garden Village Settlement, where applicable);
- Not well related to a settlement;
- Clearly unlikely to provide less than 10 residential units;
- About which there is significant landscape concern, which it is considered is unlikely to be overcome;
- About which there is significant topographical concern, which it is considered is unlikely to be overcome;
- About which there is significant heritage concern, which it is considered is unlikely to be overcome
- About which there is substantial concern that development of the site would tend to cause the coalescence of settlements;
- That are wholly Ancient Woodland or a significant proportion of the site is Ancient Woodland, significantly reducing the developable area of the site;
- That are a designated Local Wildlife Site or there are other ecological reasons for not taking a site forward;
- That are protected by a Tree Preservation Order on the whole site;
- Located entirely outside the Tunbridge Wells borough boundary.

3.33 It is noted that these criteria dovetail with those used to screen out sites that are not regarded as 'reasonable alternatives' in sustainability terms, as set out in the Sustainability Appraisal. It is noted that had sites filtered out at this first stage remained under consideration through the SHELAA process, there may have subsequently been other reasons why the site may have been considered not suitable for further consideration as a potential site allocation.

Stage 2 site assessments: detailed consideration

3.34 It was set out in the SHELAA accompanying the Draft Local Plan that analysis of the responses to the Issues and Options consultation carried out in May/June 2016 had provided comments and guidance about how development could be delivered by policies in the new Local Plan to meet the development requirements identified in the

various evidence base studies. Some of the responses also made comments or referred to specific sites submitted through the Call for Sites 2016. At that stage, development strategies focusing on broad areas for development were being developed by planning officers working with elected Members. Within this context each site's suitability for allocation in the new Local Plan was assessed in more detail. To inform the Pre-Submission Local Plan, officers have taken account of the representations received to the Draft Local Plan consultation that took place September through to November 2019.

- 3.35 To be suitable for allocation, as well as meeting planning policy requirements, in line with the NPPF, a site also needs to be 'deliverable' and 'developable'. These tests have been applied when assessing the suitability of a site for allocation in the new Local Plan.
- 3.36 A more detailed desktop review of existing information has helped to inform further consideration of the sites. This has included planning constraints, site planning history and whether the Council has received a pre-application advice request relating to the site or a formal planning application. This has helped to indicate whether a site is being actively promoted and therefore whether it is likely to come forward for development. (Note that details of pre-applications submitted to the Council are treated as confidential and are not available for public viewing on the Council's website).
- 3.37 Work was carried out to establish the developable area of each site; that is, the amount of land excluding planning constraints that comprise Ancient Woodland, SSSIs and Flood Zone 3 that would preclude most forms of built development (these are termed 'level 1' constraints). At this stage no other potential constraints were included when assessing developable areas.
- 3.38 The size of the developable area has then been used to calculate and approximate the amount of development that may be suitable for a site to deliver. This estimate is not a target to be achieved, rather it is a high-level yield, an aid to help understand the amount of land potentially available to meet the growth needs of the borough. The calculation is based on the developable site area only and, for a potential housing site, a standard yield of 30 dwellings per hectare applied to calculate a dwelling capacity for each site. If there is any departure from this approach, this is set out on the individual assessment sheet. It is recognised that for some sites, when considered in more detail, a higher or lower density may be appropriate to reflect the context of the site. The NPPF requires that LPAs set out their own approach to housing density to reflect local circumstances whilst also seeking to achieve more efficient use of land. A more refined density calculation has been used at a later stage in plan making to inform site allocation policies. This will take full account of the context of each site and its opportunities and constraints, such as location, surrounding character and environment.
- 3.39 The new Local Plan will need to allocate sites for other uses, including employment land, in addition to residential use. A number of sites have been submitted for non-residential uses; also a number of sites are considered to be more suitable for a non-residential use due to, for example, its location, the adjoining uses, etc. Where this is

the case, a residential capacity has not been attributed to the site but an assessment of the likely capacity to deliver an employment use has been made. Where a site is considered to provide potential for a mix of uses an estimated yield of 15 dwellings per hectare has been used, though this has been an initial assessment only and has been subject to further scrutiny.

3.40 For some sites, the site assessments identified that only part of the site would be suitable for development and in these instances the estimated development yield was based on the smaller area.

3.41 The site assessment work has also included the following considerations:

- for sites that may individually or in conjunction with adjacent sites, constitute a reasonable option for a strategic urban expansion or new settlement, site assessment sheets are produced for each submitted site, if necessary with a further sheet for each combination of sites that together may form a reasonable new/expanded settlement option. These site combinations mirror the consideration of options in the Sustainability Appraisal;
- for those sites located/partially located within the High Weald AONB, the AONB Management Plan has been referred to ascertain for each site which specific AONB components are included ([view the High Weald AONB Management Plan](#)). Sites have been screened against these component parts, which are listed on the SHELAA assessment sheets;
- comments from specialist officers (landscape, heritage and conservation, biodiversity, highways, trees) have been taken note of;
- other relevant evidence base/supporting documents have been taken into consideration when assessing sites, though not specifically recorded on the SHELAA assessment sheets. In particular these include Landscape Sensitivity Studies, Green Belt Studies and the Distribution of Development Topic Paper which sets out the exceptional circumstances for Green Belt release, and additional landscape work relating to major development in the AONB and ecological Grasslands survey work;
- in respect of the AONB, the SHELAA assessment sheets record where a site is located in the AONB. For sites located outside of this designated area, reference to the AONB is recorded on the assessment sheets where the setting of the AONB has been a contributing factor to the site assessment outcome;
- any relevant planning history, with extant consents as of 1st April 2020 being recorded on the SHELAA assessment sheet;
- consideration has also been given to any representations made to the Regulation 18 Draft Local Plan public consultation, including those submitted in relation to the SHELAA supporting the Draft Local Plan.

Stage 3: Windfall assessment

- 3.42 A number of sites assessed as having development potential following the stage 2 assessment process may not be included in the list of sites to be considered for allocation in the new Local Plan if, on further consideration, they are unlikely to yield 10 or more dwellings. Such sites could be future 'windfall' sites. For further information about the use of a 'windfall' allowance and the evidence to inform the allowances for the Pre-Submission Local Plan, see the Brownfield and Urban Land Topic Paper.

Stage 4: Assessment review

- 3.43 All sites contained in this Pre-Submission SHELAA are considered in parish/settlement context. This enables the preferred sites to be directly compared to other sites in each settlement/parish to accommodate future growth.
- 3.44 Consideration is given to whether the extent of a site as submitted has potential in its own right, in full, or whether it would be appropriate to merge the site with adjacent land; for example, to increase growth potential or address a potential constraint such as site accessibility that can only be dealt with through a wider development approach. Where sites have been found to be suitable for potential allocation in part only, this is explained on the SHELAA assessment sheets.

4.0 Outcomes

- 4.1 A site assessment summary sheet for each of the sites is included in Appendix 2. For those sites where additional site information was submitted that was considered to supersede the original submission information (for example, a revised site boundary), the most up to date information has been included. No site assessment sheet has been included for any sites withdrawn by the site promoter (as at the date of the publication of the SHELAA on the Borough Council's website), those sites that have been superseded by subsequent submissions or sites located wholly outside the Tunbridge Wells borough boundary.
- 4.2 Each of the site assessment sheets includes a map of the site showing the site boundaries as submitted (or subsequently amended by the site promoter), or extent of land to be assessed.
- 4.3 The site summary assessment sheets are presented by urban area/parish in the same way as set out in both the SHELAA, 2019 and previous to that, the interim SHELAA Report. The sheets include the map of the site location showing the boundaries of the submitted site with the following information:
- site reference number, address, parish ('location' for sites at Royal Tunbridge Wells), and for parished sites the settlement that the site relates to (this could differ from the main parish settlement) in hectares, the gross area of the site as submitted and the developable area, that is gross area less any level 1 constraints (ancient woodland, SSSI, Level 3 flood areas);
 - site type, including details of the site's relationship to any settlement LBD, rural location, greenfield or previously developed land;
 - the potential site use, for example residential, mixed use, employment;
 - a list of issues to consider when further assessing the site following the completion of the SHELAA, for example highways, heritage, and location within AONB. This list comprises things that have been screened. The list of matters screened is included at Appendix 3, which also includes a table of acronyms. It is noted that officers have made planning judgements where constraints relate to land adjacent to a site and have recorded for example where a site lies adjacent to a heritage asset for example;
 - a site description based on site visits and desk top survey work including descriptive information relating to for example topography and availability of vehicular and pedestrian access;
 - summary comments about the site taken from the Sustainability Assessment;
 - a statement on site availability is provided. Where known, the details of ownership are also provided, for example single or multiple ownership. The availability of the vast majority of sites reflects that they were submitted to the Council for assessment under the SHELAA process.

- an assessment of the achievability of the site to deliver development is provided taking account of the suitability and availability of the site, having regard to site assessment in the Sustainability Appraisal. Reference is made to any extant planning approvals relating to the site, where a site is proposed for allocation, as of 1st April 2020;
- a conclusion for the site assessment is provided, stating whether the site is considered suitable or unsuitable for allocation in the Local Plan, with a reason given for this. This includes where part of a site is suitable for allocation. Depending on when the site has been found unsuitable for example, the detail within the reason differ – for example, sites filtered out at the very early stage because they are remote for example, may well have been found unsuitable for other reasons has officers continued to have assessed the site.

4.4 As has been explained within this document, the outcome of the SHELAA is not to allocate sites for development in the new Local Plan. The site assessment sheets identify which sites are considered suitable for allocation, also taking account of the findings of other evidence work on both needs, opportunities and constraints. Each site assessment sheet provides a summary of the following information:

- for those sites considered suitable for allocation, or suitable in part, a reason for this conclusion is given;
- for those sites not considered to be suitable, a reason is given for this conclusion based upon outcomes from the site assessment process set out in the methodology in previous chapters of this report, as well as on the Sustainability Appraisal findings. For example, one of the primary reasons for this conclusion would be a site's remoteness from a settlement. Reasons set out in the sheet are not noted in any particular order of priority.

4.5 For sites considered by the SHELAA to be suitable for further consideration, the production of this SHELAA does not rule out the possibility that additional issues may arise during the process, or subsequently through the consultation on the Pre-Submission Local Plan, that then preclude a site being considered suitable for allocation for development. The converse may also be true, with the possibility that further information or amended, or new, site proposals coming forward that make them more suitable.

4.6 Summary sheets included in Appendix 2 show:

- sites considered to be suitable for allocation (including where part of a site is suitable);
- sites not considered to be suitable.

4.7 An annex has been produced, setting out a summary of the SHELAA site outcomes. This is included at Appendix 4.

Appendices

Appendix 1: Standard site submission form



TUNBRIDGE WELLS BOROUGH LOCAL PLAN STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT SITE SUBMISSION FORM 2 MAY TO 12 JUNE 2017

Tunbridge Wells Borough Council is preparing a SHELAA (Strategic Housing and Economic Land Availability Assessment) as part of the evidence base for the new Local Plan that will replace the existing Local Plan 2006, Core Strategy 2010 and Site Allocations Local Plan 2015.

Sites submitted will be assessed for their suitability for development together with the likelihood of them being available and achievable for development.

It must be noted that even if land is identified by the SHELAA as having potential for development this does not in any way indicate or confirm that it will be allocated for development in the new Local Plan.

This is the second Call for Sites that will form part of the SHELAA to inform the new Local Plan (an earlier Call for Sites was carried out during 2016).

Please do not submit any sites already submitted in 2016. Please include, however, any sites previously submitted in early Call for Sites (2008 and 2013), including sites allocated in the Site Allocations Local Plan 2015 that have not yet received planning approval. To check the sites that were submitted in 2016 please see the Call for Sites section on the New Local Plan web page at www.tunbridgewells.gov.uk/localplan (right click and open in new tab). The Interim SHELAA report can also be found on this web page under Evidence Studies.

Data Protection Act 1998 and Freedom of Information Act 2000

Submissions to the SHELAA Call for Sites cannot be treated in confidence and copies of all representations may be made publicly available. The Council will provide details of submissions on its website but will not publish personal information such as signatures, telephone numbers, emails or private addresses in relation to those submissions to the SHELAA Call for Sites. Information supplied, however, may be subject to the Freedom of Information Act 2000 and the Data Protection Act 1998 in line with the legislations and the Council's policies and procedures.

By completing the Call for Sites form you confirm that you agree to this and accept responsibility for your comments.

Date of submission:

1. APPLICANT DETAILS

Please complete all fields that are relevant. The fields marked * are mandatory.

Name *	
The organisation you represent, if applicable	
Postal address (including post code) *	
Telephone Number *	
Email address	
Are you submitting a site/sites in your capacity as any of the following *	<input type="checkbox"/> landowner <input type="checkbox"/> agent <input type="checkbox"/> developer <input type="checkbox"/> town or parish council <input type="checkbox"/> civic society or town forum <input type="checkbox"/> amenity or community group <input type="checkbox"/> other
If you ticked 'other', please clarify:	

2. SITE OWNER DETAILS

If you are representing the owner of a site, please give their full details below

The owner's name (or organisation (if applicable))	
The owner's address (including post code)	
The owner's telephone number	
The owner's email address	
Does the owner of the site know that you are submitting this site for consideration?	<input type="checkbox"/> Yes <input type="checkbox"/> No

3. SITE DETAILS

We specifically invite site submissions based on:

- Sites capable of delivering five or more dwellings – this is usually treated as sites greater than 0.2 ha
- Sites for economic development of over 0.25ha or being capable of delivering 500 square metres of economic floorspace
- Smaller sites if within the current limits to built development of a settlement

Site address (including the post code if the site has one)	
The parish that the site is in (if applicable)	
OS grid reference (centre of site) if known	
Site area (hectares)	
What is the site's current use (or most recent use)? Please include number and type of buildings currently on the site.	
Please state the current use of any sites or pieces of land that are adjacent to the site you are submitting.	



4. ATTACH A MAP

To assist users in submitting accurate site plans and to allow council officers to process applications more efficiently we have developed a web map that allows the submission of site plans using our online mapping system.

Please click on the following link to digitise and submit your plan: [Submit a Plan](#)

You will not be asked to login or create an account but you will be asked for "Your Reference" and a site postcode. Please enter "Your Reference" below and on your submission, as we will be unable to process submissions that do not include a reference number. For individual submissions that comprise more than one parcel of land please repeat the process shown on screen and enter a unique identifier (a,b,c, etc.) after your reference.

If you are unable to or do not feel confident in using our online mapping submission website, then you can submit a plan below.

Please attach an Ordnance Survey map(s) (preferably at 1:1250 scale, or 1:2500 scale for larger sites) outlining the precise boundaries of the site in its entirety, indicating the area of the site which may be suitable for development if this is less than the whole of the site.

Please indicate on the map any adjoining land that is in the same ownership as the site being submitted.

The Council will be unable to register this site without all of this mapped information.

Please ensure that the site is located within the boundary of Tunbridge Wells Borough.

Your Reference:	<i>This should match the reference you put on the map that you create as explained above</i>
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5. OWNERSHIP OF THE SITE

<p>How many people own the site?</p>	
<p>Please supply the names and address of all owners of the site.</p>	
<p>Please also explain the nature of their interest (e.g. leaseholder, agricultural tenancy, etc).</p>	

6. CURRENT AND POTENTIAL FUTURE USE

<p>Please set out any known previous planning history for the site. This should include any planning application reference numbers where applicable.</p> <p>Please also include details of any pre-application advice.</p>	
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<p>Preferred future use(s) of the site</p>	<p>Please tick all that apply:</p> <ul style="list-style-type: none"> <input type="checkbox"/> residential <input type="checkbox"/> elderly housing/care home <input type="checkbox"/> traveller site <input type="checkbox"/> self build <input type="checkbox"/> office (B 1) <input type="checkbox"/> industrial (B 2) <input type="checkbox"/> storage/distribution (B 8) <input type="checkbox"/> retail <input type="checkbox"/> leisure <input type="checkbox"/> community facilities <input type="checkbox"/> educational facilities <input type="checkbox"/> energy generation <input type="checkbox"/> other
<p>If you ticked 'other', please clarify:</p>	

POTENTIAL CAPACITY FOR DEVELOPMENT

<p>Please specify, for example, number of residential units, employment floorspace in square metres, etc.</p>	
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7. POSSIBLE CONSTRAINTS

This section deals with the suitability of a site for future development.

Please indicate any known constraints that may affect the future development of the site.

<p>Environmental Constraints</p>	<p>Please tick all that apply:</p> <ul style="list-style-type: none"> <input type="checkbox"/> flood risk <input type="checkbox"/> drainage <input type="checkbox"/> contamination <input type="checkbox"/> other
<p>If you ticked 'other', please clarify:</p>	
<p>If you ticked any of the boxes, please give further details</p>	

Planning Policy Constraints	Please tick all that apply: <ul style="list-style-type: none"> <input type="checkbox"/> heritage (e.g. conservation area) <input type="checkbox"/> in an Area of Outstanding Natural Beauty <input type="checkbox"/> in the Green Belt <input type="checkbox"/> high quality agricultural land <input type="checkbox"/> nature conservation (e.g. site of special scientific interest) <input type="checkbox"/> other
If you ticked 'other', please clarify:	
If you ticked any of the boxes, please give further details	

Physical and Infrastructure Constraints	Please tick all that apply: <ul style="list-style-type: none"> <input type="checkbox"/> vehicular access <input type="checkbox"/> pedestrian access <input type="checkbox"/> topography <input type="checkbox"/> trees/hedges <input type="checkbox"/> utilities <input type="checkbox"/> pylons <input type="checkbox"/> pipelines <input type="checkbox"/> other
If you ticked 'other', please clarify:	
If you ticked any of the boxes, please give further details	

Planning Policy Constraints	Please tick all that apply: <ul style="list-style-type: none"> <input type="checkbox"/> heritage (e.g. conservation area) <input type="checkbox"/> in an Area of Outstanding Natural Beauty <input type="checkbox"/> in the Green Belt <input type="checkbox"/> high quality agricultural land <input type="checkbox"/> nature conservation (e.g. site of special scientific interest) <input type="checkbox"/> other
If you ticked 'other', please clarify:	
If you ticked any of the boxes, please give further details	

Physical and Infrastructure Constraints	Please tick all that apply: <ul style="list-style-type: none"> <input type="checkbox"/> vehicular access <input type="checkbox"/> pedestrian access <input type="checkbox"/> topography <input type="checkbox"/> trees/hedges <input type="checkbox"/> utilities <input type="checkbox"/> pylons <input type="checkbox"/> pipelines <input type="checkbox"/> other
If you ticked 'other', please clarify:	
If you ticked any of the boxes, please give further details	

<p>Please state any other issues that the Council should be aware of (that are not already covered by the questions above) that could delay the site coming forward for development</p>	
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9. SITE VISITS

Sites that are submitted may be visited by Borough Council officers as part of the assessment of sites.

In identifying such a site you are giving permission for an officer of the Council to access the site in order to ascertain site suitability.

Please note: it will not be possible to accompany Council officers during a site visit.

<p>In identifying such a site you are giving permission for an officer of the Council to access the submitted site in order to ascertain site suitability. In this context, would there be any access issues to the site?</p>	<p>If yes, please provide contact details of the person who should be contacted to arrange a site visit to the submitted site</p>
<p>Would it be necessary for the Council Officer to go onto any privately owned adjoining land not in the same ownership as the submitted site?</p>	<p>If yes, please provide contact details (including name, address, telephone number and email address, if known) of any person(s) who should be contacted to make arrangements to go onto any adjoining land for the purpose of carrying out a site visit to the submitted site.</p>

Appendix 2: Site Assessments

See separate documents presented by parish.

Appendix 3: List of constraints screened, and table of acronyms referred to in SHELAA issues to consider

List of constraints screened

- AONB;
- AONB Component Parts (excluding Sandstone Geology which covers areas beyond the AONB);
- Metropolitan Green Belt;
- Heritage: Conservation Areas, Listed Buildings, Historic Farmsteads, Historic Parks & Gardens, Hop Pickers Railway line;
- Ecology: Tree Preservation Orders, Arcadian Areas, Local Nature Reserves, Ancient Woodland, Local Wildlife Sites, Sites of Special Scientific Interest;
- Land Contamination Issues;
- Level 1 constraints – Ancient Woodland, SSSIs, Flood Zone 3b;
- Flood Zones 2 and 3;
- Proximity to High Pressure Gas Pipeline/Mains, including if within a 110m buffer;
- Agricultural Land Classification;
- Archaeological Potential Areas;
- Transport Infrastructure: Public Rights of Way, Safeguarded Railways, National Cycle Routes;
- Landscape Character Areas;
- Historic Land Classification;
- Common Land and Village Greens;
- Landscape Within the Built Environment (Areas of Important Open Space, Areas of Landscape Importance, and Important Landscape Approaches);
- Planning History as at 01 April 2020 (including extant planning permissions and completions)

It is noted that other factors requiring a planning judgement have also been recorded on the assessment sheets.

Table of acronyms referred to in SHELAA issues to consider

Acronym	Meaning
ALC	Agricultural Land Classification
AONB	Area of Outstanding Natural Beauty
APA	Archaeological Potential Area
HLC	Historic Land Classification
HPGM	High Pressure Gas Main
HPGP	High Pressure Gas Pipeline
KCC	Kent County Council
LBD	Limits to Built Development
LCA	Landscape Character Area
LNR	Local Nature Reserve
LWS	Local Wildlife Site
MGB	Metropolitan Green Belt
PROW	Public Right of Way
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

Appendix 4: summary of the SHELAA site outcomes

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Benenden	Local Plan Allocation AL/BE3, including late site 40 and site 424	Land at Benenden Hospital (south of Goddards Green Road), East End	●		
Benenden	66	Part garden of Broughton House, rear of Leybourne Dell, Benenden TN17 4EE			●
Benenden	158 (Local Plan Allocation AL/BE 1 in part)	Land to the rear of Greenacres, The Street, and adjacent to New Pond Road, Benenden		●	
Benenden	222	Land on the west side of Iden Green Road, Benenden, TN17 4ES			●
Benenden	277 (Local Plan Allocation AL/BE2)	Feoffee Cottages and Land, Walkhurst Road, Benenden, Cranbrook	●		
Benenden	289	Land at Babbs Lane, Benenden			●
Benenden	295	Wandle Mill Studios, Mill Street, Iden Green			●
Benenden	397	Pheasant Lodge Standen Street Iden Green, Benenden			●
Benenden	424 (part of site is part of Local Plan Allocation AL/BE3) in conjunction with late site 40	Land at Benenden Hospital, Goddard's Green Road and Green Lane, Benenden		●	
Benenden	425	Land to the east of Mockbeggar Lane, Benenden			●
Benenden	436	Walkhurst Farm, Benenden			●
Benenden	437	Land adjacent to Iden Green, Iden Green, Benenden Kent Site Map			●
Benenden	Late site 8	Land south of Chapel Lane, Iden Green, Cranbrook			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Benenden	Late site 16 (Local Plan Allocation AL/BE 1)	Uphill, New Pond Road, Benenden, Cranbrook	●		
Benenden	Late site 18	Land at Pullington Farm, Benenden Road, Benenden, Cranbrook			●
Benenden	Late site 19	Land adjacent to St George's Church, Benenden, Cranbrook			●
Benenden	Late site 20	Land to the south of Benenden Recreation ground, Benenden, Cranbrook			●
Benenden	Late site 21	Little Weavers, Iden Green, Kent, TN17 4HJ			●
Benenden	Late site 40 (part of site is part of Local Plan Allocation AL/BE3 and part duplicates site 424)	Land to the south east of Goddard's Green Road and east of Green Lane, Benenden Hospital, Benenden		●	
Benenden	Late site 41; Local Plan Allocation AL/BE 4	Land to the north east of Goddard's Green Road, Benenden Hospital, Benenden	●		
Benenden	DPC4	Hams Travel, Benenden			●
Benenden	DPC20 (part of CfS Site 158)	Land at Uphill, Benenden			●
Bidborough	346	Land Fronting Penshurst Road, Bidborough			●
Brenchley and Matfield	461 (includes sites 23, 111, 214, 326, 333, 341, 383 and additional land)	Land at and in proximity to Kipping's Cross and Pembury			●
Brenchley and Matfield	18	Matfield House orchards and land, The Green, Matfield TN12 7JT			●
Brenchley and Matfield	23	Kipping's Cross Farm Land, Hastings Road, Tunbridge Wells, TN12 7HB			●
Brenchley and Matfield	34	Walters Farm, High Street, Brenchley, TN12 7NU			●
Brenchley and Matfield	36 in conjunction with site 414	Land fronting Maidstone Road and Chestnut Lane, Matfield			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Brenchley and Matfield	41	Allotment Gardens, Tibbs Court Lane, Matfield			●
Brenchley and Matfield	56	Land between Crittenden Road and Crittenden Farm Bungalow, Crittenden Road, Matfield, TN12 7EN			●
Brenchley and Matfield	65	Land at and adjacent to Blueboys Oast, Hastings Road, Tunbridge Wells, TN12 7HE			●
Brenchley and Matfield	76	Corsica Nursery, Brenchley Road, Matfield, TN12 7PT			●
Brenchley and Matfield	80	Parsonage Farm, Brenchley Road, Brenchley, TN12 7PA			●
Brenchley and Matfield	103	Brenchley & Matfield Primary School, Market Heath, Brenchley, TN12 7NY			●
Brenchley and Matfield	111	Land surrounding Elmhurst Farm, Dundale Road, Matfield, TN12 7HD			●
Brenchley and Matfield	127	Land adjacent to Petteridge Oast, Petteridge Lane, Matfield, TN12 7LX			●
Brenchley and Matfield	214	Land at Kippings Cross (rear of Blue Boys and north of Cryals Road), Brenchley			●
Brenchley and Matfield	215	Land at Horsmonden Road, adjacent to Church Close, Brenchley			●
Brenchley and Matfield	220	Thorn Barn, Maidstone Road, Standings Cross, Matfield, TN12 7JH			●
Brenchley and Matfield	242	Cinderhill sports field, adjacent to Cinderhill Woods, Five Wents, Matfield			●
Brenchley and Matfield	288	Land lying on the west side of Maidstone Road, Matfield, Tonbridge, Kent			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Brenchley and Matfield	293	Highlands, Chantlers Hill, Paddock Wood, Kent			●
Brenchley and Matfield	326	Land at Dundale Road, Pembury, Kent			●
Brenchley and Matfield	333	Kippings Cross Distribution Centre, Hastings Road, Kipping's Cross, Kent			●
Brenchley and Matfield	341	Church Orchard, Maidstone Road, Matfield, Kent			●
Brenchley and Matfield	348	The Nurseries, Pralls Lane, Matfield, Kent			●
Brenchley and Matfield	353	Ashes Plantation, Maidstone Road, Matfield, Kent			●
Brenchley and Matfield	383	Land to the south of the A21 and east of Dundale Road, Kippings Cross, Tunbridge Wells, Kent			●
Brenchley and Matfield	393	Town Farm, Palmers Green Lane, Brenchley, Tonbridge, Kent			●
Brenchley and Matfield	399	Tibbs Court Farm, Tibbs Court Lane, Brenchley, Kent			●
Brenchley and Matfield	401 (Local Plan Allocation AL/BM 2)	Land at Maidstone Road, Matfield, Kent	●		
Brenchley and Matfield	403	Land at Oakfield Road, Matfield, Kent			●
Brenchley and Matfield	406	Land at Glebe House, Brenchley Road, Brenchley, Kent			●
Brenchley and Matfield	410	Land at Brenchley Road, Matfield, Kent			●
Brenchley and Matfield	414 in conjunction with part site 36	Land north-east of Maidstone Road, Matfield, Kent			●
Brenchley and Matfield	417	Land to the East of Horsmonden Road, Brenchley, Kent			●
Brenchley and Matfield	427	Knowle Hill Farm, Knowle Road, Brenchley, Kent			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Brenchley and Matfield	439	Land to the rear of The Castle Inn, Crook Road, Brenchley, Kent			●
Brenchley and Matfield	Late site 7	Land at Little Puxted, High Street, Brenchley, Tonbridge			●
Brenchley and Matfield	Late site 24	Little Cowden Farm, Fairmans Lane, Brenchley, Kent			●
Brenchley and Matfield	Late site 27 (Local Plan Allocation AL/BM1)	Land between Brenchley Road, Coppers Lane and Maidstone Road, Matfield	●		
Brenchley and Matfield	Late site 33	Land off Brenchley Road, Brenchley			●
Brenchley and Matfield	Late site 34	Land at Market Heath, Brenchley			●
Brenchley and Matfield	Late site 35	Land to the south of the Memorial Hall, Brenchley			●
Brenchley and Matfield	Late site 44	Parcel A Tibbs Court Lane, Petteridge			●
Brenchley and Matfield	Late site 45	Parcel B Tibbs Court Lane, Petteridge			●
Brenchley and Matfield	Late site 46	Land off Maidstone Road, Matfield			●
Brenchley and Matfield	Late site 47	Land at Friars, Matfield			●
Capel	Local Plan Allocation STR/SS 1 includes sites 20, 47, 51, 79, 142, 212, 218, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 340, 342, 344, 347, 371, 374, 376, 402, late site 48, and DPC19 (Sustainability Appraisal: Paddock Wood Reasonable Alternative Option 2)	Land at Capel and Paddock Wood	●		
Capel	Sustainability Appraisal: Capel Reasonable Alternative Option 1	Land at Tudeley, Tudeley, Tonbridge including sites 446 and 448	●		
Capel	446; Sustainability Appraisal: Capel Reasonable Alternative Option 3	Land at Tudeley, Tudeley, Tonbridge including sites 178, 183, 308, 418, 440, 446, 448, 452 and 453		●	

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Capel	Castle Hill Garden Settlement Option, including sites 49, 62, and DPC7	Land at Castle Hill, Capel			●
Capel	11	Land at and to the rear of 50 Whetsted Road, Five Oak Green, TN12 6RT			●
Capel	48	Bramley House, Five Oak Green Road, Five Oak Green, Capel, TN12 6TJ			●
Capel	49	Land at Castle Hill Farm, Castle Hill Farm, Pembury Road, Capel TN11 0QG			●
Capel	62	Land to the south of Appletree and Devils Wood (north of North Farm Lane), Tunbridge Wells			●
Capel	77	Land North of Tunbridge Wells, adjacent to Forest Farm			●
Capel	141	Site south of Badsell Road, Paddock Wood, TN12 6QR			●
Capel	142 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land to the north of Badsell Road, Five Oak Green, TN12 6QR	●		
Capel	143	Land at Tolhurst Road, Five Oak Green			●
Capel	156	Bracken Dale, Maidstone Road, Colts Hill, Capel, TN2 4AL			●
Capel	178	Land on the west side of Hartlake Road opposite The Poacher Public House and on the east side of Hartlake Road, Tudeley, Capel			●
Capel	183	Tanners Farm, Church Lane, Capel			●
Capel	216	Land at Moat Farm, Whetstead Road, Five Oak Green			●
Capel	254	Land at Sychem Lane, Five Oak Green, Capel			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Capel	306	Land at Colts Hill, Paddock Wood, Kent			●
Capel	307	Land to the north of Badsell Road, Five Oak Green, Kent			●
Capel	308	Land to the west of Maidstone Road, Five Oak Green, Kent			●
Capel	309 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land to the east of Maidstone Road, Five Oak Green, Kent	●		
Capel	310 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land at Whetsted Farm, Maidstone Road, Five Oak Green, Kent	●		
Capel	311 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land at Sebastopol, Whetsted Road, Five Oak Green, Kent	●		
Capel	312 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land at Whetsted Wood, Maidstone Road, Five Oak Green, Kent	●		
Capel	314 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land south of Whetsted Road, Paddock Wood, Kent	●		
Capel	317 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Tudeley Brook Farm, Whetsted Road, Paddock Wood, Kent	●		
Capel	329	School field, Finches Farm, Five Oak Green, Tonbridge, Kent			●
Capel	330	Finches Farm, Five Oak Green, Tonbridge, Kent			●
Capel	331	Forstal Field, Finches Farm, Five Oak Green, Tonbridge, Kent			●
Capel	387	Capel Grange Lodge, Badsell Road, Five Oak Green, Kent			●
Capel	418	Capel Grange Farm, Badsell Road, Five Oak Green, Kent			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Capel	426	Land at Capel Grange Farm, Badsell Road, Five Oak Green, Kent			●
Capel	440	The Old Vicarage, Five Oak Green Road, Tudeley, Tonbridge, Kent			●
Capel	447	Land at the east of A26, Alders Wood, Tudeley, Tonbridge, Kent			●
Capel	448; Local Plan Allocation STR/SS 3 (Sustainability Appraisal Option 2)	Land at Tudeley, Tudeley, Tonbridge	●		
Capel	449	Land at Potters Wood, Pembury Road, Tonbridge, Kent			●
Capel	450	Parcel 1 Land west of Five Oak Green and south of Five Oak Green Road, Capel, Tonbridge, Kent			●
Capel	451	Parcel 2 Land west of Five Oak Green and south of Five Oak Green Road, Capel, Tonbridge, Kent			●
Capel	452	Land South of Tudeley Road, Tudeley, Tonbridge, Kent			●
Capel	453	Land off Hartlake Road, Tudeley, Tonbridge, Kent			●
Capel	454	Land at the east of A26, Postern, Tudeley, Tonbridge, Kent			●
Capel	Late site 10	Orchard Brook, Five Oak Green Road, Five Oak Green			●
Capel	Late site 12	Land on the south side of Five Oak Green Road, Five Oak Green, Tonbridge			●
Capel	Late site 29	Land at Sychem Lane, Five Oak Green			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Capel	Late site 43 (Local Plan Allocation AL/RTW 17 in part; small part of site allocated only in conjunction with site 57)	Land NE of North Farm Industrial Estate, Capel		●	
Capel	DPC7 (includes CfS Site 49, 57, 62, 77, and Late Site 43, and a very small part of site forms site allocation AL/RTW 17)	Land north of Longfield Road Employment Area			●
Capel	DPC19 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Tudeley Brook Farm, Whetsted Road, Paddock Wood	●		
Capel	FS6	Orchard Cottage, Church Lane			●
Capel	FS9 (includes CfS Late Site 12)	Land south of B2017 including Nutley Orchard			●
Cranbrook and Sissinghurst	Local Plan Allocation AL/CRS 4 including sites 128 and 130	Cranbrook School, Cranbrook	●		
Cranbrook and Sissinghurst	Local Plan Allocation AL/CRS 1; Part SALP AL/CR4	Land at Brick Kiln Farm, Cranbrook Road	●		
Cranbrook and Sissinghurst	Local Plan Allocation AL/CRS 2; Part SALP AL/CR4; includes site 292 and part of 396	Land south of Corn Hall, Crane Valley, Cranbrook	●		
Cranbrook and Sissinghurst	SALP AL/CR5	Post Office Delivery Depot and Land at Stone Street/High Street/Crane Lane			●
Cranbrook and Sissinghurst	25	Land to the west of Frythe Way and east of Freight Lane, Cranbrook			●
Cranbrook and Sissinghurst	29	Land at Boycourt Orchards, A229 Angley Road, Wisley Pound, Cranbrook, TN17 2HR			●
Cranbrook and Sissinghurst	54	Land on the east side of Mill Lane, Sissinghurst, TN17 2HX			●
Cranbrook and Sissinghurst	59 (Site 59 is duplicated by Late Site 14)	Gate Farm, adjacent to Hartley Road and Glassenbury Road, Hartley, Cranbrook, TN17 2ST			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Cranbrook and Sissinghurst	68 (Site forms Local Plan Allocation AL/CRS7)	Land at junction of Common Road and Frittenden Road, Sissinghurst	●		
Cranbrook and Sissinghurst	70	Land South West of Campion Crescent at Hartley, Cranbrook			●
Cranbrook and Sissinghurst	71	Land adjoining Cranbrook Primary School, Quaker Lane, Cranbrook, TN17 3JZ. SITE B			●
Cranbrook and Sissinghurst	110	Land to the west of the Co-Operative, High Street, Cranbrook, TN17 3DQ			●
Cranbrook and Sissinghurst	119	Land adjacent Angley Road, Cranbrook			●
Cranbrook and Sissinghurst	120	Land east of Camden Lodge, adjacent to Mill Lane and Sissinghurst Road, Sissinghurst			●
Cranbrook and Sissinghurst	122	Gate Farmland at Charity Farm, Swattenden Lane, Cranbrook, TN17 3PS			●
Cranbrook and Sissinghurst	125	Land adjoining Wilsley Farm, adjacent to Angley Road and Whitewell Lane, Cranbrook, TN17 2LE			●
Cranbrook and Sissinghurst	128 (part of Local Plan Allocation AL/CRS 4) in conjunction with site 130	Scott Field, Main Campus, Cranbrook School, adjacent to Bakers Cross, Cranbrook	●		
Cranbrook and Sissinghurst	129	Big Side Playing Field adjacent to Quaker Lane and Waterloo Road, Cranbrook			●
Cranbrook and Sissinghurst	130 (part of Local Plan Allocation AL/CRS 4) in conjunction with site 128	Cranbrook School Main Campus Waterloo Road, Cranbrook, TN17 3JD	●		
Cranbrook and Sissinghurst	131	Jaegers Field, Angley Road, Cranbrook			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Cranbrook and Sissinghurst	132	Rammell Field, Bakers Cross, Cranbrook			●
Cranbrook and Sissinghurst	133; part SALP AL/CR2	Land adjoining Cranbrook Primary School, Quaker Lane Cranbrook			●
Cranbrook and Sissinghurst	155	Park Farm (formerly Breach Farm), Goudhurst Road, Cranbrook, TN17 2LJ			●
Cranbrook and Sissinghurst	157	The Tanyard wood yard, The Tanyard, Cranbrook, TN17 3HU			●
Cranbrook and Sissinghurst	159 (Local Plan Allocation AL/CRS6) in conjunction with late site 51	Land south of The Street, Sissinghurst	●		
Cranbrook and Sissinghurst	188	Land adjacent to Hartley Dyke, Cranbrook			●
Cranbrook and Sissinghurst	269	Museum and land, Carriers Road, Cranbrook			●
Cranbrook and Sissinghurst	271; SALP AL/CR6	Land at Crane Lane including WC block and Wilkes Field, Cranbrook			●
Cranbrook and Sissinghurst	292 (Site is part of Local Plan Allocation AL/CRS 2)	Land at South of High Street, Cranbrook, Kent	●		
Cranbrook and Sissinghurst	296	Oak Tree Farm, The Common, Wilsley Pound, Cranbrook, Kent			●
Cranbrook and Sissinghurst	301	The Moss Field, Sissinghurst Road, Sissinghurst, Cranbrook, Kent			●
Cranbrook and Sissinghurst	323	Land adjacent to Hartley Gate Farmhouse, Cranbrook, Kent			●
Cranbrook and Sissinghurst	325	Land adjacent to Colliers Green Primary School, Colliers Green			●
Cranbrook and Sissinghurst	345	Land adjacent to Glassenbury Road, Glassenbury Road, Cranbrook, Kent			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Cranbrook and Sissinghurst	365	Land at the Old Railway Line, Bishops Lane, Hartley, Cranbrook, Kent			●
Cranbrook and Sissinghurst	385	The Providence Chapel, Stone Street, Cranbrook, Kent			●
Cranbrook and Sissinghurst	388	Glen Cove, Cranbrook Common, Cranbrook, Kent			●
Cranbrook and Sissinghurst	396 (small part of this site is part of Local Plan Allocation AL/CRS2)	Land West of Freight Lane, Cranbrook, Kent		●	
Cranbrook and Sissinghurst	398	Land at Marden Road, Cranbrook, Kent			●
Cranbrook and Sissinghurst	407	Land at Brooksdan, High Street, Cranbrook, Kent			●
Cranbrook and Sissinghurst	409	The High Weald Academy, Angley Road, Cranbrook, Kent			●
Cranbrook and Sissinghurst	430 (Local Plan Allocation AL/CRS3)	Turnden Farm, Hartley Road, Cranbrook, Kent	●		
Cranbrook and Sissinghurst	442	Land Adjacent Orchard Cottage, Frittenden Road, Sissinghurst, Kent			●
Cranbrook and Sissinghurst	Late site 6	Part OS Plot 2429 Common Road, Sissinghurst, Cranbrook			●
Cranbrook and Sissinghurst	Late Site 14 (this site is a duplicate of site 59)	Gate Farm, adjacent to Hartley Road and Glassenbury Road, Hartley, Cranbrook, TN17 2ST			●
Cranbrook and Sissinghurst	Late site 17	Land between Tenterden Road and Golford Road, Cranbrook			●
Cranbrook and Sissinghurst	Late site 22	Land to the east of Cranbrook and the south of Sissinghurst, Cranbrook			●
Cranbrook and Sissinghurst	Late site 30	Pinecroft, Frittenden Road, Sissinghurst			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Cranbrook and Sissinghurst	Late site 32	Land off Waterloo Road, Cranbrook			●
Cranbrook and Sissinghurst	Late site 37	Glenn House, Hartley Road, Cranbrook. TN17 3QP			●
Cranbrook and Sissinghurst	Late site 38	Land at Camden House, Sissinghurst Rd			●
Cranbrook and Sissinghurst	Late site 51 (Local Plan Allocation AL/CRS6 (site is part of larger allocation)) in conjunction with site 159	St George's Institute, The Street, Sissinghurst	●		
Cranbrook and Sissinghurst	Late site 53	Land at Bull Farm, Glassenbury Road, Hartley, Cranbrook			●
Cranbrook and Sissinghurst	FS1	Courtlands, Turnden Road, Cranbrook			●
Cranbrook and Sissinghurst	FS7 (includes CfS Site 301)	Land North of The Street, Sissinghurst			●
Cranbrook and Sissinghurst	FS8	Land Adjacent to The Barracks, Cranbrook			●
Frittenden	Frittenden Sustainability Appraisal Garden Settlement Option	Land at and surrounding Frittenden			●
Frittenden	109	Weald Business Park (old Brickworks), Dig Dog Lane, Frittenden TN17 2AZ			●
Frittenden	224	The Old Rectory, The Street/Mill Lane, Frittenden, TN17 2DG			●
Frittenden	349	Pound Hill Field, Biddenden Road, Frittenden, Kent			●
Frittenden	Late site 28 (Local Plan Allocation AL/FR1)	Land at Cranbrook Road, Frittenden	●		
Frittenden	DPC16	Land North of Hollenden, Frittenden			●
Goudhurst	15	Spindles, West Road, Goudhurst, TN17 1AA			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Goudhurst	16	Land west of Pinehurst and north of Spindles, West Road, Goudhurst, TN17 1AA			●
Goudhurst	43	Longview, North Road, Goudhurst, TN17 1JJ			●
Goudhurst	83	Land to the west of Balcombes Hill, Goudhurst, TN17 1AT			●
Goudhurst	124 (Local Plan Allocation AL/GO 1)	Land east of Balcombes Hill and adjacent to Maypole Lane, Goudhurst, TN17 1AE	●		
Goudhurst	135	Land between Cranbrook Road and Mile Lane, Goudhurst			●
Goudhurst	Local Plan Allocation AL/GO 2, including most of site 174	Land at Triggs Farm, Cranbrook Road	●		
Goudhurst	174 (part of site forms part of Local Plan Allocation AL/GO 2)	Land north of Triggs Farm and west of Paynetts Farm, Cranbrook Road, Goudhurst	●		
Goudhurst	219	Bedgebury Manor, Lady Oak Lane, Bedgebury Road, Goudhurst, TN17 2SJ			●
Goudhurst	286	Land at Rope Walk, Goudhurst, Cranbrook, Kent			●
Goudhurst	294	Old Apple Farm, Church Lane, Kilndown, Kent			●
Goudhurst	356	Bethany School, Curtisden Green, Goudhurst, Kent			●
Goudhurst	357	Bethany School, Curtisden Green, Goudhurst, Kent			●
Goudhurst	358	Bethany School, Curtisden Green, Goudhurst, Kent			●
Goudhurst	362	Land at Chicks Lane, Kilndown, Goudhurst, Kent			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Goudhurst	364	Land at existing Sandstone Quarry, Priors Heath, Goudhurst, Kent			●
Goudhurst	366	The Saw Mill, Forge Farm, Bedgebury Business Park, Goudhurst, Kent			●
Goudhurst	370	Land adjacent to Beechurst and Jarvis Lane, Goudhurst, Kent			●
Goudhurst	380	Glassenbury Timber Yard, Iden Green, Goudhurst, Kent			●
Goudhurst	381	Dodges Oast, Curtisden Green, Goudhurst, Cranbrook, Kent			●
Goudhurst	389	Harpers Farm, Summerhill, Goudhurst, Cranbrook, Kent			●
Goudhurst	415	Land off Ladham Lane, Goudhurst, Kent			●
Goudhurst	429	Part Old Park Wood, Four Wents, Iden Green, Kent			●
Goudhurst	Late site 9	Paddock K786083, Jarvis Lane, Goudhurst, Cranbrook			●
Goudhurst	Late site 31	Land associated with 1 Zion Cottages, Ranters Lane, Goudhurst, Kent			●
Goudhurst	DPC3	Blantyre House, Goudhurst			●
Goudhurst	DPC24	Clothe Edge, Field to the North of Church Road, Goudhurst			●
Hawkhurst	457 (new Local Plan Allocation AL/HA2; part SALP AL/HA1)	Brook House, Cranbrook Road, Hawkhurst	●		
Hawkhurst	2	Chittenden Fields, adjacent to High Street and Slip Mill Road, Hawkhurst			●
Hawkhurst	3	Stears Field, Trenley Lane, Gill's Green, Hawkhurst			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Hawkhurst	17	Land adjacent to High Banks Nursery, Cranbrook Road, Gill's Green, Hawkhurst			●
Hawkhurst	19	Land at Heartenoak Road, Hawkhurst			●
Hawkhurst	33	Land south of Woodham Hall, Rye Road, Hawkhurst, TN18 5DA			●
Hawkhurst	46	Land to the rear of Santers Court, Cranbrook Road, Gill's Green, Hawkhurst, TN18 5EQ			●
Hawkhurst	52	Land and property at Streatley, Horns Road, Hawkhurst, TN18 4QT			●
Hawkhurst	55 (Local Plan Allocation AL/HA 8)	March's Field, Lime Grove, Gill's Green, Hawkhurst, TN18 5BD	●		
Hawkhurst	58	The Wealden Advertiser, Cowden Close, Horns Road, Hawkhurst, TN18 4QT			●
Hawkhurst	78 (Site is part of Local Plan Allocation AL/HA4) in conjunction with site 419	Land off Copthall Avenue, Hawkhurst TN18 4LR	●		
Hawkhurst	86	Land at Highgate Hill, Hawkhurst			●
Hawkhurst	89	Land West of Hawkhurst Community Hospital, High Street, Hawkhurst			●
Hawkhurst	102 (Local Plan Allocation AL/HA7)	Hawkhurst Station Business Park, Gill's Green, Hawkhurst, TN18 5BD	●		
Hawkhurst	107	Hawkhurst Place Farm, Rye Road, Hawkhurst, TN18 5DA			●
Hawkhurst	112	Scrap Yard, Heartenoak Road, Hawkhurst, TN18 5EY			●
Hawkhurst	115 (includes a very small part of AL/HA 3)	Land forming part of the Hawkhurst Golf Course to the north of High Street, Hawkhurst, TN18 4JS			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Hawkhurst	167	Land on the north west side of Heartenoak Road, Hawkhurst			●
Hawkhurst	172	Land adjacent to No. 6 Sydney Terrace, Cranbrook Road, Hawkhurst			●
Hawkhurst	201	Land at Sessele House and Marlborough House School, High Street, Hawkhurst, TN18 4PY			●
Hawkhurst	252	Land at Red Oak, Hawkhurst, TN18 4QN			●
Hawkhurst	281	St Cuthbert's Lodge, Stream Lane, Hawkhurst, Kent			●
Hawkhurst	284	Dee House, Rye Road, Hawkhurst, Kent			●
Hawkhurst	291	Field at Cranbrook Road, Hawkhurst, Kent			●
Hawkhurst	334	South west side of Heartenoak Lane, Hawkhurst, Kent			●
Hawkhurst	350	High Banks Garden Centre, Cranbrook Road, Hawkhurst, Kent			●
Hawkhurst	351	High Banks, Slip Mill Road, Hawkhurst, Kent			●
Hawkhurst	360	Land between Cranbrook Road and Vale Road, Hawkhurst, Cranbrook, Kent			●
Hawkhurst	361 (Local Plan Allocation AL/HA1)	Land at The White House, Highgate Hill, Hawkhurst, Kent	●		
Hawkhurst	391	Rear of Limes Grove Oast, Slip Mill Road, Hawkhurst, Cranbrook, Kent			●
Hawkhurst	392	Trewint Farm and Jacks Paddock, Slip Mill Lane, Hawkhurst, Kent			●
Hawkhurst	394	Land west of Slip Mill Lane at Trewint Farm, Slip Mill Lane, Hawkhurst, Kent			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Hawkhurst	404	Land at Limes Grove Farm, Slip Mill Lane, Potters Lane and Hawkhurst Road, Hawkhurst, Kent			●
Hawkhurst	413 (Local Plan Allocation AL/HA 5)	Land to the north of Birchfield Grove, Hawkhurst, Kent		●	
Hawkhurst	419 (Site is part of Local Plan Allocation AL/HA4) in conjunction with site 78	Land at Westfield, east of Highgate Hill, Hawkhurst, Kent	●		
Hawkhurst	421	Land adjoining the Oak & Ivy, Rye Road, Hawkhurst, Kent			●
Hawkhurst	422	Santers Yard, Gills Green Farm, Gills Green, Hawkhurst, Kent			●
Hawkhurst	432	Land to the east of Heartenoak Road, Hawkhurst, Kent	●		
Hawkhurst	433	OS Plot 7007, Cranbrook Road, Hawkhurst, Cranbrook, Kent			●
Hawkhurst	455	Whitewood Farm, White Lane, Hawkhurst, Cranbrook, Kent			●
Hawkhurst	Late site 1	Pear Tree House, Rye Road, Hawkhurst			●
Hawkhurst	Late site 2	Land at Heartenoak Road, Hawkhurst			●
Hawkhurst	Late site 3	Land to the west of Cranbrook Road, Gill's Green, Hawkhurst, Cranbrook			●
Hawkhurst	Late site 4	Land in between Wellington Cottages and Cranbrook Road, Gill's Green, Hawkhurst, Cranbrook			●
Hawkhurst	DPC22 (includes CfS Site 392)	Trewint Farm, Slipmill Lane, Hawkhurst			●
Hawkhurst	Local Plan Allocation AL/HA 3 (part SALP AL/HA 1)	Former Springfield Garden Centre	●		

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Horsmonden	Horsmonden Sustainability Appraisal Garden Settlement Option	Land at and Surrounding Horsmonden			●
Horsmonden	31 (Local Plan Allocation AL/HO 1)	Land adjacent to Furnace Lane and Gibbett Lane, Horsmonden	●		
Horsmonden	Local Plan Allocation AL/HO 3, including sites 82, 108, 297, and 324	Land to the east of Horsmonden	●		
Horsmonden	63	Land west of Maidstone Road and north of Kirkins Close, Horsmonden			●
Horsmonden	69	Site adjacent to Lamberhurst Road and Rock Lane, Horsmonden, TN12 8DP			●
Horsmonden	82 (Local Plan Allocation AL/HO 3 (site is part of larger allocation)) in conjunction with site numbers 108, 297 and 324	Land adjacent to Bassetts Farm, Goudhurst Road, Horsmonden, TN12 8AS	●		
Horsmonden	93	Upper Haymans Farm, Land to the east of Maidstone Road, Horsmonden			●
Horsmonden	96	Land on the north west side of Maidstone Road at Church Meadow, Horsmonden			●
Horsmonden	97	Land on the north west side of Maidstone Road and to the south east of Swigs Hole Farm, Horsmonden			●
Horsmonden	108 (Local Plan Allocation AL/HO 3 (site is part of larger allocation)) in conjunction with site numbers 82, 297 and 324	Old Station Garage, Goudhurst Road, Horsmonden, TN12 8AD	●		
Horsmonden	117	Part Ramshill Service Station, Maidstone Road, Horsmonden, TN12 8HA			●

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Horsmonden	144	Land adjacent to Yew Tree Green Road, Maidstone Road and Furnace Lane, Horsmonden			●
Horsmonden	162 (Local Plan Allocation AL/HO 2)	Land South of Brenchley Road to the west of Fromandez Drive, Horsmonden	●		
Horsmonden	169	Land adjacent to Yew Tree Green Road and Maidstone Road, Horsmonden			●
Horsmonden	173	Broadford Oast, Goudhurst Road, Horsmonden			●
Horsmonden	207	Land to the rear of Kirkins Close and Willard Place, Horsmonden			●
Horsmonden	287	Land Opposite Tucks Villas and Land Fronting Horsmonden Cricket Club, Maidstone Road, Horsmonden, Tonbridge, Kent			●
Horsmonden	297 (Site is part of Local Plan Allocation AL/HO 3) in conjunction with site numbers 82, 108 and 324	Bassetts Farm, Goudhurst Road, Horsmonden, Kent	●		
Horsmonden	321	Cottage Paddock, The Cottage, Brenchley Road, Horsmonden, Kent			●
Horsmonden	322	Milestone Paddock, Milestone Cottages, Brenchley Road, Horsmonden, Kent			●
Horsmonden	324 (Local Plan Allocation AL/HO 3 (part site is part of larger allocation)) in conjunction with site numbers 82, 108 and 297	Land at Bramley Cottage, Back Lane, Horsmonden, Kent		●	
Horsmonden	355	Land adjacent to Goudhurst Road, Horsmonden, Kent			●
Horsmonden	377	Land to the north of Brenchley Road, Horsmonden, Kent			●

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Horsmonden	378	Land to the east of Furnace Lane and Gibbet Lane, Horsmonden, Kent			●
Horsmonden	405	Land at Yew Tree Green Farm, Yew Tree Green Road, Horsmonden, Kent			●
Horsmonden	431	The Parish Office, Horsmonden Village Hall, Back Lane, Horsmonden Kent			●
Horsmonden	Late site 42	Land adjacent to Apple Tree Cottage, Horsmonden			●
Lamberhurst	1	Car park for former Slaughterhouse, adjacent to Brewer Street/Hopgarden Close, Lamberhurst			●
Lamberhurst	37	The Granary Field, off Furnace Lane, Lamberhurst TN3 8ET			●
Lamberhurst	74	Land east of Spray Hill, Pearse Place, Lamberhurst, TN3 8EJ			●
Lamberhurst	75	Broad Oak, Town Hill, Lamberhurst, TN3 8EP			●
Lamberhurst	170	Land at Spray Hill, Lamberhurst			●
Lamberhurst	278	Land Between Brewer Street and Parsonage Lane, Lamberhurst, Kent			●
Lamberhurst	279 (part of site new Local Plan Allocation AL/LA1)	Land to the West of Spray Hill, Lamberhurst		●	
Lamberhurst	285	Misty Meadow, Furnace Lane, Lamberhurst, Kent			●
Lamberhurst	302	Stables and Paddock at Heathertye, Mount Pleasant Lane, Lamberhurst, Kent			●
Lamberhurst	303	Land south of Heathertye, Mount Pleasant Lane, Lamberhurst, Kent			●
Lamberhurst	352	Court Lodge, Church Road, Lamberhurst, Kent			●

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Lamberhurst	363	Land at 36 Brewer Street, Lamberhurst, Kent			●
Lamberhurst	423	Lamberhurst Winery, Lamberhurst Down, Lamberhurst, Kent			●
Lamberhurst	Late site 36	Land at Whisketts Farm, Lamberhurst, TN3 8JG			●
Lamberhurst	FS3	Heatherye, Mount Pleasant Lane, Lamberhurst			●
Paddock Wood	Local Plan Allocation STR/SS 1 includes sites 20, 47, 51, 79, 142, 212, 218, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 340, 342, 344, 347, 371, 374, 376, 402, late site 48, and DPC19 (Sustainability Appraisal: Paddock Wood Reasonable Alternative Option 2)	Land at Capel and Paddock Wood	●		
Paddock Wood	SALP AL/PW4 (New Local Plan Allocation AL/PW 1), including late site 52	Land at Mascalls Farm including Late site 52	●		
Paddock Wood	Local Plan Allocation STR/SS 2, including SALP AL/PW1 (in part), and site 272, 276, and DPC 14	Paddock Wood Town Centre	●		
Paddock Wood	Sustainability Appraisal: Paddock Wood Reasonable Alternative Option 1	Includes sites: 20, 47, 79, 212, 218, 316, 318, 319, 340, 342, 344, 347, 371, 374, 376, and late sites 26 and 48, 2016 SALP Site; AL/PW3A and AL/PW3B and additional land not submitted			●
Paddock Wood	Sustainability Appraisal: Paddock Wood Reasonable Alternative Option 3	Site Address: Includes sites: 20, 47, 79, 212, 218, 316, 318, 319, 340, 342, 344, 347, 371, 374, 376, and late sites 26, 48 and 52. 2016 SALP Site; AL/PW3A and AL/PW3B and additional land not submitted			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Paddock Wood	Sustainability Appraisal: Paddock Wood Reasonable Alternative Option 4	Includes sites: 20, 47, 51, 79, 141, 142, 212, 218, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 340, 342, 344, 347, 371, 374, 376, 402 and late sites 26, 48 and 52, 2016 SALP Site; AL/PW3A, AL/PW3B and AL/PW4 and additional land not submitted			●
Paddock Wood	Sustainability Appraisal: Paddock Wood Reasonable Alternative Option 5	Includes sites: 20, 47, 79, 212, 218, 316, 318, 319, 340, 342, 344, 347, 371, 374, 376, and late sites 26 and 48, 2016 SALP Site; AL/PW3A and AL/PW3B and additional land not submitted			●
Paddock Wood	20 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land at Knells Farm, Queen Street, Paddock Wood	●		
Paddock Wood	47 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Ledgers Works, Queen Street, Paddock Wood, TN12 6NN	●		
Paddock Wood	51 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land West of Maidstone Road and north of Eldon Way, Paddock Wood	●		
Paddock Wood	79; SALP AL/PW3A (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land at Church Farm, Church Road, Paddock Wood	●		
Paddock Wood	212 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land to the north of Chantlers Hill, Paddock Wood	●		
Paddock Wood	218 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land at Little Rhoden Farm, Lucks Lane, Paddock Wood, TN12 6PA		●	
Paddock Wood	228	Land adjacent and field to the south of Wayside Cottage, Pearson's Green Road, Brenchley			●
Paddock Wood	272; SALP AL/PW2	Wesley Centre and Land at Commercial Road / Old Kent Road, Paddock Wood, TN12 6DS			●

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Paddock Wood	274	Land at Goldings / Badsell Road, Paddock Wood			●
Paddock Wood	276	Land at Dowding House, Commercial Road, Paddock Wood			●
Paddock Wood	313 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land at Eastlands, Paddock Wood, Kent	●		
Paddock Wood	315 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land at Eastland Cottages, Maidstone Road, Paddock Wood, Kent	●		
Paddock Wood	316 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land to the south of Tudeley Brook Farm, Paddock Wood, Kent	●		
Paddock Wood	318 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land to the north of Durrant's Farm, Maidstone Road, Paddock Wood, Kent	●		
Paddock Wood	319 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land adjacent to Leys Cottages, Maidstone Road, Paddock Wood, Kent	●		
Paddock Wood	340 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Kerylands Sale Field, Lucks Lane, Paddock Wood, Kent	●		
Paddock Wood	342 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land north of Chantlers Hill, Paddock Wood, Kent	●		
Paddock Wood	344 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land to the east of Mascalls Court Road, Paddock Wood, Kent	●		
Paddock Wood	347 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Swatlands Farm, Lucks Lane, Paddock Wood, Tonbridge, Kent	●		
Paddock Wood	371 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land to the north of Mascalls Court Road, Paddock Wood, Kent	●		

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Paddock Wood	372	Rhoden Yard, Lucks Lane, Paddock Wood, Kent			●
Paddock Wood	374 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land to the north of Church Road and adjacent to Queen Street, Paddock Wood, Kent	●		
Paddock Wood	376 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land to the south of Mascalls Court Lane, Paddock Wood, Kent	●		
Paddock Wood	402 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Land west of Maidstone Road and north of Eldon Way, Paddock Wood, Kent	●		
Paddock Wood	Late site 26	Park Farm Queen Street, Paddock Wood			●
Paddock Wood	Late site 48 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Elm Tree Public House, Mile Oak Road	●		
Paddock Wood	Late site 52	Land at Mascalls Farm, Badsell Road, Paddock Wood	●		
Paddock Wood	DPC1	2 Eastland Cottages, Maidstone Road			●
Paddock Wood	DPC6	Land at Mile Oak Road & Knowle Road, Paddock Wood			●
Paddock Wood	DPC8	Mile Oak Stables, Mile Oak Road, Paddock Wood			●
Paddock Wood	DPC14 (Site Allocation STR/SS 1 (site is part of larger allocation))	BarthHaas UK, Hop Pocket Lane, Paddock Wood	●		
Paddock Wood	DPC15	Greenfields Farm, Paddock Wood			●
Paddock Wood	DPC17 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))	Paddock Wood Garden Centre, Paddock Wood	●		
Pembury	458 (Local Plan Allocation AL/PE 5)	Land at Sturgeons fronting Henwood Green Road	●		

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Pembury	28	Land on the eastern side of Woodside Road, Pembury, TN2 4BG			●
Pembury	Local Plan Allocation AL/PE 1, comprising sites 44, 67, 369 and late site 5	Land rear of High Street and west of Chalket Lane	●		
Pembury	44 (Local Plan Allocation AL/PE 1 (site is part of larger allocation)) in conjunction with site numbers 67, 369 and late site 5	Land to the south of Camden Avenue, High Street, Pembury TN2 4AA (Part OS 4255)	●		
Pembury	Local Plan Allocation AL/PE 2, including site 50 and 390	Land at Hubbles Farm and south of Hastings Road	●		
Pembury	50 (Local Plan Allocation AL/PE 2) in conjunction with site number 390	50A Hubbles Farm and 32 Hastings Road (including adjacent land), Pembury, TN2 4JP	●		
Pembury	64	Land at Woodside House, Woodside Road, Pembury TN2 4BG			●
Pembury	67 (Local Plan Allocation AL/PE 1 (site is part of larger allocation)) in conjunction with site numbers 44, 369 and late site 5	Land to the rear of Pembury Village Hall, Pembury	●		
Pembury	136	Land at Notcutts Garden Centre, Tonbridge Road, Pembury, TN2 4QN			●
Pembury	187	Yew Tree Farm, Pembury Road, Pembury			●
Pembury	189 (Local Plan Allocation AL/PE 3)	Land south of Hastings Road, Pembury	●		
Pembury	190	Land south east of Sandhurst Avenue, Pembury			●
Pembury	191	Land north of Henwoods Mount, Pembury			●
Pembury	208	Romford House Farm, Kings Toll Road, Pembury, TN2 4BE			●
Pembury	241	Land south east of Sandhurst Avenue, Pembury			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Pembury	282	Romford House Kings Toll Road, Pembury, Kent			●
Pembury	290	Abbots, Woodside Close, Pembury, Kent			●
Pembury	300	Marlborough Wood, Pembury, Tunbridge Wells, Kent			●
Pembury	304	Land to the north east of Tonbridge Road, Pembury, Tunbridge Wells, Kent			●
Pembury	332	Priory Farm, Romford Road, Pembury, Kent			●
Pembury	336	Bentinck Farm, Romford Road, Pembury, Kent			●
Pembury	354	Stone Court Farm, Stone Court Lane, Pembury			●
Pembury	367	Land to the southwest of Woodside House, Woodside Road, Pembury			●
Pembury	368	51 High Street, Pembury			●
Pembury	369 (Local Plan Allocation AL/PE 1 (site is part of larger allocation) in conjunction with sites 44, 67 and late site 5	Land to the north of the A21 (Pembury Bypass), to the east of Cornford Lane, west of Chalket Lane and south of the High Street, Pembury	●		
Pembury	373	Land at Downingbury Farm, Pembury			●
Pembury	375 (Local Plan Allocation AL/PE 4)	Land at Downingbury Farm, Rowley Hill, Pembury	●		
Pembury	379	Land at Henwood Green Road, Pembury			●
Pembury	390 (Local Plan Allocation AL/PE 2 (site is part of larger allocation)) in conjunction with site 50	30 & 30A Hastings Road, Pembury	●		
Pembury	395; SALP AL/VRA2 (Local Plan Allocation AL/PE 6)	Woodsgate Corner, Pembury	●		

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Pembury	443	Land east of A228, Pembury			●
Pembury	444	Land to the north of Tunbridge Wells Hospital, Tonbridge Road, Pembury			●
Pembury	Late site 5 (Local Plan Allocation AL/PE 1 (site is part of larger allocation)) in conjunction with sites 44, 67 and 369	Dayspring Cottage, 55 High Street, Pembury	●		
Pembury	Late site 13 (Local Plan Allocation AL/PE 8	Owlsnest Wood, Tonbridge Road, Pembury	●		
Pembury	DPC2	64 Hastings Road, Pembury			●
Pembury	DPC10	Land at Rumford Manor, Pembury			●
Pembury	FS5	Land adjacent to Hawkwell Business Centre, Colts Hill			●
Pembury	460 (Local Plan Allocation AL/PE 7)	Cornford Court, Cornford Lane	●		
Royal Tunbridge Wells	Local Plan Allocation STR/RTW 2	Royal Tunbridge Wells Town Centre	●		
Royal Tunbridge Wells	Local Plan Allocation STR/RTW 2 (part site) comprising sites 262 and 263, and SALP AL/RTW21	Mount Pleasant car park, surgery in The Lodge, public toilets, Mount Pleasant Road, Calverley Grounds, Great Hall car park and Hoopers' car park/service yard			●
Royal Tunbridge Wells	SALP AL/RTW2B (Local Plan Allocation AL/RTW 1)	Former cinema site, Mount Pleasant Road, Tunbridge Wells	●		
Royal Tunbridge Wells	SALP AL/RTW12	Land at Quarry Road			●
Royal Tunbridge Wells	SALP AL/RTW25	Kenwood House, Upper Grosvenor Road			●
Royal Tunbridge Wells	SALP AL/RTW3; Part of Local Plan Allocation STR/RTW 2; includes sites 200 and 268	Vale Avenue Area of Change, Tunbridge Wells			●

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Royal Tunbridge Wells	SALP AL/RTW5 (Local Plan Allocation AL/RTW 4 in part)	36-46 St John's Road (Arriva Bus Depot), Tunbridge Wells		●	
Royal Tunbridge Wells	Local Plan Allocation AL/RTW 4, including most of SALP AL/RTW5	Land at 36-46 St John's Road	●		
Royal Tunbridge Wells	SALP AL/RTW10 (Local Plan Allocation AL/RTW 7)	Former Gasworks, Sandhurst Road	●		
Royal Tunbridge Wells	SALP AL/RTW14	Land at Medway Road, Tunbridge Wells			●
Royal Tunbridge Wells	SALP AL/RTW15	123-129 Silverdale Road, Tunbridge Wells			●
Royal Tunbridge Wells	SALP AL/RTW16 (Local Plan Allocation AL/RTW 9)	Land at Beechwood Sacred Heart School, Pembury Road	●		
Royal Tunbridge Wells	SALP AL/RTW20	77 Mount Ephraim, Tunbridge Wells			●
Royal Tunbridge Wells	SALP AL/RTW22 (Local Plan Allocation AL/RTW 3)	Lifestyle Ford, Mount Ephraim, Tunbridge Wells	●		
Royal Tunbridge Wells	7 (Local Plan Allocation AL/RTW 10); SALP AL/RTW4B	Montacute Gardens, Royal Tunbridge Wells	●		
Royal Tunbridge Wells	12	Tunbridge Wells West to Grove Junction			●
Royal Tunbridge Wells	24 (Local Plan Allocation AL/RTW 14)	Tunbridge Wells Garden Centre, Eridge Road, Tunbridge Wells, TN4 8HP	●		
Royal Tunbridge Wells	30 (Local Plan Allocation AL/RTW 5 in part)	Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells		●	
Royal Tunbridge Wells	39	Land adjoining Dunorlan Park, Pembury Road, Tunbridge Wells TN2 3QN			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Royal Tunbridge Wells	53 (Local Plan Allocation AL/RTW 19 (part site), overlaps with site 240	Plot A: Land to the north of Hawkenbury Recreation Ground and Plot B: Land to the east and north of Hawkenbury allotments, Tunbridge Wells		●	
Royal Tunbridge Wells	57 (part Local Plan Allocation AL/RTW 17; site allocated in conjunction with late site 43)	Land adjacent to Longfield Road, Tunbridge Wells	●		
Royal Tunbridge Wells	Local Plan Allocation AL/RTW 17, including site 57 and late site 43	Land adjacent to Longfield Road	●		
Royal Tunbridge Wells	61	Robin Gate, Blackhurst Lane, Royal Tunbridge Wells TN2 4QA			●
Royal Tunbridge Wells	72 (Local Plan Allocation AL/RTW 18 in part)	Former North Farm Landfill Site, North Farm Lane, Tunbridge Wells, TN2 3EE	●		
Royal Tunbridge Wells	Local Plan Allocation AL/RTW 18, including site 72 and 261	Land at the former North Farm landfill site, North Farm Lane and land at North Farm Lane, North Farm Industrial Estate	●		
Royal Tunbridge Wells	73	Land at Pembury Road (South) Tunbridge Wells			●
Royal Tunbridge Wells	85; part of SALP AL/RTW11	Land at Goods Station Road, Tunbridge Wells			●
Royal Tunbridge Wells	91	RTA Joinery, Rear of 5 Birling Road, Tunbridge Wells, TN2 5LX			●
Royal Tunbridge Wells	98	South East Corner of Windmill Street, Tunbridge Wells			●
Royal Tunbridge Wells	99	Land at Pembury Road, Tunbridge Wells			●
Royal Tunbridge Wells	100 (Local Plan Allocation AL/RTW 5 in part)	Land to the south of Speldhurst Road, adjacent to Whitegate Close, Tunbridge Wells	●		

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Royal Tunbridge Wells	Local Plan Allocation AL/RTW 5, including site 100 and part of 30	Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road	●		
Royal Tunbridge Wells	101	Colebrooke House, Pembury Road, Capel, TN11 0QD			●
Royal Tunbridge Wells	104	3 Lonsdale Gardens, Tunbridge Wells, TN1 1NX			●
Royal Tunbridge Wells	105	5 Lonsdale Gardens, Tunbridge Wells, TN1 1NX			●
Royal Tunbridge Wells	106; part SALP AL/RTW3	Heathervale House, Vale Avenue, Tunbridge Wells, TN1 1DJ			●
Royal Tunbridge Wells	114	Land at Sandown Park, west of A21 Royal Tunbridge Wells TN2 4RT			●
Royal Tunbridge Wells	116	Land south of Pembury Road, Tunbridge Wells			●
Royal Tunbridge Wells	134 (overlap with site 175)	Land around Sandstone House, Longdrift, Court Lodge and Shallowdene, Broadwater Down, Royal Tunbridge Wells, TN2 5PE			●
Royal Tunbridge Wells	137 (Local Plan Allocation AL/RTW 16 (part site))	Land to the west of Eridge Road at Spratsbrook Farm, Royal Tunbridge Wells		●	
Royal Tunbridge Wells	Local Plan Allocation AL/RTW 16, including part of site 137	Land to the west of Eridge Road at Spratsbrook Farm	●		
Royal Tunbridge Wells	138	Knights Park, Tunbridge Wells, TN2 3UW			●
Royal Tunbridge Wells	139	Knights Park, Tunbridge Wells, TN2 3UW			●
Royal Tunbridge Wells	140	Knights Park, Tunbridge Wells, TN2 3UW			●

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Royal Tunbridge Wells	145; part of SALP AL/RTW13 (Local Plan Allocation AL/RTW 13)	WA Turner Factory Site, Broadwater Lane, Tunbridge Wells, TN2 5RD	●		
Royal Tunbridge Wells	165	Pantiles Car Park, Major Yorks Road, Tunbridge Wells, TN2 5TP			●
Royal Tunbridge Wells	175 (overlaps with site 134)	Court Lodge & Land to the rear of Sandstone House, 44 Broadwater Down, Tunbridge Wells, TN2 5PE			●
Royal Tunbridge Wells	176; part of/mostly includes SALP AL/RTW6 (Local Plan Allocation AL/RTW 11 in part)	Former Plant and Tool Hire site on Eridge Road, TN4 8HJ	●		
Royal Tunbridge Wells	Local Plan Allocation AL/RTW 11, including SALP AL/RTW6 and site 176	Former Plant and Tool Hire site on Eridge Road, TN4 8HJ	●		
Royal Tunbridge Wells	198; part of SALP AL/RTW13 (Local Plan Allocation AL/RTW 12)	Tunbridge Wells Telephone Engineering Centre, Broadwater Lane, Tunbridge Wells TN2 5RE	●		
Royal Tunbridge Wells	199	Land and buildings at Smockham Farm, Reynolds Lane, Tunbridge Wells, TN4 9XL			●
Royal Tunbridge Wells	200; part of SALP AL/RTW3	Former Morrisons and Torrington Car Park site, Vale Road, Tunbridge Wells, TN1 1BT			●
Royal Tunbridge Wells	205	Little Knoll, Reynolds Lane, Tunbridge Wells, TN4 9XL			●
Royal Tunbridge Wells	206	54a Culverden Down, Tunbridge Wells, TN4 9SG			●
Royal Tunbridge Wells	225	The Lodge and Gardeners Cottage (Including Walled Garden) Blackhurst Lane, Tunbridge Wells, TN2 4PX			●

Parish	SHELAA Reference	Site Address	Site is suitable for Local Plan allocation	Site is suitable for Local Plan allocation in part	Site is unsuitable for Local Plan allocation
Royal Tunbridge Wells	226	St Mark's Recreation Ground Frant Road Tunbridge Wells, TN2 5LS			●
Royal Tunbridge Wells	235 (Local Plan Allocation AL/RTW 20)	Land at Culverden Stadium, Culverden Down, Royal Tunbridge Wells TN4 9SG	●		
Royal Tunbridge Wells	236 (Local Plan Allocation AL/RTW 22)	Land at Bayham Sports Field West, Bayham Road, Tunbridge Wells	●		
Royal Tunbridge Wells	237	Land at Cadogan Sports Field, St John's Road, Tunbridge Wells			●
Royal Tunbridge Wells	238 (Local Plan Allocation AL/RTW 21)	Land at Colebrook Sports Field, Liptraps Lane, Tunbridge Wells	●		
Royal Tunbridge Wells	248; SALP AL/RTW8	Land at Rifle Range, Warwick Park, Royal Tunbridge Wells, TN2 5FD			●
Royal Tunbridge Wells	249	Cemetery Depot, Benhall Mill Road, Royal Tunbridge Wells, TN2 5JH			●
Royal Tunbridge Wells	250 (part of Local Plan Allocation STR/RTW 2) including site 251; SALP Site AL/RTW19	Land at Royal Victoria Place, Royal Tunbridge Wells			●
Royal Tunbridge Wells	251 (part of Local Plan allocation STR/RTW 2); Part SALP AL/RTW19	8 Grosvenor Road, Tunbridge Wells			●
Royal Tunbridge Wells	255; mostly includes SALP AL/GB3	Land at Hawkenbury, off Hawkenbury Road / Maryland Road, Royal Tunbridge Wells			●
Royal Tunbridge Wells	256	9-19 Colebrook Industrial Estate, Longfield Road, Royal Tunbridge Wells, TN2 3DG			●
Royal Tunbridge Wells	258 (Local Plan Allocation AL/RTW 8)	TN2 and adjacent land, Greggs wood Road, Sherwood, Tunbridge Wells	●		

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Royal Tunbridge Wells	260; SALP AL/RTW24 (Local Plan Allocation AL/RTW 2 in part)	Auction House and public car park, Linden Park Road, Royal Tunbridge Wells, TN2 5QL	●		
Royal Tunbridge Wells	Local Plan Allocation AL/RTW 2, including part of site 260 and SALP AL/RTW24	Land at the Auction House, Linden Park Road	●		
Royal Tunbridge Wells	261 (Local Plan Allocation AL/RTW 18 (site is part of larger allocation)) in conjunction with site 72	Land at North Farm Lane, North Farm Industrial Estate, Royal Tunbridge Wells, TN2 3EE	●		
Royal Tunbridge Wells	262; includes SALP AL/RTW21 (part of Local Plan Allocation STR/RTW 2)	Mount Pleasant car park and surgery, Mount Pleasant Avenue, Tunbridge Wells, TN1 1QY			●
Royal Tunbridge Wells	263 (part of Local Plan Allocation STR/RTW2 (site is part of larger allocation))	Great Hall car park and part Calverley Grounds, Mount Pleasant Road, Tunbridge Wells			●
Royal Tunbridge Wells	264; most of SALP AL/RTW2A (part of Local Plan Allocation STR/RTW 2)	Town Hall/Town Centre site, Tunbridge Wells			●
Royal Tunbridge Wells	265; part of SALP AL/RTW4A	Union House, Eridge Road, Royal Tunbridge Wells, TN4 8HF			●
Royal Tunbridge Wells	267 (part of Local Plan Allocation AL/RTW 15)	Rowan Tree Road, Showfields, Tunbridge Wells, 5PR	●		
Royal Tunbridge Wells	Local Plan Allocation AL/RTW 15, including site 267 and additional land	Land at Showfields Road and Rowan Tree Road	●		
Royal Tunbridge Wells	268; part of SALP AL/RTW3 (part of Local Plan Allocation STR/RTW 2)	Vale Avenue and Torrington Car Park, Tunbridge Wells			●
Royal Tunbridge Wells	280	Land at The Midway, Nevill Court, Tunbridge Wells, Kent			●
Royal Tunbridge Wells	328	Land at Eridge Road & Eastlands Close, Royal Tunbridge Wells, Kent			●

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Royal Tunbridge Wells	359 (this site also forms part of site 400)	Land to the east of Halliwell Nursing Home, Kingswood Road, Tunbridge Wells, Kent			●
Royal Tunbridge Wells	384	Land at Great Bayhall, Tunbridge Wells, Kent			●
Royal Tunbridge Wells	400 and including site 359	Land to the east of Halliwell Nursing Home, Kingswood Road, Tunbridge Wells, Kent			●
Royal Tunbridge Wells	411	Land at Sandown Park between Pembury Grange and A21, Royal Tunbridge Wells, Kent			●
Royal Tunbridge Wells	434	Tutty's Farm, Hawkenbury, Royal Tunbridge Wells, Kent			●
Royal Tunbridge Wells	DPC5	Land north of Hawkenbury Road			●
Royal Tunbridge Wells	459; Local Plan Allocation AL/RTW 6	202 and 230 Upper Grosvenor Road	●		
Rusthall	SALP AL/RTW9 (Local Plan Allocation AL/RU1)	Lifestyle Motor Europe, Langton Road	●		
Rusthall	22	Dingley Dell, Langton Road, Tunbridge Wells TN4 8XG			●
Rusthall	60	The Paddocks, Home Farm, 92 Lower Green Road, Rusthall, TN4 8TT			●
Rusthall	146	Tunbridge Wells Golf Club, Langton Road, Tunbridge Wells TN4 8XH			●
Rusthall	456	Land at Bishops Down Park Road, Rusthall, Royal Tunbridge Wells			●
Rusthall	DPC9	Nellington Mead, Rusthall			●
Sandhurst	147	Land adjacent to Old Orchard and Stream Pit Lane, Sandhurst			●

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Sandhurst	153	Land parcel at Ringle Green Farm, to the south west of Bodiam Road, Sandhurst			●
Sandhurst	223	Land at Risden Lane, Hawkhurst			●
Sandhurst	149 (includes Local Plan Allocation AL/SA 1 (part site)) overlap with site submission 227	Land on the south side of Sayville, Rye Road and west of Marsh Quarter Lane, Sandhurst		●	
Sandhurst	Local Plan Allocation AL/SA 1, comprising part of site 149/227	Land on the south side of Sayville, Rye Road and west of Marsh Quarter Lane, Sandhurst	●		
Sandhurst	230	Risden Oast, Risden Lane, Hawkhurst, TN18 5DU			●
Sandhurst	299	Oaklands Farm, Bodiam Road, Sandhurst			●
Sandhurst	320	Land at Old Well House, Rye Road, Sandhurst			●
Sandhurst	438	Land at Challenden, Challenden			●
Sandhurst	Late site 11	Kerrys Yard (New yard) Bodiam Road, Sandhurst			●
Sandhurst	Late site 50	Land to the rear of Sandhurst Farm Shop, Queen Street			●
Sandhurst	DPC12 (Local Plan Allocation AL/SA2)	Sharps Hill Farm, Queen Street, Sandhurst	●		
Sandhurst	197	Land West of Pinyons, Queen Street			●
Sandhurst	FS2	Field to the south of Bodiam Road, Sandhurst			●
Southborough	SALP AL/SO1	Land at Yew Tree Road (Southborough Library)			●
Southborough	4	Land east of London Road and south of St Andrews Park Road, Southborough			●
Southborough	5	85 London Road, Southborough			●
Southborough	8	Whealers Field, Powder Mill Lane, Southborough			●

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Southborough	10	The Piggery, Powder Mill Lane, Southborough			●
Southborough	45	Land adjoining Birchwood Avenue/Dower House Crescent, Southborough			●
Southborough	90 (Local Plan Allocation AL/SO 2 in part)	Mabledon, London Road, Southborough TN4 0UH	●		
Southborough	Local Plan Allocation AL/SO 2, including most of site 90	Land at Mabledon House	●		
Southborough	221	St Andrews Medical Centre, St Andrews Court, Pinewood Gardens, Southborough, TN4 0LZ			●
Southborough	232; SALP AL/GB1 (Local Plan Allocation AL/SO 1)	Land between Bright Ridge and Speldhurst Road, Former Speldhurst Road Allotments, Southborough	●		
Southborough	233	Land rear Hornbeam Avenue / Walnut Way, Southborough			●
Southborough	234; SALP AL/SO2	Southborough Hub, London Road, Southborough, TN4 0ND			●
Southborough	327	Land at Blackthorn Avenue, Royal Tunbridge Wells, Kent			●
Southborough	335	Land to the north of Speldhurst Road & to the west of Bright Ridge, Southborough, Kent			●
Southborough	441	Southfields Park, St John's Road, Southborough, Kent			●
Southborough	445	Mabledon and Nightingale east of A26 and south of the A21, Southborough, Kent			●
Southborough	DPC13 (Local Plan Allocation AL/SO3)	Baldwin's Lane, North Farm Road, Tunbridge Wells	●	●	

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Speldhurst	13	Scriventon Farm Buildings, Four Winds Farm, off Franks Hollow Road, Speldhurst			●
Speldhurst	27	1) Land adjacent to the rear of Asher Reeds and 2) Land adjacent to Cherry Trees, Farnham Lane, Langton Green			●
Speldhurst	40	Land Fronting Barden Road, opposite Barden Furnace Farm, Speldhurst			●
Speldhurst	42	Land at High View, Langton Road, Langton Green			●
Speldhurst	87	Land at Speldhurst Road, Langton Green			●
Speldhurst	88	Land to the north of Leggs' Lane, Langton Green			●
Speldhurst	94	Land at Milford House, Peshurst Road, Speldhurst			●
Speldhurst	123	Land east of Wallers, Speldhurst Hill, Speldhurst			●
Speldhurst	126	Hurst Cottage, Ewehurst Lane, Speldhurst			●
Speldhurst	151	Land between Forge House and Rosemary Cottage, Stockland Green Road, Speldhurst			●
Speldhurst	231 (Local Plan Allocation AL/SP 1)	Land to the west of Langton Road and south of Ferbies, Speldhurst	●		
Speldhurst	283	Land South of Orchard Lea, Langton Green			●
Speldhurst	337	Allotment land north east of the end of Southwood Road, Rusthall and adjacent to Peacock Farm			●
Speldhurst	338	Land between Ferbies and Ewehurst lane, Langton Road, Speldhurst			●

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Speldhurst	386	Ashwood Lodge Farm, Penshurst Road, Speldhurst			●
Speldhurst	416	Land North of Langton House, Langton Green			●
Speldhurst	Late site 15	Hérons Oast Farm, Speldhurst Road, Langton Green			●
Speldhurst	Late site 23	Land to the north of Langton and Ashurst Road, Langton Green			●
Speldhurst	Late site 25	Land off Speldhurst Road, Speldhurst			●
Speldhurst	Late site 39	Dragonfly Farm, Langton Road, Speldhurst			●
Speldhurst	DPC11 (includes Site FS4)	Went Farm, west of Speldhurst Road, Speldhurst			●
Speldhurst	DPC21 (includes CfS Site 416, and Late Site 23)	Land Adjacent to Langton House, Langton Green			●
Speldhurst	FS10	Land at Hollonds Farm, Langton Road			●

**If you require this document in another format,
please contact:**

Planning Policy

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