

Examination of the Tunbridge Wells Borough Local Plan

Tunbridge Wells Borough Council Note Requested by the Inspector

Densities of allocated residential sites in the Submission Local Plan

Document Reference: TWLP/083



Introduction

1. During the Hearing Session on 27 May, the Inspector asked for information about the densities of proposed housing allocations on greenfield sites, in addition to those provided by the Council for brownfield sites. This Note provides this information.
2. The tables overleaf set out the residential site allocations of the Submission Local Plan along with their net developable area (ha), the number of dwellings proposed (or the mid-point where there is a capacity range) and the number of dwellings per hectare (dph).
3. Where a site has planning permission, this is highlighted by a light grey tone. Also, the number of dwellings reflect what has been approved. Similarly, developments approved on appeal also show the permitted number of dwellings; these sites have a darker grey tone.
4. Mixed use site allocations are not included unless there is a clear division in the areas for respective uses.
5. The site allocations have been categorised based on their location, using guidance in [The National Model Design Code](#) (NMDC) Part 1, specifically pages 13 and 14, which provides advice on different area types, including ranges of densities (except for Villages). The categories are:
 - Town/City centre
 - Urban neighbourhoods
 - Suburbs
 - Outer suburbs
 - Villages
6. The table provides the basic information on density, but it should be noted that actual densities are informed by a site's landscape sensitivity and other constraints. Site-specific factors may be discussed in relation to the respective settlements.

Town/City Centre (NMDC range: over 120 dph)

LP Site Allocation Reference Number.	Site Address	Settlement	Greenfield/Brownfield	Net Developable Area (ha)	No. of dwellings or mid-point of range	Dwellings per hectare (dph)
AL/RTW3	Land at Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road	Royal Tunbridge Wells	Brownfield	0.45	100	222

Urban Neighbourhoods (NMDC range: 60-120 dph)

LP Site Allocation Reference Number.	Site Address	Settlement	Greenfield/Brownfield	Net Developable Area (ha)	No. of dwellings or mid-point of range	Dwellings per hectare (dph)
AL/RTW4	Land at 36-46 St John's Road	Royal Tunbridge Wells	Brownfield	0.50	89	178
AL/RTW10	Montacute Gardens	Royal Tunbridge Wells	Greenfield	1.86	30	35

LP Site Allocation Reference Number.	Site Address	Settlement	Greenfield/Brownfield	Net Developable Area (ha)	No. of dwellings or mid-point of range	Dwellings per hectare (dph)
AL/RTW11	Former Plant and Tool Hire, Eridge Road	Royal Tunbridge Wells	Brownfield	0.52	45	87
AL/RTW12	Land at Tunbridge Wells, Telephone Engineering Centre, Broadwater Down	Royal Tunbridge Wells	Brownfield	1.08	50	46
AL/RTW13	Turners Pie Factory, Broadwater Lane	Royal Tunbridge Wells	Brownfield	1.35	100	74

Suburbs (NMDC range: 40-60 dph)

LP Site Allocation Reference Number.	Site Address	Settlement	Greenfield/Brownfield	Net Developable Area (ha)	No. of dwellings or mid-point of range	Dwellings per hectare (dph)
AL/RTW6	Land at 202 and 230 Upper Grosvenor Road	Royal Tunbridge Wells	Greenfield	0.53	43	81

LP Site Allocation Reference Number.	Site Address	Settlement	Greenfield/Brownfield	Net Developable Area (ha)	No. of dwellings or mid-point of range	Dwellings per hectare (dph)
AL/RTW7	Land at the Gas Works, Sandhurst Road	Royal Tunbridge Wells	Brownfield	1.78	185	104
AL/RTW9	Land at Beechwood, Sacred Heart School	Royal Tunbridge Wells	Greenfield	0.67	69	103
AL/RTW21	Land at Colebrook Sports Field, Liptraps Lane	Royal Tunbridge Wells	Greenfield	1.44	80	56
AL/SO3	Land at Baldwin's Lane, North Farm Lane	Southborough	Brownfield	0.36	26	72

Outer suburbs (NMDC range: 20-40 dph)

LP Site Allocation Reference Number.	Site Address	Settlement	Greenfield/Brownfield	Net Developable Area (ha)	No. of dwellings or mid-point of range	Dwellings per hectare (dph)
AL/CRS1	Land at Brick Kiln Farm	Cranbrook and Sissinghurst	Greenfield	6.47	180	28
AL/CRS2	Land South of Corn Hall, Crane Valley	Cranbrook and Sissinghurst	Greenfield	2.02	40	20
AL/CRS3	Turnden Farm, Hartley Road	Cranbrook and Sissinghurst	Greenfield	7.44	202	27
AL/PW1	Land at Mascalls Farm	Paddock Wood	Greenfield	16.82	413	25
AL/RTW5	Land to the south of Speldhurst and west of Reynolds Lane at Caenwood Farm, Speldshurst Road	Royal Tunbridge Wells	Greenfield	4.39	100	23
AL/RTW16	Land to the west of Eridge Road and Spratsbrook Farm	Royal Tunbridge Wells	Greenfield	5.05	120	24

LP Site Allocation Reference Number.	Site Address	Settlement	Greenfield/Brownfield	Net Developable Area (ha)	No. of dwellings or mid-point of range	Dwellings per hectare (dph)
AL/RTW20	Land at Culverden Stadium, Culverden Down	Royal Tunbridge Wells	Greenfield	1.60	30	19
AL/RTW22	Land at Bayham Sports Field West	Royal Tunbridge Wells	Greenfield	1.94	23	12
AL/RU1	Lifestyle Motor Europe, Langton Road	Rusthall	Brownfield	0.32	15	47
AL/SO1	Speldhurst Road former allotments (Land between Bright Ridge and Speldhurst Road)	Southborough	Greenfield	0.56	16	29
STR/SS1	Paddock Wood (including land at east Capel)	Paddock Wood	Greenfield	91	3,540	38

Villages (NMDC: Own distinctive character, no range given)

LP Site Allocation Reference Number.	Site Address	Settlement	Greenfield/Brownfield	Net Developable Area (ha)	No. of dwellings or mid-point of range	Dwellings per hectare
AL/BE1	Land adj. to New Pond Road (Uphill)	Benenden	Greenfield/Brownfield	0.78	19	24
AL/BE2	Feoffee Cottages and land, Walkhurst Road	Benenden	Greenfield	0.99	25	25
AL/BE3	Land at Benenden Hospital (south of Goddards Green Road) East End	Benenden	Brownfield	2.20	47	21
AL/BE4	Land at Benenden Hospital (north of Goddards Green Road) East End	Benenden	Brownfield	1.67	23	14
AL/BM1	Land between Brenchley Road, Coppers Lane and Maidstone Road	Brenchley and Matfield	Greenfield	1.85	45	24
AL/BM2	Land at Maidstone Road	Brenchley and Matfield	Greenfield	0.85	13	15
AL/CRS6	Land south of The Street	Cranbrook and Sissinghurst	Greenfield/Brownfield	0.58	20	34

LP Site Allocation Reference Number.	Site Address	Settlement	Greenfield/Brownfield	Net Developable Area (ha)	No. of dwellings or mid-point of range	Dwellings per hectare
AL/CRS7	Land at corner of Frittenden Road and Common Road	Cranbrook and Sissinghurst	Greenfield	1.34	18	13
AL/FR1*	Land at Cranbrook Road	Frittenden	Greenfield	0.99	23	23
AL/GO1	Land east of Balcombes Hill and adj. to Tiddymotts Lane	Goudhurst	Greenfield	0.71	14	20
AL/GO2	Land at Triggs Farm	Goudhurst	Greenfield/Brownfield	1.21	12	10
AL/HA1	Land at the White House, Highgate Hill	Hawkhurst	Brownfield	0.61	43	70
AL/HA2	Brook House, Cranbrook Road	Hawkhurst	Brownfield	0.64	25	39
AL/HA3	Former site of Springfield Nurseries, Cranbrook Road	Hawkhurst	Greenfield	1.40	24	17
AL/HA4	Land off Copthall Avenue and Highgate Hill	Hawkhurst	Greenfield	3.69	75	20
AL/HO1	Land adj. to Furnace and Gibbet Lane	Horsmonden	Greenfield	1.82	49	27

LP Site Allocation Reference Number.	Site Address	Settlement	Greenfield/Brownfield	Net Developable Area (ha)	No. of dwellings or mid-point of range	Dwellings per hectare
AL/HO2**	Land south Brenchley Road and west of Fromandez Drive	Horsmonden	Greenfield	1.71	60	35
AL/HO3	Land of east of Horsmonden	Horsmonden	Greenfield/Brownfield	7.72	140	18
AL/LA1	Land to the west of Spray Hill	Lamberhurst	Greenfield/Brownfield	1.69	28	17
AL/PE1	Land rear of High Street and west of Chalket Lane	Pembury	Greenfield	3.49	55	16
AL/PE2	Land at Hubbles Farm and south Hastings Road	Pembury	Greenfield	3.44	80	23
AL/PE3	Land north of the A21, south and west of Hastings Road	Pembury	Greenfield	2.47	80	33
AL/PE4	Land at Dowingbury Farm, Maidstone Road	Pembury	Greenfield	2.56	25	10
AL/PE5	Land at Sturgeons fronting Henwood Green Road	Pembury	Brownfield	0.42	19	45
AL/PE6	Woodsgate Corner	Pembury	Brownfield	1.44	100	69

LP Site Allocation Reference Number.	Site Address	Settlement	Greenfield/Brownfield	Net Developable Area (ha)	No. of dwellings or mid-point of range	Dwellings per hectare
AL/PE7	Land at Cornford Court, Cornford Lane	Pembury	Brownfield	0.64	68	106
AL/PE8	Owlsnest, Tonbridge Road	Pembury	Greenfield	1.06	76	72
AL/SA1	Land on the south side of Sayville, Rye Road and west of Marsh Quarter Lane	Sandhurst	Greenfield	0.81	15	19
AL/SA2	Sharps Hill Farm, Queen Street	Sandhurst	Greenfield/Brownfield	0.80	13	16
AL/SP1	Land west of Langton Road and south of Ferbies	Speldhurst	Greenfield	0.64	11	17
STR/SS3	Tudeley Village	Tudeley Village (new village)	Greenfield	95	2,800	30

*AL/FR1 has resolution to grant planning permission subject to a S106 Agreement.

**The capacity reflects the corrected figures in the Council's Hearing Statement for Horsmonden.