

Tunbridge Wells Borough Council

Five-Year Housing Land Supply Statement 2020/2021

July 2021

Position as at 01 April 2021



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Introduction

1. This document explains the approach being taken by Tunbridge Wells Borough Council (the Council) to calculate its five-year housing land supply. The calculation is a comparison between the anticipated supply of new homes against the number of new homes that are required to be built within the borough. It is expressed as the number of years' worth of supply, and to avoid being skewed by annual fluctuations in housing supply, it is calculated over a five-year period. For a Local Planning Authority (LPA) to be able to state that it has an adequate five-year housing land supply, the supply of housing should therefore equal or exceed five years plus any applicable buffers (as per the latest Housing Delivery Test (HDT) result which is usually published early each calendar year). In practice, the buffers are incorporated into the housing land supply calculations meaning that land supply statements made by the Council already include any applicable buffers.
2. The Planning Practice Guidance (PPG) and updates to the National Planning Policy Framework (NPPF; 2019) were published that changed the way that the Council must calculate housing figures to be used in the five-year housing land supply. This guidance advises that "*where strategic policies are more than 5 years old or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement*" (see [Housing Supply and Delivery](#), Paragraph: 003 Reference ID: 68-003-20190722). As the Council's latest adopted Plan, the 2010 Core Strategy, is more than 5 years old, the Council therefore must measure its housing land supply against the area's local housing need calculated using the Standard Method. In addition, in calculating the housing requirement figure, the guidance notes that the current year should be "*used as the starting point from which to calculate growth over that period*" (see [Housing and Economic Needs Assessment](#), Paragraph: 004 Reference ID: 2a-004-20201216). Accordingly, the need identified in the 2018/19 statement was 682 dwellings per annum which used 2019 as the base date, which subsequently reduced to 678 per annum for 2019/20 which used 2020 as the base date.
3. However, for this year's statement, while the Standard Method target equates to 677 per annum using 2021 as the base date, as the Council is already partly through the

emerging Local Plan's plan period (2020-2038), for the purpose of calculating the five-year housing land supply the Council will refer to the need of 678 per annum which relates to its base date of April 2020. The Council will therefore take regard of any shortfall, or surplus, in delivery during the 2020/21 monitoring period.

4. It should also be noted that the Standard Method uses the Household Projections for 2014 to calculate the housing requirement within the borough. While more recent household projections have been published (2016- and 2018-based), the PPG clarifies that the *"2014-based household projections are used within the standard method to provide stability for planning authorities and communities, ensure that historic under-delivery and declining affordability are reflected, and to be consistent with the Government's objective of significantly boosting the supply of homes"* (see [Housing and Economic Needs Assessment](#), Paragraph: 006 Reference ID: 2a-005-20190220).

Five-Year Housing Land Supply Requirement

5. Paragraph 73 of the NPPF requires that LPAs should "*identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old*". As clarified in footnote 37, "*where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance*".
6. Paragraph 73 of the NPPF additionally states that local authorities should identify the following buffers on top of their five-year housing land supply calculations:
 - a) *"5% to ensure choice and competition in the market for land; or*
 - b) *10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
 - c) *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply."*
7. This means that, for an LPA to achieve a five-year housing land supply, the minimum level of housing delivery that it must be able to demonstrate is its five-year housing land supply requirement plus a 5% buffer. Under point 'c' above where a 20% buffer is applied to the five-year requirement, footnote 39 in the NPPF clarifies that this is required where delivery against the HDT has fallen below 85% of the housing requirement. As the borough's latest HDT result for 2020 (as published in January 2021; see [Details of the Housing Delivery Test](#)) indicated that delivery was 85% against the target of the last 3 years, a 5% buffer must be applied within the Council's five-year housing land supply calculations.

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

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

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

10. Each year, the Council prepares a calculation to show the updated five-year housing land supply for the borough as at 01 April. **Table 1** below has been prepared that clearly presents the steps taken to arrive at the five-year housing land supply outcome. For the period of monitoring covered by this document, the annual housing requirement is 678 dwellings per annum. This figure is based on the Standard Method using the Household Projections for 2014.
11. While the Standard Method takes into account previous delivery, and therefore there is no need to separately address any previous under-supply, it is noted that the

Council is partly through an emerging Plan's plan period (2020-2038) meaning that regard will be given to any shortfall or surplus in delivery during 2020/21. The Council considers that the most appropriate approach to addressing any shortfall in previous delivery within the Plan period is to distribute the shortfall over the five-year housing land supply target. The purpose of this will primarily be to encourage a 'bounce-back' in local housing delivery. On the other hand, with regard to surplus, it is considered most appropriate to spread any surplus in housing delivery over the remaining emerging Local Plan's plan period, rather than over the following five-year period. The purpose of this will primarily be to discourage any 'brake' in local housing delivery, but to instead keep housing delivery in line with the Local Plan target.

12. The current five-year housing land supply (as at 01 April 2021) is shown in **Table 1** below (figures presented in right hand column) with an explanation as to how each stage is calculated within the third column.

Table 1 - How the Five-Year Housing Land Supply is Calculated for Five-Year Period 01 April 2021 to 31 March 2026

Row	Five-Year Housing Land Supply Component	How is Component Calculated	Five-Year Housing Land Supply Calculations (April 2021-March 2026)
1	Annualised Need Across Five-Year Period	Calculated using the Standard Method using emerging Local Plan base date of 01 April 2020	678
2	Completions Between 01 April 2020 – 31 March 2021	Number of completions recorded through annual monitoring work for 2020/21 monitoring period	688
3	Spreading the Completions Surplus Over the Emerging Plan's Plan Period	688 completions against the need of 678 represents a surplus of 10 dwellings. There are 17 years (2021-2038) remaining in the emerging Local Plan's plan period; therefore, the surplus of 10 is divided by the remaining 17 years	0.59
4	Revised Annualised Need Across Five-Year Period	Need of 678 minus annualised surplus of 0.59	677.4

Row	Five-Year Housing Land Supply Component	How is Component Calculated	Five-Year Housing Land Supply Calculations (April 2021-March 2026)
5	Five-Year Requirement	Row 4 multiplied by 5 (rounded to nearest whole number)	3,387
6	5% Buffer Applied	5% buffer applied for the five-year period as required by paragraph 73 of the NPPF. This has been calculated as 5% of Row 5 (rounded to nearest whole number)	169
7	Total Five-Year Housing Land Supply Need	Row 5 plus Row 6 (rounded to the nearest whole number)	3,556
8	Annualised Five-Year Housing Land Supply Need	Row 7 divided by 5 (rounded to the nearest whole number)	711
9	Phasing of Non-Consented Identified Sites Within Five-Year Period (as Allocated in the Site Allocations Local Plan (2016))	A separate list is provided to support this figure in Table 4 in Appendix 2 . This represents the number of dwellings expected to be delivered within the five-year period. This figure is inclusive of a C2 discount	231
10	Phasing of Extant Planning Permissions Within Five-Year Period	A separate list is provided to support this figure in Table 3 in Appendix 1 . This represents the number of dwellings expected to be delivered within the five-year period. This figure is inclusive of a C2 discount	3,029
11	Windfall Allowance (Years 4 and 5)	This figure has been calculated through work carried out by the Planning Policy Team as part of the preparation for the emerging Local Plan. The figure is the annual windfall allowance multiplied by 2 (for years 4 and 5)	244
12	Total Identified Supply	Total of Rows 9, 10, and 11	3,504

Row	Five-Year Housing Land Supply Component	How is Component Calculated	Five-Year Housing Land Supply Calculations (April 2021-March 2026)
13	Supply Position (Years)	The number of Years' Supply. (Row 12 divided by Row 7, multiplied by 5 years)	4.93

13. **Table 1** shows that, inclusive of a 5% buffer (as per the latest HDT result), and based on the Standard Method calculation for local housing need which uses the emerging Local Plan's plan period base date of 01 April 2020, at 01 April 2021 the Council can demonstrate a housing land supply of 4.93 years.

14. It is also worth noting the coincidence that the revised annualised need of 677.4 (when taking into account the small surplus in completions during 2020/21, and spreading this surplus over the emerging Local Plan's plan period) equates to the most recent Standard Method annual requirement of 677 (2021 base date).

Deliverability of Sites

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

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

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

- For sites with planning approval, details of a site's availability for development has been sought (discussed further on), to include, for example, timescales for delivery/completions to ascertain achievability within the five-year period. It may be that on larger sites only a proportion of the planning approval will be delivered within the first five years due to longer-term phasing and a staggered release of completed units.
- For sites without planning approval (i.e. identified sites), assessments (as part of preparing the Site Allocations Local Plan (SALP; 2016) and a recent review of these sites for inclusion within the emerging Local Plan) have been carried out by Council officers to calculate the estimated capacity for each site. Each site has unique characteristics and, rather than apply a standard approach (e.g. a simple density), a more contextual assessment has been adopted which includes aspects of urban design and local distinctiveness. The purpose is to provide greater accuracy and certainty on the actual development potential of the sites. It is still recognised that only a planning approval will be able to provide an actual figure of the development capacity of the site and therefore the capacity on identified sites is subject to change.
- Additional information, as up to date as possible, obtained from the developer, agent, and/or applicant of an extant planning permission that supports including the site within the five-year housing land supply, including phasing and build-out rate information. Where information has not been obtained from the developer, agent, and/or applicant, the Council may also independently review marketing details on sites (such as contacting local estate agents or sales executives on larger sites), any recent planning history in discussion with Council case officers (such as recent discharging of conditions/submission of details), Council Tax records through contacting Revenues and Benefits, Building Control completion records, and Energy Performance Certificate records (required for new-build development post-completion and prior to occupation). For those sites that have recently expired or are due to expire shortly after the base date of the new five-year housing land supply, the Council has aimed to confirm whether the consented development is being advertised for the consented use or if the previous use (prior to consent) is still be advertised or is currently occupied as

per the previous use. Where the latter is the case, the Council has made the decision to assume that such permissions will not be deliverable.

- A number of sites with planning permission have been subject to an assessment of their viability by an independent viability consultant during the course of assessing/determining the planning application. For other sites, it is assumed that, as the site is being promoted for development, then development of the site is viable. If a developer has informed the Council that a permission is no longer viable (e.g. due to fluctuating market conditions), the Council has made a decision to either include or exclude the site from the five-year housing land supply depending on whether the site has been implemented (i.e. is under construction) and if the developer is still seeking to promote and deliver the site (dependent on, for example, possible amendments sought to the current permission to ensure viability).

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

Identified (non-Permitted) SALP (2016) Sites

18. These comprise residential allocations in the SALP (2016), where planning permission has yet to be granted for their development. Consequently, the figure/capacity, as identified in the SALP, included within the five-year housing land supply may not equal the figure/capacity granted in any planning consent. The site capacities of these sites were originally determined based on site-specific assessments as part of preparing the SALP, although, as noted above, a recent further assessment based on more up-to-date information has taken place on these SALP sites for inclusion within the emerging Local Plan. It should also be noted that there may be some identified sites listed in **Table 4 (Appendix 2)** that are allocated for a minus figure if they already benefit from planning permission although are allocated for a lower number of units due to potentially being subject to a revised scheme and which lack recent information confirming whether the permitted scheme will be constructed. In addition, there may be sites which already partly benefit from planning permission, in which case the planning consent has been discounted from the phased capacity to avoid double-counting.

19. This recent assessment therefore provides a revised indication of each site's most likely capacity (as compared to their capacities identified in the SALP). These assessments can be found in the Pre-Submission Local Plan's (PSLP) Supporting Documents (see Strategic Housing and Economic Land Availability Assessment).
20. Consequently, all sites allocated in the SALP which have yet to be granted planning permission, and which are allocated in the emerging Local Plan (therefore excluding non-permitted SALP sites with revised capacities of less than 10 units or which are no longer considered available), can be included within the five-year housing land supply. However, inclusion of these sites is still subject to an assessment of likelihood of delivery within the five-year period depending on the evidence available. This means that sites may also be phased both within and beyond the five-year housing land supply if it is considered that the site, in its entirety, is unlikely to be delivered within the five-year period (for example, the former Gas Works site).
21. The NPPF under the definition of "Deliverable" notes that sites allocated in a development plan "*should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years*". Consequently, in determining whether an identified site will be delivered within the five-year period:
- The Council has reviewed whether the site has any relevant recent planning activity prior to planning consent, such as whether the site has an active/undetermined planning application or if pre-application advice meetings have taken place which are consequently factored into the Council's phasing assumptions.
 - The Council has factored in whether there has been any recent correspondence with the site promoters as part of the preparation of the emerging Local Plan which indicates when a site may be delivered, including representations submitted during the Regulation 18 consultation on the Draft Local Plan, which are supported by representations submitted during the recent March – June 2021 Regulation 19 consultation on the PSLP. As such, some identified sites may not be included within the five-year housing land supply if correspondence indicates that they will be delivered beyond the five-year period (either in part or in their entirety).

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

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

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

SALP Allocation Reference	Pre-Submission Local Plan Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity (Net Mid-Point)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Justification for Inclusion Within Five-Year Housing Land Supply
AL/RTW2B	AL/RTW 1	Former Cinema Site, Mount Pleasant Road	100	100	0	<i>Not phased within five-year housing land supply</i>
AL/RTW24	AL/RTW 2	Land at the Auction House, Linden Park Road	0	0	0	<i>Mixed-use scheme with no specific residential capacity identified</i>
AL/RTW22	AL/RTW 3	Land at Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road	100	100	0	<i>Not phased within five-year housing land supply</i>
AL/RTW10	AL/RTW 7	Land at former Gas Works, Sandhurst Road	170-200	185	70	<p>The agent promoting this site on behalf of the landowner has initially confirmed in their representation during the Regulation 18 consultation on the Draft Local Plan (September - November 2019) that the site “could be delivered within the first five years of the plan period” which would “make a considerable and immediate impact on housing delivery within TWBC”. The architects on behalf of the construction company working in partnership with the landowner also confirmed this within their representation (i.e. the site “is available and deliverable in the early part of the plan period”). Further correspondence with the agent promoting the site prior to Regulation 19 reiterated these comments and that planning activity would occur after the site was acquired by the construction company from the landowner, hence was phased in the PSLP housing trajectory for early delivery within the PSLP plan period.</p> <p>Further information submitted during the Regulation 19 consultation confirmed that the acquisition of the site by the construction company from the landowner “will be completed over summer 2021 with a planning application pursued shortly after” with the “hope to commence development in 2022”. Further comment confirmed that “the site is therefore readily available, offers a suitable location for development now, and can be brought forward for delivery within the first five years of the new Local Plan. Its identification as a specific, deliverable site for years one to five of the</p>

SALP Allocation Reference	Pre-Submission Local Plan Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity (Net Mid-Point)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Justification for Inclusion Within Five-Year Housing Land Supply
						<p><i>Plan (in accordance with paragraph 67 of the NPPF), is therefore appropriate".</i></p> <p>In addition, a demolition notice was served to the Council on 27 May 2021 specifying certain works of demolition at the site (demolition of the structure down to ground slab level only and disposal of all materials), and that all services have been terminated by the landowner.</p> <p>As above, there is some evidence to indicate that elements of this site will be delivered within the five-year period. However, given the lack of activity on the site for a substantial number of years, and the fact that it is still in the process of being sold, it is not considered that the full site capacity will be delivered within this period. This is accordingly reflected in the phasing.</p>
AL/RTW4B	AL/RTW 10	Montacute Gardens	30	30	0	<i>Not phased within five-year housing land supply</i>
AL/RTW6	AL/RTW 11	Former Plant & Tool Hire, Eridge Road	45	45	45	A case officer for this site has had ongoing discussions with the agent/site promoter regarding the likelihood of when a planning application will be submitted. It is therefore considered likely that a planning application will be submitted during summer 2021.
AL/RTW13	AL/RTW 12	Land at Tunbridge Wells Telephone Engineering Centre, Broadwater Down	50	50	0	<i>Not phased within five-year housing land supply</i>
AL/RTW13	AL/RTW 13	Turners Pie Factory, Broadwater Lane	100	100	100	A case officer for this site has had ongoing discussions with the agent/site promoter regarding the likelihood of when a planning application will be submitted. It is therefore considered likely that a planning application will be submitted during summer 2021.
AL/PW1	STR/SS 2	The Strategy for Paddock Wood Town Centre	30	30	16	It is anticipated that this site allocation will be partly delivered early in the PSLP plan period as evidenced by an existing planning application pending decision within the town centre area (21/00665/OUT, currently proposed for 16 units). At present, there is no evidence that the remaining 14 units will be delivered within the first five years and have therefore not been included within the five-year housing land supply.
AL/CR4	AL/CRS 2	Land south of Corn Hall, Crane Valley, Cranbrook	35-45	40	0	<i>Not phased within five-year housing land supply</i>
AL/VRA2	AL/PE 6	Woodsgate Corner	80-120	100	0	<i>Not phased within five-year housing land supply</i>
AL/VRA2 (C2 discount)	AL/PE 6 (C2 discount)	Woodsgate Corner	-18 - -40	-29	0	<i>Not phased within five-year housing land supply</i>
AL/RTW9	AL/RU 1	Lifestyle Motor Europe, Langton Road	15	15	0	<i>Not phased within five-year housing land supply</i>

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

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

24. In light of the above, where the Council has received (e.g. from the applicant) or obtained information confirming that an extant planning consent as at 01 April 2021 will not be proceeded with/implemented by an applicant, the Council has removed these extant planning consents from contributing toward supply (including beyond the five-year housing land supply).

25. It is also acknowledged that the NPPF, also under the definition of 'Deliverable', states that "*where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is a clear evidence that housing completions will begin on site within five years*". As of 01 April 2021, there are 7 outline permissions on sites proposed for major residential development. For compliance with the NPPF (as above), these outline permissions are listed below with commentary provided on their deliverability:

- 16/502860/OUT (Land at Brick Kiln Farm, Cranbrook, Kent) for 180 net units: while a Reserved Matters application was withdrawn during March 2021, there has recently been a change of ownership on site. The case officer for this site has subsequently had discussions with the new developer for this site who is keen to deliver the site as per the existing outline consent. The Council has not received any information that would indicate that the site will not be delivered within five years. The Council therefore considers this site to be deliverable.

- 17/03780/OUT (Brook House, Cranbrook Road, Hawkhurst, Cranbrook, Kent) for 25 net units: While elements relating to landownership are currently being resolved, the Council received confirmation from the agent that it is hoped the development will come forward in the 4th quarter of 2021/1st quarter of 2022. Therefore, the site is expected to be delivered within the five-year period, with phasing assumptions allowing sufficient time for the submission of reserved matters or a FULL application. The Council has not received any information that would indicate that the site will not be delivered within five years. The Council therefore considers this site to be deliverable.
- 17/02192/OUT (Former Site of Springfield Nurseries, Cranbrook Road, Hawkhurst, Cranbrook, Kent, TN18 5EE) for net 24 units: This site was allowed on appeal on 30 November 2020, shortly prior to the base date of this statement. The Council has not received any information that would indicate that the site will not be delivered within five years. The Council therefore considers this site to be deliverable.
- 15/505340/OUT (Bassetts Farm, Goudhurst Road, Horsmonden, Tonbridge, Kent, TN12 8AS) for net 20 units: There is a current reserved matters application pending consideration on this site (19/03657/REM). While the outline was permitted for 30 units, 20 units have been phased within the supply as per the pending reserved matters. While a decision on the reserved matters is yet to be determined, this indicates that the applicant intends to deliver the site. The Council has not received any information that would indicate that the site will not be delivered within five years. The Council therefore considers this site to be deliverable.
- 19/03625/OUT (Land at Common Road, Sissinghurst, Cranbrook, Kent) for net 18 units: This site was permitted on 11 March 2021, shortly prior to the base date of this statement. The Council received confirmation from the developer that the development will be implemented in May 2023 at a maximum build-out rate of 12 units per annum. The site has therefore been phased accordingly. The Council has not received any information that would indicate that the site will not be delivered within five years. The Council therefore considers this site to be deliverable.

- 18/03805/OUT (Land adjacent to Hornbeam Avenue, Southborough, Royal Tunbridge Wells, Kent) for net 15 units: at 01 April 2021 there was a resolution to grant planning permission for this site, and the Section 106 Agreement was nearing completion (i.e. the site was identified as deliverable as at the base date). The agreement was completed, and full planning permission granted on 27 May 2021. This therefore indicates that the applicant intends to deliver the site, likely early within the plan period. The Council has not received any information that would indicate that the site will not be delivered within five years. The Council therefore considers this site to be deliverable.
- 17/02765/OUT (Land at Triggs Farm, Cranbrook Road, Goudhurst, Cranbrook, Kent) for net 11 units. While it was understood in preparation of the last version of this statement that there were unresolved landownership issues, the Council received confirmation from the agent of this site that the development will be completed during 2023/24. The Council has not received any information that would indicate that the site will not be delivered within five years. The Council therefore considers this site to be deliverable.

26. As at 01 April 2021, there are also 2 approved permission in principle (PIP) applications for residential development. For compliance with the NPPF (as above), these permission in principle applications are listed below with commentary provided on their deliverability:

- 19/00753/PIP (Land to the Rear of Southlands, High Street, Cranbrook, Kent, TN17 3LG) for 1 net dwelling: this application refers to a site located just north of the application below. The Council received confirmation from the applicant in October 2020 that the proposed build should be completed within the next 3 years subject to approved technical details. While technical details are yet to be submitted, the phasing has taken this into account (phased 1 year beyond phasing methodology). The Council has not received any information that would indicate that the site will not be delivered within five years. The Council therefore considers the site to be deliverable.
- 19/02910/PIP (Land to the Rear of Southlands, High Street, Cranbrook, Kent) for 1 net dwelling: This application refers to a site located just south of the

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

27. With regard to sites identified on the Council's Brownfield Register, it is noted that the Register was updated following the completion of the Council's annual monitoring as at 01 April 2020. Consequently, as the Register is now a year out of date, the Council has decided not to incorporate any sites identified on the Register that are not already included within the five-year housing land supply (as the majority of these sites are sites already with extant planning permission or are identified (SALP) sites) until updated work on these sites' deliverability is undertaken.
28. Indeed, for all extant consents (minor and major), the Council has contacted all developers, agents, and/or applicants regarding the status of their site(s) and have asked for a range of detailed information on phasing, build-out rates, start/implementation dates, etc.. As previously mentioned, the Council has reviewed a number of alternative methods/sources of data where this information has not been made available through this first stage of correspondence. Where there has continued to be a lack of sufficient information on a site, the current/last recorded development status of an application and the Council's Housing Delivery Phasing and Build-out Rate Methodology (found in the Council's latest [Housing Supply and Trajectory Topic Paper](#) prepared for the PSLP) have been used to assess if a site is included within the five-year period.
29. The Housing Delivery Phasing and Build-out Rate Methodology has been developed to inform annual assessments as to when residential developments are likely to be brought forward and at what annual completion rate both for the Five-Year Housing Land Supply Statement and the emerging Local Plan Housing Trajectory. It also includes details of current processes the Council annually undertakes to gain information on each site.
30. As also mentioned within this statement, the Housing Delivery Phasing and Build-out Rate Methodology also details the current processes the Council undertakes annual to gain information on each site, and explains the method of assessment used for when it

has not been possible to obtain data from the development industry. The methodology also provides commentary on the phasing and expected build-out rate of housing sites based on site size and type. A range of different housing developers and planning agents had been consulted on this methodology and their feedback has been considered in its development.

Making an Unidentified Sites/Windfall Allowance

31. Windfall sites are sites that have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have become available for redevelopment. Paragraph 70 of the NPPF advises that "*where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends*". The figure of 122 dwellings per annum is based on robust research carried out by the Planning Policy Team as part of the preparation for the emerging Local Plan and includes information from historic windfall delivery rates, regard to the Strategic Housing and Economic Land Availability Assessment (SHELAA), and the expected future trends in the delivery of windfall sites. The figure of 122 is explained further in the PSLP's [Brownfield and Urban Land Topic Paper](#) and is comprised of the following:

- a. A small sites (less than 10 dwelling schemes) windfall allowance of 98 dwellings per annum, reducing to 78 per annum from 2030/31; and
- b. A large sites (10 or more dwelling schemes) windfall allowance of 24 dwellings per annum.

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

Housing Land Supply: Conclusions

33. The five-year housing land supply is always a snapshot in time and the calculation is based on the current housing requirement set by the Government's Standard Method.

It is important to remember that the objective of the five-year housing land supply is not simply to achieve a five-year supply of housing, but to maintain a minimum of five years' worth of housing supply plus the required buffer on an ongoing basis.

34. The approach being used by the Council to calculate its five-year housing land supply is a cautious and robust one, only including those sites and allocations where development is likely to take place within the next five years. Developers, agents, and/or applicants have been contacted to confirm availability and provide information about phasing of delivery and expected build-out rates, and where no response has been received, the Council has taken a cautious approach to phasing and build-out rates by reviewing all alternative sources of data available and applying the Council's methodology where appropriate.
35. The Council has also prepared a revised [SHELAA](#) as part of preparing the PSLP. This SHELAA document identifies suitable locations for economic and housing development across the borough and in turn identifies sufficient housing land to meet the PSLP housing targets (based on the Standard Method) across the plan period (2020-2038). It is noted that these PSLP site allocations, which have not previously been allocated in the SALP, will not be included in the annual Five-Year Housing Land Supply Statement until the Local Plan is adopted. It should be noted that the PPG sets out that "*in plan-making, strategic policies should identify a 5-year housing land supply from the intended date of adoption of the plan*" (see [Housing Supply and Delivery](#), Paragraph: 004 Reference ID: 68-004-20190722). Therefore, whilst this Five-Year Housing Land Supply Statement represents the position marginally below a 5-year supply as at 01 April 2021, an updated position will be published prior to adoption which will be expected to confirm a minimum 5-year housing land supply position as per the requirements of the PPG.
36. It should also be noted that the phasing and/or build-out rates of individual extant planning permissions and identified sites in this statement may differ slightly to the phasing of sites in the PSLP's Housing Trajectory (see [Housing Supply and Trajectory Topic Paper](#)). While it is common for phasing to naturally change each year, the main general reasons why this may be the case are as follows:

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

37. The Council's current assessment of housing land supply, as at 01 April 2021, reflects a continued improvement in the supply over previous years having increased from 4.69 years as at 01 April 2019, to 4.83 as at 01 April 2020, to 4.93 as at 01 April 2021. Delivery has likewise significantly improved on the delivery from previous years, having increased from 474 during 01 April 2019 – 31 March 2020, to 688 in 01 April 2020 – 31 March 2021 which is the highest annual rate of delivery within the borough on record.

Appendix 1: Extant Planning Permissions

Table 3 (below) lists all extant planning consents as at 01 April 2021. For ease of reference, all extant planning consents in the **Table** have been ordered by net number of dwellings permitted (largest to smallest).

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

Table 3 - Extant Planning Permissions as at 01 April 2021

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2021)	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Dwellings Phased Beyond Five Years
14/506766/HYBRID	Mascalls Court Farm Mascalls Court Road Paddock Wood Tonbridge	375	160	215	Under Construction	15	72	72	56	0	0
19/02533/FULL	Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	313	0	214	Under Construction	30	61	62	42	19	99
19/03655/REM	Church Farm And Land Church Road Paddock Wood Tonbridge Kent	300	0	300	Not started	29	91	76	56	48	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2021)	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Dwellings Phased Beyond Five Years
16/502860/OUT	Land At Brick Kiln Farm Cranbrook Kent	180	0	180	Not started	0	0	70	70	40	0
20/01306/FULL	Hawkenbury Farm Hawkenbury Road Royal Tunbridge Wells Kent TN3 9AD	136	0	136	Under Construction	28	44	58	6	0	0
16/504331/FULL	Union House Eridge Road Royal Tunbridge Wells Kent	127	40	87	Under Construction	87	0	0	0	0	0
17/04049/REM	Knights Wood Development Knights Way Royal Tunbridge Wells Kent TN2 3FJ	114	52	62	Under Construction	62	0	0	0	0	0
19/01869/FULL	Former ABC Cinema Site Mount Pleasant Road Royal Tunbridge Wells Kent	108	0	0	Under Construction	0	0	0	0	0	108
19/03349/FULL	Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	100	0	100	Not started	0	0	0	50	50	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2021)	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Dwellings Phased Beyond Five Years
17/00731/FULL	Arriva Kent & Sussex Ltd Bus Depot 36 - 40 St Johns Road Royal Tunbridge Wells Kent	89	0	89	Under Construction	0	89	0	0	0	0
18/00602/FULL	Knights Wood Development Knights Way Royal Tunbridge Wells Kent TN2 3FJ	86	46	40	Under Construction	40	0	0	0	0	0
18/01976/FULL	Land At Gibbet Lane And Furnace Lane Horsmonden Tonbridge Kent	49	0	49	Not started	0	44	5	0	0	0
20/03306/REM	OS Plot 2912 Maidstone Road Matfield Tonbridge Kent	45	0	45	Under Construction	10	35	0	0	0	0
19/01271/FULL	The White House Highgate Hill Hawkhurst Cranbrook Kent TN18 4LB	42	0	42	Not started	0	42	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2021)	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Dwellings Phased Beyond Five Years
20/03643/LAWPRO	St Michaels Burrswood Groombridge Tunbridge Wells Kent TN3 9PY	37	0	37	Not started	0	0	37	0	0	0
16/07697/FULL	Part Site Of Beechwood Sacred Heart School 12 Pembury Road Royal Tunbridge Wells Kent	36	0	36	Under Construction	0	36	0	0	0	0
18/02571/FULL	Turnden Hartley Road Cranbrook Kent TN17 3QX	36	0	36	Under Construction	0	0	36	0	0	0
17/01151/FULL	Cornford Court Cornford Lane Tunbridge Wells Kent TN2 4QX	35	0	35	Not started	0	0	0	0	35	0
19/00365/FULL	Land Opposite 46 Quarry Road Quarry Road Royal Tunbridge Wells Kent TN1 2YB	35	0	35	Under Construction	35	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2021)	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Dwellings Phased Beyond Five Years
18/03262/FULL	Land Rear Of 24 - 38 Commercial Road Paddock Wood Tonbridge Kent TN12 6EL	33	0	33	Not started	0	33	0	0	0	0
18/02165/FULL	Land To The East Of Heartenoak Road Hawkhurst Cranbrook Kent	28	2	26	Under Construction	26	0	0	0	0	0
16/503953/FULL	Former Cranbrook Engineering Site And Wilkes Field Stone Street Cranbrook Kent	28	0	28	Under Construction	0	0	28	0	0	0
20/00881/FULL	MTB Computer Services MTB House North Farm Road Royal Tunbridge Wells Kent TN2 3DH	26	0	26	Not started	0	0	26	0	0	0
17/03780/OUT	Brook House Cranbrook Road Hawkhurst Cranbrook Kent	25	0	25	Not started	0	0	0	25	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2021)	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Dwellings Phased Beyond Five Years
19/00822/HYBRID	Land Adjacent Rothermere Close Walkhurst Road Benenden Cranbrook Kent	25	0	25	Not started	0	0	25	0	0	0
19/01040/PNOCLA	Westcombe House 2 - 4 Mount Ephraim Royal Tunbridge Wells Kent	25	0	25	Under Construction	25	0	0	0	0	0
17/02192/OUT	Former Site Of Springfield Nurseries Cranbrook Road Hawkhurst Cranbrook Kent TN18 5EE	24	0	24	Not started	0	0	0	24	0	0
08/03962/FULMJ	The Hop Pocket 59 Maidstone Road Paddock Wood Tonbridge Kent	24	0	24	Under Construction	24	0	0	0	0	0
17/00951/FULL	Benenden Hospital Goddards Green Road Benenden Cranbrook Kent TN17 4AX	23	0	23	Under Construction	0	0	23	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2021)	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Dwellings Phased Beyond Five Years
15/505340/OUT	Bassetts Farm Goudhurst Road Horsmonden Tonbridge Kent TN12 8AS	20	0	20	Not started	0	20	0	0	0	0
17/03335/FULL	Site of 141 And 151 London Road Southborough Tunbridge Wells Kent	20	0	20	Under Construction	0	20	0	0	0	0
19/01515/FULL	Royal Retreat Hotel 55 - 57 London Road Royal Tunbridge Wells Kent TN1 1DS	19	0	19	Under Construction	19	0	0	0	0	0
18/00052/FULL	Multi Storey Car Park Garden Street Royal Tunbridge Wells Kent	18	0	18	Not started	0	18	0	0	0	0
19/03625/OUT	Land At Common Road Sissinghurst Cranbrook Kent	18	0	18	Not started	0	0	12	6	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2021)	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Dwellings Phased Beyond Five Years
17/00756/FULL	Sturgeons 32 - 34 Henwood Green Road Pembury Tunbridge Wells Kent TN2 4LG	18	-1	19	Under Construction	19	0	0	0	0	0
20/00872/REM	Land Between Speldhurst Road And Bright Ridge Southborough Royal Tunbridge Wells Kent	16	0	16	Not started	8	8	0	0	0	0
18/03805/OUT	Land Adjacent To Hornbeam Avenue Southborough Royal Tunbridge Wells Kent	15	0	15	Not started	0	0	15	0	0	0
19/00280/FULL	Land Adjacent To The Old Parsonage Balcombes Hill Goudhurst Cranbrook Kent	14	0	14	Not started	0	0	14	0	0	0
20/03773/PNOCLA	Hargreaves House 86 - 92 Calverley Road Royal Tunbridge Wells Kent TN1 2UN	14	0	14	Not started	0	0	14	0	0	0

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18/01876/FULL	123 Silverdale Road Royal Tunbridge Wells Kent TN4 9HX	13	0	13	Not started	0	0	13	0	0	0
19/03074/FULL	3 - 5 Lonsdale Gardens Royal Tunbridge Wells Kent TN1 1NX	13	0	13	Not started	0	0	13	0	0	0
17/02765/OUT	Land At Triggs Farm Cranbrook Road Goudhurst Cranbrook Kent	11	0	11	Not started	0	0	11	0	0	0
14/506572/FULL	Spelmonden Farm Spelmonden Road Goudhurst Cranbrook Kent TN17 1HE	11	0	11	Under Construction	11	0	0	0	0	0
17/04224/FULL	Land At Willow Lane Willow Lane Paddock Wood Tonbridge	10	0	10	Not started	0	10	0	0	0	0
16/505613/FULL	The Hop Pocket 59 Maidstone Road Paddock Wood Tonbridge Kent	10	0	10	Under Construction	10	0	0	0	0	0

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18/03307/FULL	The Springs 18 Tonbridge Road Pembury Royal Tunbridge Wells Kent TN2 4QL	10	0	10	Under Construction	10	0	0	0	0	0
18/01649/FULL	Auto Bavaria North Side North Farm Road Royal Tunbridge Wells Kent TN2 3DH	9	0	9	Not started	0	9	0	0	0	0
18/02102/FULL	Calverley House 55 Calverley Road Royal Tunbridge Wells TN1 2TU	9	0	0	Not started	0	0	0	0	0	9
18/02324/FULL	Spa Hotel Langton Road Royal Tunbridge Wells Kent TN4 8XJ	9	0	9	Not started	0	9	0	0	0	0
18/02621/FULL	Land North Of Cobnut Close Sissinghurst Cranbrook Kent	9	0	9	Not started	0	0	9	0	0	0

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18/03303/FULL	High Brooms Working Mens Club & Institute High Brooms Road Southborough Royal Tunbridge Wells Kent TN4 9BE	9	0	9	Not started	0	9	0	0	0	0
19/01618/FULL	Land Rear Of 4 Strawberry Close Royal Tunbridge Wells Kent TN2 5PD	9	0	9	Not started	0	9	0	0	0	0
19/02228/FULL	5 St Johns Road Royal Tunbridge Wells Kent TN4 9TN	9	0	9	Not started	0	9	0	0	0	0
20/00191/FULL	Land Rear Of 1 And 2 Montacute Gardens Linden Park Road Royal Tunbridge Wells Kent	9	0	9	Not started	0	0	9	0	0	0
20/03340/FULL	Brenchley Garage Brenchley Road Brenchley Tonbridge Kent TN12 7NZ	9	0	9	Not started	0	0	9	0	0	0

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17/03228/FULL	R T A Joinery Ltd 5 Birling Road Royal Tunbridge Wells Kent TN2 5LX	9	0	9	Under Construction	9	0	0	0	0	0
17/01387/FULL	Former Four Winds Farm Penshurst Road Bidborough Tunbridge Wells Kent	9	0	9	Under Construction	9	0	0	0	0	0
17/03826/REM	Land And Buildings Rear Of 35 Quarry Road Royal Tunbridge Wells Kent	9	0	9	Under Construction	9	0	0	0	0	0
18/02773/FULL	Broadwater House 46 Broadwater Down Royal Tunbridge Wells Kent TN2 5PE	9	0	9	Under Construction	9	0	0	0	0	0
19/02458/FULL	Westcombe House 2 - 4 Mount Ephraim Royal Tunbridge Wells Kent	9	0	9	Under Construction	9	0	0	0	0	0
19/03637/FULL	Land Rear Of Santer House Red Oak Hawkhurst Cranbrook Kent	9	0	9	Under Construction	9	0	0	0	0	0

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20/00330/FULL	Tibbs Court Farm Tibbs Court Lane Brenchley Tonbridge Kent TN12 7AH	9	0	9	Under Construction	9	0	0	0	0	0
19/00106/FULL	OS Plots 2430 3828 3943 & Part 3118 Bodiam Road Sandhurst Cranbrook Kent	8	0	8	Not started	0	8	0	0	0	0
19/00840/FULL	15 Church Road Paddock Wood Tonbridge Kent TN12 6HD	8	0	8	Not started	0	8	0	0	0	0
19/01801/OUT	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	8	0	8	Not started	4	4	0	0	0	0
20/00623/PNPA	Delmonden Farm Horns Hill Hawkhurst Cranbrook Kent TN18 4XD	8	0	8	Not started	8	0	0	0	0	0

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20/00873/FULL	Andrews Rear Of 3 Prospect Road Royal Tunbridge Wells TN2 4SG	8	0	8	Not started	0	0	8	0	0	0
20/01849/FULL	54 Commercial Road Paddock Wood Tonbridge Kent TN12 6DP	8	0	8	Not started	0	8	0	0	0	0
21/00152/FULL	Bells Fish Bar 58 - 60 Maidstone Road Paddock Wood Tonbridge Kent TN12 6AF	8	0	8	Not started	0	0	8	0	0	0
21/00587/APA	Hamilton Court Chilston Road Royal Tunbridge Wells Kent TN4 9LN	8	0	8	Not started	0	0	8	0	0	0
10/04138/FULL	5 Calverley Park Gardens Royal Tunbridge Wells Kent	8	0	8	Under Construction	0	8	0	0	0	0
16/504730/FULL	Ferringham 16 Boyne Park Royal Tunbridge Wells	8	0	8	Under Construction	8	0	0	0	0	0

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17/02173/FULL	239 Forest Road Royal Tunbridge Wells Kent TN2 5HT	8	-1	9	Under Construction	9	0	0	0	0	0
18/03703/FULL	Brick Kiln Piggeries Chantlers Hill Paddock Wood Tonbridge TN12 6LY	8	0	8	Under Construction	8	0	0	0	0	0
18/00577/FULL	Land And Open Space Goldings Paddock Wood Tonbridge Kent	7	0	7	Not started	0	7	0	0	0	0
18/03841/FULL	Car Park Bredbury House 77 Mount Ephraim Royal Tunbridge Wells Kent	7	0	7	Not started	0	7	0	0	0	0
19/01866/FULL	69 - 71 Culverden Down Royal Tunbridge Wells Kent TN4 9SL	7	0	7	Not started	0	7	0	0	0	0

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19/03421/FULL	122, 124, 126 And 128 (Ground Floor) Broadmead Royal Tunbridge Wells Kent TN2 5RW	7	0	7	Not started	0	7	0	0	0	0
20/00917/FULL	Pelverers Farm The Slade Lamberhurst Royal Tunbridge Wells Kent TN3 8HN	7	0	7	Not started	0	0	7	0	0	0
20/01764/FULL	Garages Between 108 - 110 Ringden Avenue Paddock Wood Tonbridge Kent	7	0	7	Not started	0	0	7	0	0	0
20/03753/FULL	13A Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JH	7	0	7	Not started	0	0	7	0	0	0
19/02136/FULL	Dulwich Preparatory School Course Horn Lane Cranbrook Kent TN17 3NP	7	0	7	Under Construction	7	0	0	0	0	0

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19/02927/FULL	Hawkenbury Farm Hawkenbury Road Royal Tunbridge Wells Kent TN3 9AD	7	0	7	Under Construction	7	0	0	0	0	0
18/01645/FULL	Vale House Clarence Road Royal Tunbridge Wells Kent TN1 1HE	6	0	0	Not started	0	0	0	0	0	6
19/00200/FULL	Tatlingbury Farm House Five Oak Green Road Five Oak Green Tonbridge Kent TN12 6RG	6	0	6	Not started	0	6	0	0	0	0
19/02315/OUT	The Cottage Brenchley Road Horsmonden Tonbridge Kent TN12 8DN	6	0	6	Not started	0	0	6	0	0	0
19/02738/FULL	160 - 162 London Road Southborough Tunbridge Wells Kent TN4 0PJ	6	0	6	Not started	0	6	0	0	0	0

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19/02999/FULL	Police Office 136 - 138 Maidstone Road Paddock Wood Tonbridge Kent TN12 6EB	6	0	6	Not started	0	0	6	0	0	0
19/03533/FULL	Costcutter 120 London Road Southborough Royal Tunbridge Wells Kent TN4 0PN	6	0	6	Not started	0	6	0	0	0	0
19/03638/FULL	54 - 58 & 60 Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1RB	6	0	6	Not started	0	6	0	0	0	0
20/02271/FULL	Land West Of Sychem Place Five Oak Green Tonbridge Kent	6	0	6	Not started	0	0	6	0	0	0
18/03978/FULL	24 Church Road Royal Tunbridge Wells Kent	6	3	3	Under Construction	3	0	0	0	0	0

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18/01780/OUT	Former Crystal Palace Public House 69 Camden Road Royal Tunbridge Wells Kent TN1 2QL	5	0	5	Not started	0	0	5	0	0	0
19/01149/FULL	34 London Road Royal Tunbridge Wells Kent TN1 1BX	5	0	5	Not started	0	0	5	0	0	0
19/02361/FULL	Moatenden Vauxhall Lane Southborough Tunbridge Wells Kent TN4 0XD	5	0	5	Not started	0	0	5	0	0	0
17/01608/FULL	Barnetts 68 Frant Road Royal Tunbridge Wells Kent TN2 5LR	5	-8	13	Under Construction	13	0	0	0	0	0
15/503293/FULL	Coys Cushions Ltd Southbank House Victoria Road Southborough Tunbridge Wells Kent TN4 0LT	5	0	5	Under Construction	0	5	0	0	0	0

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19/00043/FULL	Bradleys (Speldhurst) Ltd Speldhurst Hill Speldhurst Royal Tunbridge Wells Kent TN3 0NG	5	0	5	Under Construction	5	0	0	0	0	0
19/01224/FULL	All Saints Church Rye Road Hawkhurst Cranbrook Kent TN18 4EY	5	0	5	Under Construction	5	0	0	0	0	0
16/503393/FULL	Garages Rear Of 4 Goldings Paddock Wood Tonbridge Kent	4	0	4	Not started	0	4	0	0	0	0
17/03479/FULL	40 Broadwater Down Royal Tunbridge Wells Kent	4	0	4	Not started	0	4	0	0	0	0
18/01312/PNOCLA	Ground Floor 24 London Road Southborough Royal Tunbridge Wells Kent TN4 0QB	4	0	4	Not started	0	4	0	0	0	0

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18/01581/FULL	Parking Area Between 41 & 42 Falmouth Place Five Oak Green Tonbridge Kent	4	0	4	Not started	0	4	0	0	0	0
18/02170/FULL	Golford Cottage Farm Tenterden Road Cranbrook Kent TN17 3PA	4	0	4	Not started	0	4	0	0	0	0
18/02451/FULL	Land To The Rear Of Broadlands Angley Road Cranbrook Kent TN17 2PL	4	0	4	Not started	4	0	0	0	0	0
18/03941/FULL	Land Adjacent Telephone Exchange New Pond Road Benenden Cranbrook Kent	4	0	4	Not started	0	4	0	0	0	0
19/02384/FULL	1 Hollyshaw Close Camden Park Royal Tunbridge Wells Kent TN2 5AB	4	0	0	Not started	0	0	0	0	0	4

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19/02425/PNOCLA	The Lodge On The Common London Road Royal Tunbridge Wells Kent TN2 5BF	4	0	4	Not started	0	4	0	0	0	0
20/01016/FULL	86-92 Hargreaves House Calverley Road Royal Tunbridge Wells TN1 2UN	4	0	4	Not started	0	0	4	0	0	0
20/02897/PNOCLA	14A Commercial Road Royal Tunbridge Wells Kent TN1 2RR	4	0	4	Not started	0	0	4	0	0	0
20/03103/PNOCLA	Monson Business Centre M G I House First And Second Floor Offices 3C Monson Road Royal Tunbridge Wells Kent TN1 1LS	4	0	4	Not started	0	0	4	0	0	0
20/03379/FULL	32 Old Kent Road Paddock Wood Tonbridge Kent TN12 6JD	4	0	4	Not started	0	0	4	0	0	0

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16/07189/FULL	Sir Alf Ramsey 120 Broadmead Royal Tunbridge Wells Kent	4	0	4	Under Construction	4	0	0	0	0	0
17/00700/FULL	Garages And Land Kent Close Paddock Wood Tonbridge Kent	4	0	4	Under Construction	0	4	0	0	0	0
19/01696/FULL	Stonecourt Farm Stone Court Lane Pembury Tunbridge Wells Kent	4	0	4	Under Construction	4	0	0	0	0	0
16/503524/FULL	37 - 41 Camden Road Royal Tunbridge Wells Kent	3	0	3	Not started	0	3	0	0	0	0
18/00926/FULL	Units A1, A2, B1, B2, C, D1, D2, E & F 46 Holden Park Road Southborough Tunbridge Wells Kent	3	0	3	Not started	0	3	0	0	0	0
18/02627/OUT	Thorn Barn Maidstone Road Matfield Tonbridge TN12 7JH	3	0	3	Not started	0	3	0	0	0	0

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19/01824/FULL	18 London Road Southborough Royal Tunbridge Wells Kent TN4 0QB	3	0	3	Not started	0	3	0	0	0	0
19/02166/FULL	Barn At Course Horn Lane Cranbrook Kent TN17 3NP	3	0	3	Not started	0	3	0	0	0	0
19/02178/FULL	OS Plot 6675 And 6070 Sponden Lane Sandhurst Cranbrook Kent	3	0	3	Not started	0	3	0	0	0	0
19/02437/FULL	52 Mount Pleasant Road Tunbridge Wells Kent TN1 1RB	3	0	3	Not started	0	3	0	0	0	0
19/02571/FULL	9 Nevill Terrace Royal Tunbridge Wells Kent TN2 5QY	3	0	3	Not started	0	3	0	0	0	0
19/03041/FULL	Garage Adjacent To 1 Whetsted Road Five Oak Green Tonbridge Kent TN12 6RS	3	0	3	Not started	3	0	0	0	0	0

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19/03401/OUT	Copthall Copthall Avenue Hawkhurst Cranbrook Kent TN18 4LR	3	0	3	Not started	0	3	0	0	0	0
20/00476/FULL	Car Park Culverden Square Royal Tunbridge Wells Kent	3	0	3	Not started	0	0	3	0	0	0
20/03063/PNOCLA	Broadwater House 6 London Road Royal Tunbridge Wells Kent TN1 1DQ	3	0	3	Not started	0	0	3	0	0	0
20/03401/PNQCLA	Capel Grange Farm Badsell Road Five Oak Green Tonbridge Kent TN12 6QX	3	0	3	Not started	0	3	0	0	0	0
21/00228/PNQCLA	Satins Hill Farm Spongs Lane Sissinghurst Cranbrook Kent TN17 2AH	3	0	3	Not started	3	0	0	0	0	0

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17/02448/FULL	Bassetts Farm And Land Maidstone Road Horsmonden Tonbridge Kent	3	0	3	Under Construction	3	0	0	0	0	0
18/00623/FULL	Moatlands Manor Watermans Lane Paddock Wood Tonbridge Kent TN12 6ND	3	1	2	Under Construction	2	0	0	0	0	0
18/03602/FULL	Castle Hill Farm Pearsons Green Road Brenchley Tonbridge Kent TN12 7DB	3	0	3	Under Construction	3	0	0	0	0	0
20/01462/REM	Land Between Blackthorn Avenue And Aspen Way Southborough Tunbridge Wells Kent	3	0	3	Under Construction	3	0	0	0	0	0
20/03681/FULL	30 - 32 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	3	0	3	Under Construction	3	0	0	0	0	0
17/01081/FULL	Garages Squirrel Way Royal Tunbridge Wells Kent	2	0	2	Not started	0	2	0	0	0	0

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17/03374/FULL	Garage Block Between 17 - 19 Showfields Road Royal Tunbridge Wells Kent	2	0	2	Not started	0	2	0	0	0	0
17/04245/FULL	Hardstanding Adjacent To 39 Cogate Road Paddock Wood Tonbridge Kent	2	0	2	Not started	0	2	0	0	0	0
17/04246/FULL	Garages Prospect Road Rear Access - Rear Of 52-84 Prospect Road Southborough Royal Tunbridge Wells Kent	2	0	2	Not started	0	2	0	0	0	0
18/00386/FULL	Land Between 4C - 5 Goddards Close Cranbrook Kent	2	0	2	Not started	0	2	0	0	0	0
18/00538/FULL	Land On East Side Of Willow Lane Paddock Wood Tonbridge Kent	2	0	2	Not started	0	2	0	0	0	0
18/01281/FULL	Garage Block Doctor Hopes Road Cranbrook Kent	2	0	2	Not started	0	2	0	0	0	0

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18/02980/FULL	Hartley Farmhouse Plot Adjacent Hartley Road Cranbrook TN17 3QG	2	0	2	Not started	0	2	0	0	0	0
18/03937/FULL	Matfield Grove Maidstone Road Matfield Tonbridge Kent TN12 7LF	2	0	2	Not started	0	2	0	0	0	0
19/00211/FULL	Coppers Court Yew Tree Road Southborough Royal Tunbridge Wells Kent	2	0	2	Not started	0	2	0	0	0	0
19/01057/FULL	Land At Apple Tree Cottage Maidstone Road Horsmonden Tonbridge Kent TN12 8NE	2	0	2	Not started	0	2	0	0	0	0
19/01826/FULL	Oasthouse South West Of Cherry Tree Farmhouse Mill Lane Frittenden Cranbrook Kent TN17 2DT	2	0	2	Not started	0	2	0	0	0	0

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19/02293/FULL	24 London Road Southborough Tunbridge Wells Kent TN4 0QB	2	0	2	Not started	0	2	0	0	0	0
19/02339/FULL	65 Liptraps Lane Royal Tunbridge Wells Kent TN2 3BX	2	0	2	Not started	0	2	0	0	0	0
19/02469/FULL	51 High Street Royal Tunbridge Wells Kent TN1 1XU	2	0	0	Not started	0	0	0	0	0	2
19/02992/FULL	Galen Pennington Road Southborough Tunbridge Wells Kent TN4 0SS	2	0	2	Not started	0	2	0	0	0	0
19/03080/FULL	Buckhurst Farm Biddenden Road Frittenden Cranbrook Kent TN17 2BE	2	0	2	Not started	0	2	0	0	0	0

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19/03231/FULL	1 Chilston Road Royal Tunbridge Wells Kent TN4 9LW	2	0	2	Not started	0	2	0	0	0	0
20/01041/FULL	Land Adjacent To Springhill Oast Standen Street Benenden Cranbrook Kent TN17 4LA	2	0	2	Not started	0	2	0	0	0	0
20/01115/FULL	Lower Church Farm Speldhurst Hill Speldhurst Tunbridge Wells Kent TN3 0NJ	2	0	0	Not started	0	0	0	0	0	2
20/01153/FULL	177-187 Hastings Road Pembury Tunbridge Wells Kent TN2 4JY	2	0	2	Not started	0	2	0	0	0	0

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20/01265/FULL	Land Adjacent To 2 Hague Cottages Coldharbour Road Iden Green Cranbrook Kent TN17 4HQ	2	0	2	Not started	0	0	2	0	0	0
20/01270/FULL	Bentinck Farm Romford Road Pembury Tunbridge Wells Kent TN2 4BB	2	0	2	Not started	0	0	2	0	0	0
20/01440/FULL	Tuttys Farm Land And Buildings Hawkenbury Road Royal Tunbridge Wells Kent	2	0	2	Not started	0	0	2	0	0	0
20/01523/FULL	Hérons Oast Farm Speldhurst Road Langton Green Tunbridge Wells Kent TN3 0JW	2	0	2	Not started	0	0	2	0	0	0

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20/02076/FULL	Land Adjacent To No. 4 All Saints Road Hawkhurst Cranbrook Kent	2	0	2	Not started	0	0	2	0	0	0
20/02444/FULL	First And Second Floors 69A London Road Southborough Royal Tunbridge Wells TN4 0PA	2	0	2	Not started	0	0	2	0	0	0
20/02935/FULL	187 Forest Road Royal Tunbridge Wells Kent TN2 5JA	2	0	2	Not started	0	2	0	0	0	0
20/02945/FULL	6 High Street Royal Tunbridge Wells Kent TN1 1UX	2	0	2	Not started	0	0	2	0	0	0
20/03344/FULL	Land Between 7 And 9 Blackthorn Avenue Southborough Tunbridge Wells Kent	2	0	2	Not started	0	0	2	0	0	0
20/03352/FULL	Rear Of 70 Rusthall High Street Rusthall Tunbridge Wells Kent	2	0	2	Not started	0	0	2	0	0	0

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20/03360/FULL	Buckhurst Farm Buildings Biddenden Road Frittenden Cranbrook Kent TN17 2BE	2	0	2	Not started	0	0	2	0	0	0
20/03392/FULL	Apartment 1 8 Tunnel Road Royal Tunbridge Wells Kent TN1 2FN	2	0	2	Not started	0	2	0	0	0	0
20/03452/FULL	The Old Parsonage Balcombes Hill Goudhurst Cranbrook Kent	2	0	2	Not started	0	0	2	0	0	0
21/00395/FULL	24 Commercial Road Paddock Wood Tonbridge Kent TN12 6EL	2	0	2	Not started	0	0	2	0	0	0
17/02020/FULL	Land Rear Of 45 And 47 Montgomery Road Royal Tunbridge Wells Kent	2	0	2	Under Construction	2	0	0	0	0	0

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18/00385/FULL	Garage Block And Land Lampington Row Langton Green Tunbridge Wells Kent	2	0	2	Under Construction	0	2	0	0	0	0
18/00500/FULL	Land Adjacent To 2 Belgrave Woodbury Road Hawkhurst Cranbrook Kent	2	0	2	Under Construction	2	0	0	0	0	0
18/02149/FULL	Bentinck Farm Romford Road Pembury Royal Tunbridge Wells Kent TN2 4BB	2	0	2	Under Construction	2	0	0	0	0	0
18/03165/FULL	The Rocks Reynolds Lane Royal Tunbridge Wells Kent	2	0	2	Under Construction	2	0	0	0	0	0
18/03413/FULL	Hoads Farm Buildings Crouch Lane Sandhurst Cranbrook Kent, TN18 5PA	2	0	2	Under Construction	2	0	0	0	0	0

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19/00278/FULL	Academy House 27 Forest Road Royal Tunbridge Wells Kent	2	0	2	Under Construction	2	0	0	0	0	0
19/00673/FULL	12 Rusthall High Street Rusthall Royal Tunbridge Wells Kent TN4 8RW	2	0	2	Under Construction	2	0	0	0	0	0
19/03330/FULL	The Cottage 37 Broadwater Down Royal Tunbridge Wells Kent TN2 5NU	2	0	2	Under Construction	2	0	0	0	0	0
19/03441/FULL	21 - 23 Church Road Royal Tunbridge Wells Kent TN1 1LT	2	1	1	Under Construction	1	0	0	0	0	0
20/00903/FULL	54 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AS	2	0	2	Under Construction	2	0	0	0	0	0
20/02889/FULL	Chaskit House Langton Road Langton Green Tunbridge Wells TN3 0EG	2	0	2	Under Construction	2	0	0	0	0	0

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20/03476/FULL	Acer Cottage Dorothy Avenue Cranbrook Kent TN17 3AW	2	0	2	Under Construction	2	0	0	0	0	0
18/03812/FULL	Dingleden Farm Dingleden Farm Road Benenden Cranbrook TN17 4JU	1	0	1	Not started	0	1	0	0	0	0
17/01425/FULL	Land And Garages Adjacent To 11 Longview Way Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	0	0	0	0
17/02474/FULL	Garages At Snipe Close Pembury Tunbridge Wells Kent	1	0	1	Not started	0	1	0	0	0	0
17/03222/FULL	Small Brook Fields Etherington Hill Speldhurst Tunbridge Wells Kent	1	0	1	Not started	0	1	0	0	0	0
17/03373/FULL	Garage Block Adjacent 55 Showfields Road Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	0	0	0	0

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17/03375/FULL	Garage Block Between 5 - 6 Cobbetts Ride Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	0	0	0	0
17/03376/FULL	Garages Adjacent Electricity Sub Station Hunters Way Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	0	0	0	0
17/04152/OUT	Land Adjacent Grove Haven Hawkenbury Road Royal Tunbridge Wells Kent TN3 9AD	1	0	1	Not started	0	0	1	0	0	0
18/00922/PNQCLA	Wellwood Park Farm Cranbrook Road Frittenden Cranbrook Kent TN17 2AU	1	0	1	Not started	0	1	0	0	0	0
18/01166/FULL	Land And Garages Tanyard Sandhurst Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0

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18/01251/FULL	Land To The Rear Of 29 St Andrews Road Paddock Wood Tonbridge Kent TN12 6HT	1	0	1	Not started	0	1	0	0	0	0
18/01258/FULL	E C Wilkes & Son Stone Street Cranbrook Kent TN17 3HE	1	0	1	Not started	1	0	0	0	0	0
18/01348/FULL	Land Adj 1 Parsonage Farm Cottages Brenchley Road Brenchley Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0
18/01381/FULL	Pippins Geddes Hill Matfield Tonbridge Kent TN12 7DU	1	0	1	Not started	0	1	0	0	0	0

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18/01961/FULL	Land At Junction Of Conghurst Land And Hastings Road Conghurst Farm Hawkhurst Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0
18/02405/FULL	Twin Valleys Lewes Heath Horsmonden Tonbridge Kent TN12 8AF	1	0	1	Not started	0	0	1	0	0	0
18/02455/FULL	Building And Land At Becketts Grove Farm Sophurst Lane Matfield Tonbridge Kent TN12 7LH	1	0	1	Not started	1	0	0	0	0	0
18/02698/FULL	59 - 61 High Street Royal Tunbridge Wells Kent TN1 1XU	1	0	0	Not started	0	0	0	0	0	1

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18/02714/FULL	Town Farm Slaughterhouse High Street Brenchley Tonbridge TN12 7NH	1	0	1	Not started	0	0	1	0	0	0
18/02883/FULL	Redundant Agricultural Building Ayleswade Lane Biddenden Ashford Kent	1	0	1	Not started	0	1	0	0	0	0
18/03512/FULL	Parsonage Farm Brenchley Road Brenchley	1	0	1	Not started	0	1	0	0	0	0
18/03546/FULL	The Flat 83 Calverley Road Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	0	0	0	0
18/03573/FULL	Pullington Fold Farm Rolvenden Road Benenden Cranbrook TN17 4EH	1	0	1	Not started	0	1	0	0	0	0
18/03775/FULL	104 Powder Mill Lane Southborough Royal Tunbridge Wells Kent TN4 9DZ	1	0	1	Not started	0	1	0	0	0	0

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18/03778/FULL	Hawkbrand House Longbrooks Farm Knowle Road Brenchley Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0
18/03810/FULL	Redhouse Barn Goddards Green Road Benenden Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0
18/03860/PNQCLA	2 Kenwards Cottages Bubhurst Lane Frittenden Cranbrook Kent TN17 2BD	1	0	1	Not started	1	0	0	0	0	0
18/03999/FULL	Broadview Pixot Hill Brenchley Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0
19/00070/FULL	Hillside Farm Franks Hollow Road Bidborough Royal Tunbridge Wells Kent TN3 0UB	1	0	1	Not started	0	1	0	0	0	0

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19/00127/FULL	Little Hawkwell Farm Maidstone Road Pembury Royal Tunbridge Wells Kent TN2 4AG	1	0	1	Not started	0	1	0	0	0	0
19/00347/FULL	The Gun & Spitroast The Heath Horsmonden Tonbridge Kent TN12 8HT	1	0	1	Not started	0	1	0	0	0	0
19/00402/FULL	Weald Society For The Disabled Ockley Road Hawkhurst Cranbrook Kent, TN18 4DY	1	0	1	Not started	0	1	0	0	0	0
19/00403/FULL	Waterfield Oast Perch Lane Lamberhurst Royal Tunbridge Wells TN3 8AU	1	0	1	Not started	0	1	0	0	0	0
19/00657/FULL	The Oast Barn Freight Lane Cranbrook Kent TN17 3PG	1	0	1	Not started	0	1	0	0	0	0

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19/00753/PIP	Land To The Rear Of Southlands High Street Cranbrook Kent TN17 3LG	1	0	1	Not started	0	0	1	0	0	0
19/00779/FULL	Beacon Hall House Rolvenden Road Benenden Cranbrook Kent TN17 4BU	1	0	1	Not started	0	1	0	0	0	0
19/00903/FULL	School Farm Cranbrook Road Benenden Cranbrook	1	0	1	Not started	0	1	0	0	0	0
19/00949/FULL	Wagtail Farm Jarvis Lane Goudhurst Cranbrook Kent TN17 2NP	1	0	1	Not started	0	1	0	0	0	0
19/01046/PNQCLA	OS Plots 3100 & 3600 Crittenden Road Matfield Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0

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19/01093/FULL	Crittenden House Crittenden Road Matfield Tonbridge Kent TN12 7EN	1	0	1	Not started	0	1	0	0	0	0
19/01114/FULL	Builders Yard Badsell Road Five Oak Green Tonbridge Kent	1	0	1	Not started	0	0	1	0	0	0
19/01179/FULL	25 Camden Road Royal Tunbridge Wells Kent TN1 2PS	1	0	1	Not started	0	1	0	0	0	0
19/01287/FULL	Land Adjacent To The Meadow House Culverden Down Royal Tunbridge Wells Kent	1	0	1	Not started	0	1	0	0	0	0
19/01561/FULL	Gray Publishing York House 58 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AS	1	0	1	Not started	0	1	0	0	0	0

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19/01631/PNQCLA	Barn North East Of The Old Post Office Curtisden Green Lane Goudhurst Cranbrook Kent TN17 1LH	1	0	1	Not started	0	1	0	0	0	0
19/01668/PNQCLA	Lower Ladysden Farm Winchet Hill Goudhurst Cranbrook Kent TN17 1JX	1	0	1	Not started	0	1	0	0	0	0
19/01676/PNQCLA	Building At Stonecastle Farm Whetsted Road Five Oak Green Tonbridge Kent TN12 6SE	1	0	1	Not started	0	1	0	0	0	0
19/01785/FULL	High Timbers Hartley Road Cranbrook Kent TN17 3QX	1	0	1	Not started	0	1	0	0	0	0

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19/01948/FULL	Gedges Farm Crittenden Road Matfield Tonbridge Kent TN12 7EJ	1	0	1	Not started	0	1	0	0	0	0
19/02134/FULL	Oakhurst Farm Turnden Road Cranbrook Kent TN17 3QL	1	0	1	Not started	0	1	0	0	0	0
19/02189/FULL	Waterfrets Farm Burnt House Lane Langton Green Tunbridge Wells Kent TN3 0JR	1	0	1	Not started	0	0	1	0	0	0
19/02198/FULL	Agricultural Barn Tong Road Brenchley Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0
19/02399/FULL	48 & 48B Madeira Park Royal Tunbridge Wells Kent TN2 5SY	1	0	1	Not started	0	1	0	0	0	0

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19/02426/FULL	The Old Packing Shed Foxhole Farm Foxhole Lane Brenchley Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0
19/02464/PNM	84 St Johns Road Royal Tunbridge Wells Kent TN4 9PH	1	0	1	Not started	0	1	0	0	0	0
19/02617/FULL	67A Warwick Park Royal Tunbridge Wells Kent TN2 5EJ	1	0	1	Not started	0	0	1	0	0	0
19/02737/FULL	Chalket Farm Chalket Lane Pembury Tunbridge Wells Kent TN2 4AA	1	0	1	Not started	0	1	0	0	0	0
19/02746/FULL	Curtis Cottage Tong Road Brenchley Tonbridge Kent, TN12 7HT	1	0	1	Not started	0	1	0	0	0	0

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19/02772/FULL	St Cuthberts Lodge Stream Lane Hawkhurst Cranbrook Kent TN18 4RB	1	0	1	Not started	0	1	0	0	0	0
19/02813/FULL	Springfield Orchard Barn Maidstone Road Matfield Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0
19/02910/PIP	Land To The Rear Of Southlands High Street Cranbrook Kent	1	0	0	Not started	0	0	0	0	0	1
19/03024/FULL	Elphicks Farm Spelmonden Road Horsmonden Tonbridge Kent TN12 8EL	1	0	1	Not started	0	1	0	0	0	0
19/03025/FULL	Ramsden Farm Land & Buildings Dingleden Benenden Cranbrook Kent	1	0	1	Not started	0	0	1	0	0	0

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19/03055/FULL	101 Clifton Road Royal Tunbridge Wells Kent TN2 3AU	1	0	1	Not started	0	1	0	0	0	0
19/03205/FULL	Redwings 2 Dower House Crescent Southborough Tunbridge Wells Kent TN4 0TS	1	0	1	Not started	0	1	0	0	0	0
19/03246/FULL	Land To The Rear Of 4 Oaklea Road Paddock Wood Tonbridge TN12 6LE	1	0	1	Not started	0	1	0	0	0	0
19/03265/FULL	The Old Nursery The Common Sissinghurst Cranbrook TN17 2HT	1	0	1	Not started	0	1	0	0	0	0
19/03448/FULL	The Barn Invictas Gedges Hill Matfield Tonbridge Kent TN12 7DU	1	0	1	Not started	0	0	1	0	0	0

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19/03542/FULL	Brewer Street Forge Brewer Street Lamberhurst Royal Tunbridge Wells Kent TN3 8DN	1	0	1	Not started	0	0	1	0	0	0
19/03602/FULL	Great Bayhall Barn Chalket Lane Pembury Tunbridge Wells Kent	1	0	1	Not started	0	1	0	0	0	0
19/03653/FULL	Oaklands Cranbrook Road Frittenden Cranbrook Kent TN17 2DB	1	0	1	Not started	0	0	1	0	0	0
20/00073/FULL	Tanners Pembury Grange Royal Tunbridge Wells Kent TN2 4RP	1	0	1	Not started	0	0	1	0	0	0
20/00094/FULL	Gorsebrook Pembury Road Royal Tunbridge Wells Kent TN2 3QN	1	0	1	Not started	0	0	1	0	0	0

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20/00214/PNM	152 London Road Southborough Tunbridge Wells Kent TN4 0PJ	1	0	1	Not started	0	1	0	0	0	0
20/00228/FULL	St Johns Launderette 113 St Johns Road Royal Tunbridge Wells TN4 9TU	1	0	1	Not started	0	1	0	0	0	0
20/00247/FULL	Burgess Stores High Street Goudhurst Cranbrook TN17 1AL	1	0	1	Not started	0	1	0	0	0	0
20/00386/PNQCLA	Broadlake Farm Mill Lane Frittenden Cranbrook Kent TN17 2DX	1	0	1	Not started	0	0	1	0	0	0
20/00515/FULL	Barn Adjacent To The Oasthouse Hayesden Lane Tonbridge Kent	1	0	1	Not started	0	0	1	0	0	0

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20/00543/FULL	72 Camden Road Royal Tunbridge Wells Kent TN1 2QP	1	0	1	Not started	0	0	1	0	0	0
20/00675/FULL	Land At The Heathers Hartley Road Cranbrook Kent	1	0	1	Not started	0	0	1	0	0	0
20/00716/FULL	Butchers Shop High Street Goudhurst Cranbrook Kent TN17 1AL	1	0	1	Not started	0	0	1	0	0	0
20/00721/FULL	21 Barden Road Speldhurst Tunbridge Wells Kent TN3 0QB	1	0	1	Not started	0	0	1	0	0	0
20/00963/PNQCLA	Longbrooks Oast Knowle Road Brenchley Tonbridge Kent TN12 7DJ	1	0	1	Not started	0	0	1	0	0	0

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20/01126/FULL	12 Vale Road Royal Tunbridge Wells Kent TN1 1BP	1	0	1	Not started	0	0	1	0	0	0
20/01182/PNOCLA	Matrix House Orchard Business Park Furnace Lane Horsmonden Tonbridge Kent TN12 8LX	1	0	1	Not started	0	0	1	0	0	0
20/01215/FULL	Beacon Mill Cottage Rolvenden Road Benenden Cranbrook Kent TN17 4BU	1	0	1	Not started	0	0	1	0	0	0
20/01315/FULL	Orleigh Copthall Avenue Hawkhurst Cranbrook Kent TN18 4LR	1	0	1	Not started	0	0	1	0	0	0

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20/01341/FULL	Forster's Lodge Brandfold Farm North Road Goudhurst Cranbrook Kent TN17 1JJ	1	0	1	Not started	0	0	1	0	0	0
20/01372/FULL	Barn Honnington Farm Vauxhall Lane Southborough Tunbridge Wells Kent TN4 0XD	1	0	1	Not started	0	0	1	0	0	0
20/01499/FULL	27 Tedder Road Royal Tunbridge Wells Kent TN4 9ES	1	0	1	Not started	0	1	0	0	0	0
20/01632/FULL	2 Clay Cottages Clayhill Goudhurst Cranbrook Kent TN17 1BE	1	0	1	Not started	0	0	1	0	0	0

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20/01649/PNQCLA	Stonecastle Farm Whetsted Road Five Oak Green Tonbridge Kent TN12 6SE	1	0	1	Not started	0	0	1	0	0	0
20/01776/FULL	Fountain House First Floor Unit High Street Goudhurst Cranbrook TN17 1AL	1	0	1	Not started	0	0	1	0	0	0
20/01808/FULL	St Cubys Yard Blind Lane Goudhurst Cranbrook TN17 1EL	1	0	1	Not started	0	0	1	0	0	0
20/01929/FULL	1 Manor Road Southborough Tunbridge Wells Kent TN4 0LD	1	0	1	Not started	0	0	1	0	0	0
20/01968/FULL	Alpha House 2A Frant Road Royal Tunbridge Wells Kent TN2 5SE	1	0	1	Not started	0	0	1	0	0	0

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20/01984/FULL	Hawkhurst Place Farm Rye Road Hawkhurst Cranbrook Kent	1	0	1	Not started	1	0	0	0	0	0
20/02028/FULL	Land To The Rear Of 2 Marsh Cottages Mill Lane Frittenden Cranbrook Kent TN17 2DR	1	0	1	Not started	0	0	1	0	0	0
20/02061/FULL	Barn At Balmoral Cottage The Green Benenden Cranbrook Kent TN17 4DL	1	0	1	Not started	0	0	1	0	0	0
20/02070/FULL	Land East Of Water Lane Hawkhurst Cranbrook Kent	1	0	1	Not started	0	0	1	0	0	0

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20/02168/OUT	Hawthorn Cottage Ockley Lane Hawkhurst Cranbrook Kent TN18 4DW	1	0	1	Not started	0	0	1	0	0	0
20/02182/FULL	Bentham Hill Farm Stockland Green Road Speldhurst Tunbridge Wells Kent	1	0	1	Not started	0	0	1	0	0	0
20/02274/FULL	Gate House Farm Fairmans Lane Brenchley Tonbridge Kent TN12 7AD	1	0	1	Not started	0	1	0	0	0	0
20/02290/FULL	Blackhurst Park Halls Hole Road Royal Tunbridge Wells Kent TN2 4RG	1	0	1	Not started	0	0	1	0	0	0
20/02425/FULL	Collingwood House Hastings Road Hawkhurst Cranbrook Kent TN18 4RR	1	0	1	Not started	0	0	1	0	0	0

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20/02430/PNQCLA	Breach Wood Farm Goudhurst Road Cranbrook Kent TN17 2LJ	1	0	1	Not started	0	0	1	0	0	0
20/02436/FULL	Birchett Wood Farm Petteridge Lane Matfield Tonbridge Kent TN12 7NE	1	0	1	Not started	0	0	1	0	0	0
20/02446/FULL	Brissenden Farm Sand Lane Frittenden Cranbrook Kent	1	0	1	Not started	0	0	1	0	0	0
20/02459/FULL	Rock Villa Colts Hill Five Oak Green Tonbridge Kent TN12 6SW	1	0	1	Not started	0	0	1	0	0	0
20/02587/FULL	26 Oaklea Road Paddock Wood Tonbridge Kent TN12 6LE	1	0	1	Not started	0	0	1	0	0	0

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20/02635/FULL	Barn Nursery Farm London Road Flimwell Wadhurst Kent	1	0	1	Not started	0	0	1	0	0	0
20/02753/PNOCLA	25 - 27 Mount Ephraim Royal Tunbridge Wells Kent TN4 8AE	1	0	1	Not started	0	0	1	0	0	0
20/02759/FULL	Swiss Cottage Derwent Drive Royal Tunbridge Wells Kent TN4 9TB	1	0	1	Not started	1	0	0	0	0	0
20/02884/FULL	31 High Street Cranbrook Kent TN17 3EE	1	0	1	Not started	0	0	1	0	0	0
20/02939/FULL	Glassocks Rye Road Sandhurst Cranbrook Kent TN18 5PH	1	0	1	Not started	0	0	1	0	0	0

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20/03002/FULL	Buckhurst Farm Biddenden Road Frittenden Cranbrook Kent TN17 2BE	1	0	1	Not started	0	0	1	0	0	0
20/03007/FULL	Banfields Churn Lane Horsmonden Tonbridge Kent TN12 8HL	1	0	1	Not started	0	0	1	0	0	0
20/03057/FULL	Bakers Barn And Stables Ladham Road Goudhurst Cranbrook Kent	1	0	1	Not started	0	0	1	0	0	0
20/03297/FULL	Tilden Farm Water Lane Hawkhurst Cranbrook Kent	1	0	1	Not started	0	0	1	0	0	0
20/03348/PNM	140 London Road Southborough Tunbridge Wells Kent TN4 0PJ	1	0	1	Not started	1	0	0	0	0	0

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20/03353/FULL	2 Chapel Row Maidstone Road Matfield Tonbridge Kent TN12 7LD	1	0	1	Not started	0	0	1	0	0	0
20/03356/FULL	Orchard House Broom Lane Langton Green Tunbridge Wells Kent TN3 0RA	1	0	1	Not started	1	0	0	0	0	0
20/03364/FULL	Silcocks Farm Poundsbridge Lane Fordcombe Tunbridge Wells TN3 0RJ	1	0	1	Not started	0	1	0	0	0	0
20/03374/FULL	High Woods Barn High Woods Lane Royal Tunbridge Wells Kent TN2 4TU	1	0	1	Not started	0	0	1	0	0	0
20/03522/PNM	145 Camden Road Royal Tunbridge Wells Kent TN1 2RA	1	0	1	Not started	0	0	1	0	0	0

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20/03526/FULL	8 Colonnade Rye Road Hawkhurst Cranbrook TN18 4ES	1	0	1	Not started	0	0	1	0	0	0
20/03544/FULL	Lapwing Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2QS	1	0	1	Not started	0	0	1	0	0	0
20/03554/FULL	49 Orchard Way Horsmonden Tonbridge Kent TN12 8LA	1	0	1	Not started	0	0	1	0	0	0
20/03556/FULL	28 - 30 Rusthall High Street Rusthall Tunbridge Wells Kent TN4 8RY	1	0	1	Not started	0	0	1	0	0	0
20/03574/FULL	52 Madeira Park Royal Tunbridge Wells Kent TN2 5SY	1	0	1	Not started	1	0	0	0	0	0

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20/03585/FULL	Peel House Queens Road Hawkhurst Cranbrook TN18 4HQ	1	0	1	Not started	0	0	1	0	0	0
20/03713/FULL	The Green Cross Inn Station Road Goudhurst Cranbrook TN17 1HA	1	0	1	Not started	0	0	1	0	0	0
20/03771/FULL	Yew Tree Farm Oast Yew Tree Green Road Horsmonden Tonbridge TN12 8HP	1	0	1	Not started	0	0	1	0	0	0
20/03820/FULL	Land Rear Of 149 Hastings Road Pembury Tunbridge Wells Kent TN2 4JU	1	0	1	Not started	0	0	1	0	0	0
20/03825/FULL	28 Holmewood Ridge Langton Green Tunbridge Wells Kent TN3 0ED	1	0	1	Not started	0	0	1	0	0	0

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20/03843/FULL	Goddards Green Barn Angley Road Cranbrook Kent TN17 3LR	1	0	1	Not started	0	0	1	0	0	0
20/03863/PNQCLA	Haffenden Farmhouse Bubhurst Lane Frittenden Cranbrook Kent TN17 2BD	1	0	1	Not started	0	0	1	0	0	0
21/00030/FULL	2 Frant Road Royal Tunbridge Wells Kent	1	0	1	Not started	0	0	1	0	0	0
21/00231/FULL	Thistle Dous Sandhurst Road Royal Tunbridge Wells Kent TN2 3JU	1	0	1	Not started	0	0	1	0	0	0
21/00242/PNQCLA	Satins Hill Farm Spongs Lane Sissinghurst Cranbrook Kent TN17 2AH	1	0	1	Not started	1	0	0	0	0	0

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21/00245/PNOCLA	McAuley Miller 25 - 27 Mount Ephraim Royal Tunbridge Wells Kent TN4 8AE	1	0	1	Not started	0	0	1	0	0	0
21/00328/FULL	Stable Block Adjacent To Hensil Farmhouse Hensil Lane Hawkhurst Cranbrook Kent TN18 4QH	1	0	1	Not started	0	1	0	0	0	0
21/00353/FULL	24 London Road Royal Tunbridge Wells Kent TN1 1DA	1	0	1	Not started	0	0	1	0	0	0
21/00421/FULL	Broadwater House 6 London Road Royal Tunbridge Wells Kent TN1 1DQ	1	0	1	Not started	0	0	1	0	0	0
18/03758/FULL	Agricultural Barn At Appleton Farm Green Lane Frittenden Cranbrook Kent TN17 2EG	1	0	1	Under Construction	1	0	0	0	0	0

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14/504048/FULL	Land Adjacent To 1 Woolley Road Southborough Royal Tunbridge Wells Kent TN4 0LE	1	0	1	Under Construction	1	0	0	0	0	0
15/505349/FULL	56 Newlands Road Royal Tunbridge Wells Kent	1	0	1	Under Construction	1	0	0	0	0	0
15/507674/FULL	Starnes SSAS PLC 1 Lonsdale Gardens Royal Tunbridge Wells Kent TN1 1NU	1	0	1	Under Construction	1	0	0	0	0	0
15/508158/FULL	The Castle Inn Crook Road Brenchley Tonbridge Kent TN12 7BN	1	0	1	Under Construction	1	0	0	0	0	0
16/06612/FULL	Elphicks Fisheries Elphicks Farm Spelmonden Road Horsmonden Tonbridge	1	0	1	Under Construction	1	0	0	0	0	0

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17/01370/FULL	Owl House Gardens Tea Rooms Mount Pleasant Lamberhurst Royal Tunbridge Wells Kent	1	0	1	Under Construction	1	0	0	0	0	0
17/02364/FULL	14 Kentish Gardens Royal Tunbridge Wells Kent	1	0	1	Under Construction	0	1	0	0	0	0
17/03813/FULL	Wagtail Farm Jarvis Lane Goudhurst Cranbrook Kent	1	0	1	Under Construction	1	0	0	0	0	0
17/03869/FULL	56 The Ridgeway Southborough Tunbridge Wells Kent	1	0	1	Under Construction	1	0	0	0	0	0
18/00401/PNP	Agricultural Building Little Combourne Farm Jarvis Lane Goudhurst Cranbrook Kent	1	0	1	Under Construction	1	0	0	0	0	0

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18/00508/FULL	Agricultural Building Twysenden Farm Priors Heath Goudhurst Cranbrook Kent	1	0	1	Under Construction	1	0	0	0	0	0
18/00609/FULL	Rosemary Place Maidstone Road Paddock Wood Tonbridge Kent	1	0	1	Under Construction	1	0	0	0	0	0
18/00708/PNQCLA	Cattle Shed At Jasons Farm Old Hay Brenchley Tonbridge Kent TN12 7DG	1	0	1	Under Construction	1	0	0	0	0	0
18/01476/FULL	28 Molyneux Park Road Royal Tunbridge Wells Kent TN4 8DY	1	0	1	Under Construction	1	0	0	0	0	0
18/02185/FULL	142 Camden Road Royal Tunbridge Wells Kent TN1 2QZ	1	0	1	Under Construction	1	0	0	0	0	0

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18/02330/PNQCLA	Sweet Meadow Lodge Curtisden Green Lane Goudhurst Cranbrook Kent TN17 1LJ	1	0	1	Under Construction	1	0	0	0	0	0
18/02699/FULL	Doves Farm Barn Swattenden Lane Cranbrook TN17 3PN	1	0	1	Under Construction	1	0	0	0	0	0
18/02742/FULL	31 London Road Southborough Royal Tunbridge Wells Kent TN4 0PB	1	0	1	Under Construction	1	0	0	0	0	0
18/03020/FULL	The Bungalow Bayhall Road Royal Tunbridge Wells Kent TN2 4UB	1	-1	2	Under Construction	2	0	0	0	0	0
18/03172/FULL	Hartley Mount (Land Rear) Hartley Road Cranbrook Kent TN17 3QX	1	0	1	Under Construction	1	0	0	0	0	0

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18/03176/FULL	King Charles Cottage Mill Street Benenden Cranbrook TN17 4HH	1	0	1	Under Construction	1	0	0	0	0	0
19/00327/FULL	Tubslake Oast Water Lane Hawkhurst Cranbrook Kent	1	0	1	Under Construction	1	0	0	0	0	0
19/00429/PNQCLA	Holmwood Farm Badsell Road Five Oak Green Tonbridge Kent TN12 6QR	1	0	1	Under Construction	1	0	0	0	0	0
19/00698/FULL	The Hexagon Oakfield Hawkhurst Cranbrook Kent TN18 4JR	1	0	1	Under Construction	1	0	0	0	0	0
19/00926/FULL	22 Woodside Road Rusthall Royal Tunbridge Wells Kent TN4 8QA	1	0	1	Under Construction	1	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2021)	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Dwellings Phased Beyond Five Years
19/00966/FULL	Flat In The Barn Mouse Trap Farm Churn Lane Horsmonden Tonbridge Kent TN12 8HW	1	0	1	Under Construction	1	0	0	0	0	0
19/01117/FULL	15 High Street Royal Tunbridge Wells Kent TN1 1UT	1	0	1	Under Construction	1	0	0	0	0	0
19/01273/FULL	St Bridget Rye Road Hawkhurst Cranbrook Kent TN18 5DA	1	0	1	Under Construction	1	0	0	0	0	0
19/01406/FULL	32 Hillcrest Southborough Royal Tunbridge Wells Kent TN4 0AJ	1	0	1	Under Construction	1	0	0	0	0	0
19/01430/PNQCLA	Stonecourt Farm Stone Court Lane Pembury Royal Tunbridge Wells Kent	1	0	1	Under Construction	1	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2021)	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Dwellings Phased Beyond Five Years
19/01576/FULL	Holmbush Brenchley Road Matfield Tonbridge Kent TN12 7PP	1	0	1	Under Construction	1	0	0	0	0	0
19/01635/FULL	Oaklands Farm Bodiam Road Sandhurst Cranbrook Kent TN18 5LE	1	0	1	Under Construction	1	0	0	0	0	0
19/01638/PNQCLA	Pook Hill Wood Farm Wilden Park Road Staplehurst Tonbridge Kent TN12 0HP	1	0	1	Under Construction	1	0	0	0	0	0
19/01846/FULL	Glassenbury Forge Glassenbury Road Cranbrook Kent TN17 2QE	1	0	1	Under Construction	1	0	0	0	0	0

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19/02205/FULL	Land Adjacent To Hayselden Cottage The Common Sissinghurst Cranbrook Kent TN17 2AF	1	0	1	Under Construction	1	0	0	0	0	0
19/02244/FULL	2 Belgrave Woodbury Road Hawkhurst Cranbrook Kent TN18 4BZ	1	0	1	Under Construction	1	0	0	0	0	0
19/02653/FULL	East Barn Appleton Farm Green Lane Frittenden Cranbrook Kent TN17 2EG	1	0	1	Under Construction	1	0	0	0	0	0
19/02702/FULL	11 Birken Road Royal Tunbridge Wells Kent TN2 3TL	1	0	1	Under Construction	1	0	0	0	0	0
19/02801/FULL	31 Birling Road Royal Tunbridge Wells Kent TN2 5LY	1	0	1	Under Construction	1	0	0	0	0	0

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19/02905/FULL	Netters Hall Attwaters Lane Hawkhurst Cranbrook Kent TN18 5AS	1	0	1	Under Construction	1	0	0	0	0	0
19/03154/FULL	1 - 4 Rosebank Town Hill Lamberhurst Tunbridge Wells Kent TN3 8EP	1	0	1	Under Construction	1	0	0	0	0	0
19/03289/FULL	Barn To The East Of Bikkel Goddards Green Road Benenden Cranbrook Kent TN17 4AN	1	0	1	Under Construction	0	1	0	0	0	0
19/03388/FULL	47 Montgomery Road Royal Tunbridge Wells Kent TN4 9EP	1	0	1	Under Construction	1	0	0	0	0	0
20/00381/FULL	49 London Road Southborough Tunbridge Wells Kent TN4 0PB	1	0	1	Under Construction	1	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 01 April 2021)	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Dwellings Phased Beyond Five Years
20/00452/FULL	Trills Cranbrook Road Hawkhurst Cranbrook TN18 4AT	1	0	1	Under Construction	1	0	0	0	0	0
20/00831/FULL	The Forge Rye Road Sandhurst Cranbrook Kent TN18 5JG	1	0	1	Under Construction	1	0	0	0	0	0
20/00993/FULL	Little Hollow Vauxhall Lane Southborough Tunbridge Wells Kent TN4 0XD	1	0	1	Under Construction	0	1	0	0	0	0
20/01070/FULL	The Green Barn Swigs Hole Farm Yew Tree Green Road Horsmonden Tonbridge Kent TN12 8HR	1	0	1	Under Construction	1	0	0	0	0	0

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20/01082/FULL	Bockingfold Farm Ladham Road Goudhurst Cranbrook Kent TN17 1LY	1	0	1	Under Construction	1	0	0	0	0	0
20/01147/FULL	24 Holmewood Road Royal Tunbridge Wells Kent TN4 9HA	1	0	1	Under Construction	1	0	0	0	0	0
20/02122/FULL	High Weald House Vauxhall Lane Southborough Tunbridge Wells Kent TN4 0XD	1	0	1	Under Construction	1	0	0	0	0	0
20/02595/FULL	3 Knowle Close Langton Green Tunbridge Wells TN3 0EP	1	0	1	Under Construction	0	1	0	0	0	0
20/02627/FULL	Land At 1 Dunstan Grove Royal Tunbridge Wells Kent TN4 9ND	1	0	1	Under Construction	1	0	0	0	0	0

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20/02744/FULL	CL2 Hair And Beauty 33 Stone Street Cranbrook Kent TN17 3HF	1	0	1	Under Construction	1	0	0	0	0	0
20/03113/FULL	54 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AS	1	0	1	Under Construction	1	0	0	0	0	0
18/03451/FULL	Smugley Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2QU	0	0	0	Not started	0	0	0	0	0	0
19/00377/FULL	Kippings Cross Farm House Hastings Road Matfield Tonbridge Kent TN12 7HB	0	0	0	Not started	0	0	0	0	0	0
19/03058/FULL	73 Farmcombe Road Royal Tunbridge Wells Kent TN2 5DQ	0	0	0	Not started	0	0	0	0	0	0

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19/03540/FULL	Wagtail Farm Jarvis Lane Goudhurst Cranbrook Kent TN17 2NP	0	0	0	Not started	0	0	0	0	0	0
20/01042/FULL	White Hart 16 Lower Green Road Royal Tunbridge Wells Kent TN4 8TE	0	0	0	Not started	0	0	0	0	0	0
20/01102/FULL	Little Edgcumbe Nevill Park Royal Tunbridge Wells Kent TN4 8NN	0	0	0	Not started	0	0	0	0	0	0
20/01206/FULL	4 Molyneux Almshouses Rusthall High Street Rusthall Tunbridge Wells Kent TN4 8SE	0	0	0	Not started	0	0	0	0	0	0
20/01286/OUT	Beech Tree Cottage Grovehurst Lane Horsmonden Tonbridge Kent TN12 8BG	0	0	0	Not started	0	0	0	0	0	0

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20/01298/FULL	Little Cacketts Farm Haymans Hill Horsmonden Tonbridge Kent TN12 8BX	0	0	0	Not started	0	0	0	0	0	0
20/01340/FULL	Fieldacre Culverden Down Royal Tunbridge Wells Kent TN4 9SL	0	0	0	Not started	0	0	0	0	0	0
20/01356/FULL	Ryde House Short Lane Brenchley Tonbridge Kent TN12 7BA	0	0	0	Not started	0	0	0	0	0	0
20/01475/FULL	Bythorn Brenchley Road Matfield Tonbridge Kent TN12 7PJ	0	0	0	Not started	0	0	0	0	0	0

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20/01726/FULL	Carfields Lewes Heath Horsmonden Tonbridge Kent TN12 8AF	0	0	0	Not started	0	0	0	0	0	0
20/01775/FULL	5 Homewood Road Langton Green Royal Tunbridge Wells TN3 0HH	0	0	0	Not started	0	0	0	0	0	0
20/01993/FULL	Taitimu The Slade Lamberhurst Tunbridge Wells Kent TN3 8HN	0	0	0	Not started	0	0	0	0	0	0
20/02178/FULL	2 Oak Tree Close Royal Tunbridge Wells Kent TN2 5SS	0	0	0	Not started	0	0	0	0	0	0
20/02391/FULL	Coppins 4 Romford Road Pembury Tunbridge Wells Kent TN2 4HU	0	0	0	Not started	0	0	0	0	0	0

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20/02661/FULL	Shepherds Hey Dingleden Benenden Cranbrook Kent TN17 4JU	0	0	0	Not started	0	0	0	0	0	0
20/03054/FULL	7 Sandrock Road Royal Tunbridge Wells Kent TN2 3PX	0	0	0	Not started	0	0	0	0	0	0
20/03683/FULL	2 Connaught Way Royal Tunbridge Wells Kent TN4 9QJ	0	0	0	Not started	0	0	0	0	0	0
20/03852/FULL	Oast Meadow Horsmonden Road Brenchley Tonbridge Kent TN12 7AT	0	0	0	Not started	0	0	0	0	0	0
18/00294/FULL	44 Connaught Way Royal Tunbridge Wells Kent TN4 9QL	0	-1	1	Under Construction	1	0	0	0	0	0

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18/03846/FULL	Le Jardin Restaurant Waterloo Road Cranbrook Kent TN17 2ET	0	0	0	Under Construction	0	0	0	0	0	0
19/03566/FULL	Little Cowden Farm Horns Road Hawkhurst Cranbrook Kent TN18 4QS	0	0	0	Under Construction	0	0	0	0	0	0
20/01842/FULL	Pear Tree House Crook Road Brenchley Tonbridge Kent TN12 7BS	0	0	0	Under Construction	0	0	0	0	0	0
20/02058/FULL	Albury Nevill Court Royal Tunbridge Wells Kent TN4 8NL	0	0	0	Under Construction	0	0	0	0	0	0
20/02572/FULL	Broad Oaks Town Hill Lamberhurst Tunbridge Wells Kent TN3 8EP	0	0	0	Under Construction	0	0	0	0	0	0

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20/02710/FULL	Meadow Croft Furnace Lane Brenchley Tonbridge Kent TN12 7BX	0	0	0	Under Construction	0	0	0	0	0	0
20/03158/FULL	7 Dorset Road Royal Tunbridge Wells TN2 5AP	0	0	0	Under Construction	0	0	0	0	0	0
20/03572/FULL	Windmill House Hastings Road Matfield Tonbridge Kent TN12 7HF	0	0	0	Under Construction	0	0	0	0	0	0
20/00315/FULL	23 High Street Pembury Tunbridge Wells Kent TN2 4PH	-1	0	-1	Not started	0	0	-1	0	0	0
20/01554/FULL	1 Hawkridge Farmhouse The Common Sissinghurst Cranbrook TN17 2AD	-1	0	-1	Not started	0	0	-1	0	0	0

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20/02081/FULL	Conghurst Cottages Conghurst Lane Hawkhurst Cranbrook TN18 4RJ	-1	0	-1	Not started	-1	0	0	0	0	0
20/02419/FULL	Garden Cottage Home Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2SJ	-1	0	-1	Not started	0	0	-1	0	0	0
20/03564/FULL	2 - 4 Castle Street Royal Tunbridge Wells Kent TN1 1XJ	-1	0	-1	Not started	0	0	-1	0	0	0
20/03679/LAWPRO	14 Lansdowne Road Royal Tunbridge Wells Kent	-1	0	-1	Not started	0	0	-1	0	0	0
18/03023/FULL	Tile Barn House Ayleswade Lane Biddenden Ashford Kent TN27 9JG	-1	0	-1	Under Construction	-1	0	0	0	0	0

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20/03530/FULL	32 Upper Grosvenor Road Royal Tunbridge Wells Kent TN1 2EP	-2	0	-2	Not started	0	0	-2	0	0	0
			Total	3,029	-	744	933	825	335	192	232

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

Table 4 lists all non-consented identified sites (as allocated in the Site Allocations Local Plan (2016) and carried forward into the PSLP based on further assessment) that are considered to remain deliverable. It should be noted that not all sites considered to remain deliverable are thought to be deliverable within the five-year housing land supply.

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

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

SALP Allocation Reference	PSLP Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity Mid-Point (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Dwellings Phased Beyond Five Years
AL/RTW2B	AL/RTW 1	Former Cinema Site, Mount Pleasant Road	100	100	0	0	0	0	0	0	-8
AL/RTW24	AL/RTW 2	Land at the Auction House, Linden Park Road	0	0	0	0	0	0	0	0	0

SALP Allocation Reference	PSLP Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity Mid-Point (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Dwellings Phased Beyond Five Years
AL/RTW22	AL/RTW 3	Land at Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road	100	100	0	0	0	0	0	0	100
AL/RTW10	AL/RTW 7	Land at former Gas Works, Sandhurst Road	170-200	185	70	0	0	0	0	70	115
AL/RTW4B	AL/RTW 10	Montacute Gardens	30	30	0	0	0	0	0	0	21
AL/RTW6	AL/RTW 11	Former Plant & Tool Hire, Eridge Road	45	45	45	0	0	0	45	0	0
AL/RTW13	AL/RTW 12	Land at Tunbridge Wells Telephone Engineering Centre, Broadwater Down	50	50	0	0	0	0	0	0	50
AL/RTW13	AL/RTW 13	Turners Pie Factory, Broadwater Lane	100	100	100	0	0	0	70	30	0
AL/PW1	STR/SS 2	The Strategy for Paddock Wood Town Centre	30	30	16	0	0	0	16	0	14
AL/CR4	AL/CRS 2	Land south of Corn Hall, Crane Valley, Cranbrook	35-45	40	0	0	0	0	0	0	40
AL/VRA2	AL/PE 6	Woodsgate Corner	80-120	100	0	0	0	0	0	0	100
AL/VRA2 (C2 discount)	AL/PE 6	Woodsgate Corner	(-18 - -40)	-29	0	0	0	0	0	0	-29
AL/RTW9	AL/RU 1	Lifestyle Motor Europe, Langton Road	15	15	0	0	0	0	0	0	15
			Total	766	231	0	0	0	131	100	418

**If you require this document in another format,
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