

Tunbridge Wells Borough Council

Five-Year Housing Land Supply Statement 2022/2023

October 2023

Position as at 1 April 2023



Contents

Introduction	3
Five-Year Housing Land Supply Requirement.....	5
What Counts as Housing Towards a Local Planning Authority’s Housing Supply?	6
Tunbridge Wells Borough Council's Five-Year Housing Land Supply.....	6
Deliverability of Sites	10
Identified (non-Permitted) SALP (2016) Sites	12
Identified (non-Permitted) Benenden Neighbourhood Development Plan Sites	15
Sites with Outstanding Planning Permissions (Extant Consents) and Extant Prior Notifications.....	16
Making an Unidentified Sites/Windfall Allowance	19
Housing Land Supply: Conclusions	21
Appendix 1: Extant Planning Permissions	24
Appendix 2: Identified (non-Permitted) Site Allocations Local Plan (SALP; 2016) Sites Allocated in the Emerging Local Plan	119
Appendix 3: Identified (non-Permitted) Site Allocations Adopted in the Benenden Neighbourhood Development Plan	121

List of Tables

Table 1 - How the Five-Year Housing Land Supply is Calculated for Five-Year Period 1 April 2023 to 31 March 2028	7
Table 2 – Five-Year Housing Land Supply Phasing Justifications for Identified (non- Permitted) SALP Sites Allocated in the Emerging Local Plan.....	14
Table 3 - Extant Planning Permissions as at 1 April 2023	24
Table 4 – Phasing of Identified (non-Permitted) SALP Sites Allocated in the Emerging Local Plan.....	120
Table 5 – Phasing of Identified (non-permitted) Sites Allocated in the Benenden Neighbourhood Development Plan	121

Introduction

1. This document explains the approach being taken by Tunbridge Wells Borough Council (the Council) to calculate its five-year housing land supply. The calculation is a comparison between the anticipated supply of new homes against the number of new homes that are required to be built within the borough. It is expressed as the number of years' worth of supply, and to avoid being skewed by annual fluctuations in housing supply, it is calculated over a five-year period. For a Local Planning Authority (LPA) to be able to state that it has an adequate five-year housing land supply, the supply of housing should therefore equal or exceed five years plus any applicable buffers (as per the latest Housing Delivery Test (HDT) result which is usually published early each calendar year). In practice, the buffers are incorporated into the housing land supply calculations meaning that land supply statements made by the Council already include any applicable buffers.
2. The National Planning Policy Framework (NPPF; 2021) requires Local Planning Authorities to calculate housing need using the Standard Method unless exceptional circumstances justify an alternative approach (Paragraph 61). The Planning Practice Guidance (PPG) further clarifies that "*where strategic policies are more than 5 years old or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement*" (see [Housing Supply and Delivery](#), Paragraph: 003 Reference ID: 68-003-20190722). As the Council's latest adopted Plan, the 2010 Core Strategy, is more than 5 years old, the Council therefore must measure its housing land supply against the area's local housing need calculated using the Standard Method. In addition, in calculating the housing requirement figure, the guidance notes that the current year should be "*used as the starting point from which to calculate growth over that period*" (see [Housing and Economic Needs Assessment](#), Paragraph: 004 Reference ID: 2a-004-20201216). Accordingly, the need identified in the 2018/19 statement was 682 dwellings per annum which used 2019 as the base date, which subsequently reduced to 678 per annum for 2019/20 which used 2020 as the base date.

3. Given that 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 have previously referred to the need of 678 per annum which relates to its base date of April 2020 (see both the 2021 and 2022 Statements). However, for this year's statement, the Council will instead refer to the Standard Method target of 667 dwellings per annum using 2023 (the current year) as the base date. This updated housing target reflects the PPG (see [Housing and Economic Needs Assessment](#), Paragraph: 008 Reference ID: 2a-008-20190220) which states that *"local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted to the Planning Inspectorate for examination."* As the Local Plan was submitted on 1 November 2021, and remains at examination, the Council considers that the housing need may be reviewed using the latest figure (of 667), which is only slightly lower than 678. This updated housing need figure of 667 is currently proposed as part of the Development Strategy Topic Paper Addendum prepared by the Council in response to the Inspector's Initial Findings letter, received November 2022. The Council considers, however, that it remains prudent to have regard to any shortfall, or surplus, in delivery during the 2020-2023 period (particularly as the emerging Plan period will retain its base date of 2020).

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

Five-Year Housing Land Supply Requirement

5. Paragraph 74 of the NPPF requires that LPAs should "*identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old*". As clarified in footnote 39, "*where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance*".
6. Paragraph 74 of the NPPF additionally states that local authorities should identify the following buffers on top of their five-year housing land supply calculations:
 - a) "*5% to ensure choice and competition in the market for land; or*
 - b) "*10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
 - c) "*20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.*"
7. This means that, for an LPA to achieve a five-year housing land supply, the minimum level of housing delivery that it must be able to demonstrate is its five-year housing land supply requirement plus a 5% buffer. Under point 'c' above where a 20% buffer is applied to the five-year requirement, footnote 41 in the NPPF clarifies that this is required where delivery against the HDT has fallen below 85% of the housing requirement. As the borough's latest HDT result for 2021 (as published in January 2022; see [Details of the Housing Delivery Test](#)) indicated that delivery was 97% against the target of the last 3 years, a 5% buffer must be applied within the Council's five-year housing land supply calculations. While no HDT result has been published in January 2023 (for 2022), the Council, through its own calculations, estimates that the HDT position would only marginally decrease to 96% in its 2022

position and therefore would continue to avoid the application of any additional buffers to its five-year housing land supply target.

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

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

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

10. Each year, the Council prepares a calculation to show the updated five-year housing land supply for the borough as at 1st April (the base date). **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 667 dwellings per annum. As discussed above (see Paragraph 3), this is a slight revision to the previous identified annual target of 678. This figure is based on the Standard Method using the Household Projections for 2014.

11. While the Standard Method takes into account previous delivery, and therefore there is no need to separately address any previous under-supply, it is noted that the Council is partly through an emerging Local Plan's plan period (2020-2038) meaning that regard will be given to any shortfall or surplus in delivery during 2020-23. The Council considers that the most appropriate approach to addressing any shortfall in previous delivery within the plan period is to distribute the shortfall over the five-year housing land supply target. The purpose of this is primarily to encourage a 'bounce-back' in local housing delivery. On the other hand, with regard to any surplus, it is considered most appropriate to spread any surplus in housing delivery over the remaining emerging Local Plan's plan period, rather than over the following five-year period, primarily to discourage any 'brake' in local housing delivery, but to instead keep housing delivery in line with the Local Plan target.

12. The current five-year housing land supply (as at 1st April 2023) is shown in **Table 1** below (figures presented in right hand column) with an explanation as to how each stage is calculated in the third column.

Table 1 - How the Five-Year Housing Land Supply is Calculated for Five-Year Period 1 April 2023 to 31 March 2028

Row	Five-Year Housing Land Supply Component	How is Component Calculated	Five-Year Housing Land Supply Calculations (April 2023-March 2028)
1	Annualised Need Across Five-Year Period	Calculated using the Standard Method using base date of 1 April 2023	667
2	Completions Between 1 April 2020 – 31 March 2023	Number of completions recorded through annual monitoring work for 2020/21, 2021/22, and 2022/23 monitoring periods	1,842 (688+518+636)

Row	Five-Year Housing Land Supply Component	How is Component Calculated	Five-Year Housing Land Supply Calculations (April 2023-March 2028)
3	Spreading the Shortfall Over the Next Five Years of the Plan Period	688 (2020/21), 518 (2021/22), and 636 (2022/23) completions against the need of 667 over three years represents a shortfall of 159 dwellings. This shortfall is divided over the next five years of the plan period.	31.8
4	Revised Annualised Need Across Five-Year Period	Need of 667 plus annualised shortfall of 31.8	698.8
5	Five-Year Requirement	Row 4 multiplied by 5 (rounded to the nearest whole number)	3,494
6	5% Buffer Applied	5% buffer applied for the five-year period as required by paragraph 74 of the NPPF. This has been calculated as 5% of Row 5 (rounded to the nearest whole number)	175
7	Total Five-Year Housing Land Supply Need	Row 5 plus Row 6 (rounded to the nearest whole number)	3,669
8	Annualised Five-Year Housing Land Supply Need	Row 7 divided by 5 (rounded to the nearest whole number)	734
9	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 any C2 discount	2,679
10	Phasing of Non-Consented Identified Sites Within Five-Year Period (as Allocated in the Site Allocations Local Plan (2016))	A separate list is provided to support this figure in 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 any C2 discount	164

Row	Five-Year Housing Land Supply Component	How is Component Calculated	Five-Year Housing Land Supply Calculations (April 2023-March 2028)
11	Phasing of Non-Consented Identified Sites Within Five-Year Period (as Allocated in the Benenden Neighbourhood Development Plan)	A separate list is provided to support this figure in Table 5 in Appendix 3 . This represents the number of dwellings expected to be delivered within the five-year period. This figure is inclusive of any C2 discount	0
12	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)	304
13	Total Identified Supply	Total of Rows 9, 10, 11, and 12	3,147
14	Supply Position (Years)	The number of Years' Supply. (Row 13 divided by Row 7, multiplied by 5 years)	4.29

13. **Table 1** shows that, inclusive of a 5% buffer (as per the latest 2021 and estimated 2022 HDT results) and based on the Standard Method calculation for local housing need which uses the emerging Local Plan's plan period base date of 1 April 2020, at 1 April 2023 the Council can demonstrate a housing land supply of **4.29** years.
14. The Council has taken into account any surplus or shortfall from within the emerging Local Plan's plan period. As a shortfall of 159 units was recorded over the first three years of the plan period, the Sedgefield approach has been applied (see Paragraph 11). This results in a revised annualised target of 734 (rounded from 733.74) dwellings per annum, inclusive of a 5% buffer (see [Housing Supply and Delivery](#), 031 Reference ID: 68-031-20190722).

Deliverability of Sites

15. To be considered as deliverable within the next five years, the NPPF under the definition for 'Deliverable' states that a site should be:
- **Available** – the site is available now;
 - **Suitable** – the site offers a suitable location for development now; and,
 - **Achievable** – there is a realistic prospect that housing will be delivered on the site within five years.
16. For each of the sites included within the five-year housing land supply, various details are used as evidence to ensure they meet the requirements of the NPPF (listed above). This information includes:
- For sites with planning approval, details of a site's availability for development have been sought (discussed further on), to include, for example, timescales for delivery/completions to ascertain achievability within the five-year period. It may be that on larger sites only a proportion of the planning approval will be delivered within the first five years due to longer-term phasing and a staggered release of completed units.
 - For sites without planning approval (i.e., identified/allocated 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 housing density calculation), a more contextual assessment has been adopted which includes aspects of urban design and local distinctiveness, to provide greater accuracy and certainty on the actual development potential of the sites. It is still recognised that only a planning approval will be able to provide an actual figure of the development capacity of the site and therefore the capacity on identified sites is subject to change.
 - Additional information, as up to date as possible, obtained from the developer, agent, and/or applicant of an extant planning permission that supports including

the site within the five-year housing land supply, including phasing and build-out rate information. Where information has not been obtained from the developer, agent, and/or applicant, the Council may also independently review marketing details on sites (such as contacting local estate agents or sales executives on larger sites), any recent planning history in discussion with Council case officers (such as recent discharging of conditions/submission of details), Council Tax records through contacting Revenues and Benefits, Building Control completion records, and Energy Performance Certificate records (required for new-build development post-completion and prior to occupation). For those sites where planning permissions have recently expired or are due to expire shortly after the base date of the new five-year housing land supply, the Council has aimed to confirm whether the consented development has been implemented and/or is being advertised for the consented use or if the previous use (prior to consent) is still being advertised or is currently occupied as per the previous use. Where the latter is the case, the Council has made the decision to assume that such permissions will not be deliverable.

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

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

Identified (non-Permitted) SALP (2016) Sites

18. These comprise residential allocations in the SALP (2016), where planning permission has yet to be granted for their development as at the base date of this Statement. Consequently, the figure/capacity, as identified in the SALP, included within the five-year housing land supply may not equal the figure/capacity granted in any planning consent. The site capacities of these sites were originally determined based on site-specific assessments as part of preparing the SALP, although, as noted above, a recent further assessment based on more up-to-date information has taken place on these SALP sites for inclusion within the emerging Local Plan. It should also be noted that there may be sites which already partly benefit from planning permission, in which case the planning consent has been discounted from the phased capacity to avoid double-counting.
19. This recent assessment therefore provides a revised indication of each site's most likely capacity (as compared to their capacities identified in the SALP). These assessments can be found in the emerging Local Plan's [Core Documents List](#) (see Strategic Housing and Economic Land Availability Assessment (SHELAA) [CD 3.77a-s]).
20. Consequently, all sites allocated in the SALP which have yet to be granted planning permission, and which are allocated in the emerging Local Plan (therefore excluding non-permitted SALP sites with revised capacities of less than 10 units or which are no longer considered available), can be included within the five-year housing land supply. However, inclusion of these sites is still subject to an assessment of likelihood of delivery within the five-year period depending on the evidence available. This means that sites may also be phased both within and beyond the five-year housing land supply if it is considered that the site, in its entirety, is unlikely to be delivered within the five-year period.
21. The NPPF under the definition of "Deliverable" notes that sites allocated in a development plan "*should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years*". Consequently, in determining whether an identified site will be delivered within the five-year period:

- The Council has reviewed whether the site has any relevant recent planning activity prior to planning consent, such as whether the site has an active/undetermined planning application or if pre-application advice meetings have taken place which are consequently factored into the Council's phasing assumptions.
 - The Council has factored in whether there has been any recent correspondence with the site promoters as part of the preparation of the emerging Local Plan which indicates when a site may be delivered. This also includes regard given to representations submitted during the Regulation 18 consultation on the Draft Local Plan, supported by representations submitted during the March – June 2021 Regulation 19 consultation on the Pre-Submission Local Plan. However, the Council has sought to refer to the most recent and up-to-date information and correspondence. As such, some identified sites may not be included within the five-year housing land supply if correspondence indicates that they will be delivered beyond the five-year period (either in part or in their entirety).
 - Discussions with senior officers in Planning Services have also been useful, as officers usually have broad, up-to-date knowledge of sites within the borough and any latest (including pre-app) discussions.
22. For those sites listed in **Table 4 (Appendix 2)**, for inclusion within the five-year housing land supply the Council must demonstrate that there is clear evidence that housing completions will begin on site within five years. This justification is provided for each site in **Table 2**, with phasing details provided in **Table 4 (Appendix 2)**. Sites included in previous iterations of this Statement which have been removed are those sites which now have full planning permission and are therefore counted separately under extant planning permissions (**Table 3**) to avoid double-counting.

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

SALP Allocation Reference	Submission Local Plan Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity (Net Mid-Point)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Justification for Inclusion Within Five-Year Housing Land Supply
AL/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	<i>While no planning application has yet been submitted, there has been notable activity on the site in recent years. Southern Gas Networks confirmed to the Council in April 2022 that the site had been sold to a construction company. There have also been recent pre-application discussions between the Council and the new landowner regarding redevelopment of the site. It is anticipated that an application will be received in late 2023. Therefore, given that the site has been acquired by a developer who is keen to build-out on the site within the next five years, it is considered that there is clear evidence that part of the site (70 units of 120-200) will be delivered within the five-year housing land supply</i>
AL/RTW4B	AL/RTW 10	Montacute Gardens	30	30	0	<i>Not phased within five-year housing land supply (it is noted that nine units already have planning permission (as per 20/00191/FULL), therefore 21 units phased beyond five-year period)</i>
AL/RTW13	AL/RTW 12	Land at Tunbridge Wells Telephone Engineering Centre, Broadwater Down	50	50	0	<i>Not phased within five-year housing land supply</i>
AL/RTW13	AL/RTW 13	Turners Pie Factory, Broadwater Lane	100	100	94	<i>A planning application (22/00238/FULL) for this site was submitted in January 2022 and is currently awaiting a decision. The proposal is for 94 dwellings (36 houses and 58 apartments) and a remote working/community hub (hence the allocation has been accordingly phased for 94</i>

SALP Allocation Reference	Submission Local Plan Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity (Net Mid-Point)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Justification for Inclusion Within Five-Year Housing Land Supply
						units, rather than the allocation capacity of 100 units). Therefore, given that there is a planning application submitted on site, and that there is a developer onboard (Urban Life), it is considered that there is clear evidence that the site will be delivered within the five-year housing land supply
AL/PW1	STR/SS 2	The Strategy for Paddock Wood Town Centre	30	30	14	<i>Not phased within five-year housing land supply (it is noted that 14 units already have planning permission (as per 21/00665/FULL), therefore 16 units phased beyond five-year period)</i>
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>

Identified (non-Permitted) Benenden Neighbourhood Development Plan Sites

23. In addition to site allocations in the Council's SALP (2016), four site allocations have recently been allocated in the 'made' Benenden Neighbourhood Development Plan. This Plan was 'made' by Tunbridge Wells Borough Council at Full Council on 23 February 2022. A link to the Neighbourhood Development Plan webpage can be found [here](#). These site allocations therefore form part of the Development Plan and in accordance with the NPPF can be included with the five-year housing land supply calculations, subject to where there is clear evidence that housing completions will begin on site within five-years. These sites can be found in **Table 5**

of **Appendix 3**. With the exception of SSP1 which has extant planning permission, the Council does not consider that there is clear evidence that SSP2-4 will be delivered within the five-year period.

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

24. 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.
25. In light of the above, where the Council has received (e.g., from the applicant) or obtained information confirming that an extant planning consent as at 1 April 2023 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).
26. It is also acknowledged that the NPPF, also under the definition of 'Deliverable', states that "*where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years*". As at 1 April 2022, there are two outline permissions for major residential development, one of which has been phased within the five-year housing land supply. The site which has not been phased within the five-year housing land supply, the former site of Springfield Nurseries (17/02192/OUT), is not considered to have clear and sufficient evidence that Reserved Matters/Full planning applications will be submitted with subsequent delivery within the next five years.

Therefore, this outline permission has been accordingly phased outside of the five-year housing land supply until further information/evidence is received. For compliance with the NPPF (as above), the outline permission considered to be deliverable within the next five years is listed below with commentary provided on its justification for inclusion within the supply:

19/00822/HYBRID (Land Adjacent Rothermere Close, Walkhurst Road, Benenden, Cranbrook, Kent) for 25 net units: this application is a hybrid application, where 12 units have full permission and 13 units have outline permission. Through correspondence with the agent, the Council was advised that the project has not started as at 1 April 2023. However, discussions are currently taking place with prospective developers which the agent hopes to conclude negotiations for within the next few months. The agent therefore advised that they expect to start on site in March 2024, with a 15-month programme being discussed. As such, completion is expected in June 2025. The first phase is likely to be the 12 almshouses and should be completed within a year (by around March 2025), followed by the 13 private units to be completed in September 2025. Therefore, given that there is a clear indication from the agent that the site will be delivered within the five-year period, inclusive of timescales for construction and completion, with a developer likely agreed within the coming months, the Council considers this site to be deliverable within the five-year housing land supply.

27. As at 1 April 2023, there are no extant permission in principle (PIP) applications for residential development.
28. In addition to the above, it is considered that applications that have received a resolution to grant prior to the base date of this Statement (that is, they had been approved by planning committee or by Planning Officers but a decision was yet to be issued, usually while a Section 106 Agreement was being agreed and signed) also fall within the NPPF's definition of sites which have a grant of permission in principle. There were two applications which had a resolution to grant as at 1 April 2023, which are listed below with commentary provided on their justification for inclusion within, or exclusion from, the supply:

- 22/01576/FULL (Showfields Estate, Showfields Road, Royal Tunbridge Wells, Kent) for 36 net units (146 gross; 110 demolitions): this site received a resolution to grant on 22 March 2023 by Planning Committee. It is noted that the majority of the site is owned currently by Town and Country Housing who intend to develop the site. However, it is noted that the Section 106 Agreement is yet to be signed due to difficulties arising from different land ownerships within the site. Given the complexities of the site, it is unclear at this stage whether the site will be deliverable within the five-year period. There are also a number of pre-commencement conditions which will likely take considerable time to discharge. Moreover, it is unclear at this stage how the site will be phased in terms of demolitions and completions. Consequently, the Council does not consider that there is clear evidence that the site will be delivered within the five-year period.
- 22/01882/FULL (Land at Down Farm, Lamberhurst, Tunbridge Wells, Kent) for 26 net units: this site received a resolution to grant on 2 March 2022 by Planning Committee. While the Section 106 Agreement is yet to be concluded, there is a developer onboard (Jarvis Homes) who intends to promptly build out the site. The Council's Phasing Methodology indicates that the site would be expected to deliver in year four. There is no evidence which would suggest that the site would not be deliverable within the five-year period. Therefore, it is considered that there is clear evidence that the site will be delivered within the five-year housing land supply.

29. With regard to sites identified on the Council's Brownfield Register, it is noted that the Register was updated following the completion of the Council's annual monitoring as at 1 April 2022. 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.

30. 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.

31. 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.
32. As also mentioned within this statement, the Housing Delivery Phasing and Build-out Rate Methodology also details the current processes the Council undertakes annually to gain information on each site and explains the method of assessment used for when it has not been possible to obtain data from the development industry. The methodology also provides commentary on the phasing and expected build-out rate of housing sites based on site size and type. A range of different housing developers and planning agents had been consulted on this methodology and their feedback has been considered in its development.

Making an Unidentified Sites/Windfall Allowance

33. Windfall sites are sites that have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have become available for redevelopment. Paragraph 71 of the NPPF advises that *"where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing*

land availability assessment, historic windfall delivery rates and expected future trends". As part of the current Submission Local Plan, the Council has identified a windfall allowance of 122 dwellings per annum based on robust research carried out by the Planning Policy Team as part of the preparation for the emerging Local Plan and includes information from historic windfall delivery rates, regard to the SHELAA (see emerging Local Plan's [Core Documents List](#) [CD 3.77a-s]), and the expected future trends in the delivery of windfall sites. The figure of 122 is also 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.
34. The small sites windfall allowance of 98 had a conservative 20% discount applied (from 122), followed by an additional 20% deduction to 78 from 2030/31. Similarly, the large sites windfall allowance of 24 had also been deducted by 20% from 30 dwellings per annum. However, as part of further work carried out by the Council following the Local Plan's Inspector's Initial Findings Letter, notwithstanding the effects of Covid-19, for both small and large windfall sites, completions have actually increased relative to previous averages, rather than fallen by 20% in the future, such that the Local Plan windfall allowances now appear too conservative. The Council has therefore revised its estimates (as set out below) which assume a continuation of existing averages (i.e., rather than 80% of them):
- a. A small sites (less than 10 dwelling schemes) windfall allowance of 122 dwellings per annum across the Plan period; and
 - b. A large sites (10 or more dwelling schemes) windfall allowance of 30 dwellings per annum.
35. The total annual windfall allowance has therefore increased by 30 dwellings per annum within the five-year housing land supply from 122 (98 from small sites and 24 from large sites) to 152 (122 from small sites and 30 from large sites).

36. As per previous iterations of the five-year housing land supply position, 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

37. The five-year housing land supply is always a snapshot in time and the calculation is based on the current housing requirement set by the Government's Standard Method. It is important to remember that the objective of the five-year housing land supply is not simply to achieve a five-year supply of housing, but to maintain a minimum of five years' worth of housing supply plus the required buffer on an ongoing basis (as well as accounting for any surplus or shortfall in completions prior to the base date and within the emerging plan period).
38. 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.
39. The Council has also prepared a revised SHELAA (see emerging Local Plan's [Core Documents List](#) [CD 3.77a-s]) as part of preparing the emerging Local Plan. This SHELAA document identifies suitable locations for economic and housing development across the borough and in turn identifies sufficient housing land to meet the emerging Local Plan's housing targets (based on the Standard Method) across the plan period (2020-2038). It is important to note that these emerging Local Plan site allocations, which have not previously been allocated in the SALP, have not been, and will not be, included in the annual Five-Year Housing Land Supply Statement until positive direction has been received by the Planning Inspector following the ongoing Local Plan Examination (such as in the form of an Inspector's Report). Following this, it is anticipated that emerging site allocations

may be incorporated into subsequent Statements subject to the available evidence of deliverability at the time. In any case, the Council is confident that there is sufficient and clear evidence that a number of these emerging site allocations (without planning permission at the base date of this Statement) will ensure a five-year housing land supply shortly (and upon Local Plan adoption), albeit it is not appropriate to include such allocations within the supply at present without independent endorsement from the Planning Inspector.

40. It is added that the PPG sets out that “*in plan-making, strategic policies should identify a 5-year housing land supply from the intended date of adoption of the plan*” (see [Housing Supply and Delivery](#), Paragraph: 004 Reference ID: 68-004-20190722). Therefore, while this Five-Year Housing Land Supply Statement represents the position marginally below a five-year supply as at 1 April 2023, an updated position will be published shortly post-adoption (expected around late 2024) which will be expected, as mentioned above, to confirm a minimum five-year housing land supply position (as at 1 April 2024) as per the requirements of the PPG.
41. It should also be noted that the phasing and/or build-out rates of individual extant planning permissions and identified sites in this statement may differ slightly to the phasing of sites in the emerging Local Plan’s latest Housing Trajectory (the latest, published Housing Trajectory can be found in the Council’s [Matter 9, Issue 2 Hearing Statement](#) prepared for the Local Plan examinations in May 2022 (although it is noted that this trajectory used extant planning permission data from 1 April 2021)) as well as of sites within the previous Statement. The Council continues to monitor the emerging Plan’s housing trajectory having regard to the latest monitoring data. 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.

42. The Council's current assessment of housing land supply, as at 1 April 2023, of **4.29 years** is, while lower than previous years, considered to reflect the effective 'phasing-out' of the existing SALP, where the majority of these allocations have either been built or are under construction (mostly substantially), while at the same time the Council intends to adopt a new Local Plan with new allocations which will meet its local housing need over the new plan period. This is also reflected within the number of completions, where the number of housing units delivered within the last monitoring year (636) is lower compared to the number of completions within 2020/21 (688), albeit higher than the number in 2021/22 (518). In any case, lower house-building rates generally reflect national house-building trends following the Covid-19 Pandemic and its impact on the development industry. Despite this, as above, the Council is confident that the borough will have a strong five-year housing land supply position on adoption of the emerging Local Plan, evidenced by the large number of emerging site allocations which have already had recent substantial planning activity.

Appendix 1: Extant Planning Permissions

Table 3 (below) lists all extant planning consents as at 1 April 2023. 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 1 April 2023

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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
19/02533/FULL	Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	313	134	179	Under construction	70	70	39	0	0	0
19/03655/REM	Church Farm And Land Church Road Paddock Wood Tonbridge Kent	300	47	253	Under construction	70	70	70	43	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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
20/03582/REM	Mascalls Court Farm Mascalls Court Road Paddock Wood Tonbridge TN12 6NB	200	110	90	Under construction	60	30	0	0	0	0
21/03299/REM	Land At Brick Kiln Farm High Street Cranbrook Kent	180	0	180	Under construction	0	70	70	40	0	0
22/02304/FULL	Former ABC Cinema Site Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1PN	166	0	166	Not started	0	0	166	0	0	0
20/01306/FULL	Hawkenbury Farm Hawkenbury Road Royal Tunbridge Wells Kent TN3 9AD	136	80	56	Under construction	56	0	0	0	0	0
19/03349/FULL	Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	100	0	100	Under construction	0	0	31	69	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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	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	89	0	0	0	0	0
21/00797/FULL	Maidstone & Tunbridge Wells NHS Trust The Tunbridge Wells Hospital Tonbridge Road Pembury Tunbridge Wells Kent TN2 4QJ	75	0	75	Under construction	75	0	0	0	0	0
20/02788/FULL	Land To East Of Highgate Hill And South Of Copthall Avenue Hawkhurst Cranbrook Kent TN18 4LS	71	0	71	Not started	0	50	21	0	0	0
22/03650/FULL	Church Farm And Land Church Road Paddock Wood Tonbridge Kent	60	0	60	Not started	0	60	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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
22/01409/FULL	Hermes House 155 - 157 St Johns Road Royal Tunbridge Wells Kent TN4 9UZ	43	0	43	Not started	0	0	0	43	0	0
22/01189/REM	202 And 230 Upper Grosvenor Road Royal Tunbridge Wells Kent TN1 2EH	42	0	42	Not started	0	0	0	42	0	0
22/03144/FULL	Land Adjacent And 15 - 16 Eridge Road Royal Tunbridge Wells Kent	40	0	40	Not started	0	0	40	0	0	0
19/01600/FULL	Owlsnest Wood Tonbridge Road Pembury Royal Tunbridge Wells TN2 4QN	38	0	38	Not started	0	0	18	20	0	0
20/03643/LAWPRO	St Michaels Burrswood Groombridge Tunbridge Wells Kent TN3 9PY	37	0	0	Not started	0	0	0	0	0	37

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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
18/02571/FULL	Turnden Hartley Road Cranbrook Kent TN17 3QX	36	0	36	Under construction	36	0	0	0	0	0
22/01576/FULL	Showfields Estate Showfields Road Royal Tunbridge Wells Kent	36	0	0	Not started	0	0	0	0	0	36
17/01151/FULL	Cornford Court Cornford Lane Tunbridge Wells Kent TN2 4QX	35	0	35	Under construction	0	0	35	0	0	0
22/01843/FULL	The Chocolate Factory 49 Quarry Road Royal Tunbridge Wells Kent TN1 1FU	35	0	35	Under construction	0	35	0	0	0	0
16/503953/FULL	Former Cranbrook Engineering Site And Wilkes Field Stone Street Cranbrook Kent	28	0	28	Under construction	0	28	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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
20/00881/FULL	MTB Computer Services MTB House North Farm Road Royal Tunbridge Wells Kent TN2 3DH	26	0	26	Not started	0	0	0	26	0	0
22/01882/FULL	Land At Down Farm Lamberhurst Tunbridge Wells Kent	26	0	26	Not started	0	0	0	26	0	0
22/01017/REM	Brook House Cranbrook Road Hawkhurst Cranbrook Kent TN18 5EE	25	0	25	Not started	0	0	25	0	0	0
19/00822/HYBRID	Land Adjacent Rothermere Close Walkhurst Road Benenden Cranbrook Kent	25	0	25	Not started	0	12	13	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

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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
17/02192/OUT	Former Site Of Springfield Nurseries Cranbrook Road Hawkhurst Cranbrook Kent TN18 5EE	24	0	0	Not started	0	0	0	0	0	24
21/01638/FULL	Land At Four Acres Cranbrook Road Frittenden Cranbrook Kent TN17 2BN	23	0	23	Not started	0	0	0	23	0	0
19/02209/FULL	Benenden Hospital Goddards Green Road Benenden Cranbrook TN17 4AX	23	0	0	Under construction	0	0	0	0	0	23
19/03657/REM	Bassetts Farm Goudhurst Road Horsmonden Tonbridge Kent TN12 8AS	20	0	20	Not started	0	0	0	20	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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
22/03442/LDCEX	Site Of 141 And 151 London Road Southborough Tunbridge Wells Kent	20	0	0	Under construction	0	0	0	0	0	20
21/03914/FULL	St Georges Institute The Street Sissinghurst Cranbrook Kent TN17 2JQ	19	0	19	Not started	0	19	0	0	0	0
17/00756/FULL	Sturgeons 32 - 34 Henwood Green Road Pembury Tunbridge Wells Kent TN2 4LG	18	-1	19	Under construction	19	0	0	0	0	0
21/03126/REM	Land At Common Road Sissinghurst Cranbrook Kent	18	0	18	Under construction	18	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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
22/02554/FULL	Bethany School Jarvis Lane Goudhurst Cranbrook Kent TN17 1LB	18	0	18	Not started	0	0	-12	30	0	0
22/01212/FULL	3 - 5 Lonsdale Gardens Royal Tunbridge Wells Kent TN1 1NX	16	0	16	Not started	0	16	0	0	0	0
20/01807/FULL	Land Adjacent To Hornbeam Avenue Southborough Tunbridge Wells Kent	15	0	15	Under construction	15	0	0	0	0	0
21/03676/REM	Land South Of Ringle Green Sandhurst Cranbrook Kent	15	0	15	Under construction	15	0	0	0	0	0
22/02797/FULL	123 Silverdale Road Royal Tunbridge Wells Kent TN4 9HX	14	-1	15	Under construction	15	0	0	0	0	0

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21/00665/FULL	Land Rear Of 7 - 9 Station Road Paddock Wood Tonbridge Kent	14	0	14	Under construction	0	14	0	0	0	0
22/02950/FULL	88 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AX	14	0	14	Under construction	0	14	0	0	0	0
21/04191/FULL	5 St Johns Road Royal Tunbridge Wells Kent TN4 9TN	12	0	12	Under construction	0	12	0	0	0	0
22/00159/REM	Land At Triggs Farm Cranbrook Road Goudhurst Cranbrook Kent TN17 1DP	11	0	11	Not started	0	0	0	11	0	0
22/02538/APA	Hamilton Court Chilston Road Royal Tunbridge Wells Kent	10	0	10	Not started	0	0	10	0	0	0

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20/00730/FULL	The Springs 18 Tonbridge Road Pembury Royal Tunbridge Wells TN2 4QL	10	0	10	Under construction	10	0	0	0	0	0
17/04224/FULL	Land At Willow Lane Willow Lane Paddock Wood Tonbridge	10	0	10	Under construction	10	0	0	0	0	0
14/506572/FULL	Spelmonden Farm Spelmonden Road Goudhurst Cranbrook Kent TN17 1HE	10	0	10	Under construction	1	9	0	0	0	0
21/01352/FULL	High Brooms Working Mens Club & Institute High Brooms Road Southborough Tunbridge Wells Kent TN4 9BE	9	0	9	Not started	0	0	9	0	0	0

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22/00880/FULL	The Southborough Centre 1 Draper Street Southborough Tunbridge Wells Kent TN4 0PG	9	0	9	Not started	0	0	9	0	0	0
22/02826/FULL	71 - 73 Camden Road Royal Tunbridge Wells Kent	9	0	9	Not started	0	0	9	0	0	0
23/00164/FULL	Costcutter 120 London Road Southborough Tunbridge Wells Kent TN4 0PN	9	0	9	Not started	0	0	9	0	0	0
17/03826/REM	Land And Buildings Rear Of 35 Quarry Road Royal Tunbridge Wells Kent	9	0	9	Under construction	0	9	0	0	0	0
19/02458/FULL	Westcombe House 2 - 4 Mount Ephraim Royal Tunbridge Wells Kent	9	0	9	Under construction	9	0	0	0	0	0

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18/02621/FULL	Land North Of Cobnut Close Sissinghurst Cranbrook Kent	9	0	9	Under construction	9	0	0	0	0	0
21/01312/FULL	Auto Bavaria North Side North Farm Road Royal Tunbridge Wells Kent TN2 3DH	9	0	9	Under construction	9	0	0	0	0	0
20/00191/FULL	Land Rear Of 1 And 2 Montacute Gardens Linden Park Road Royal Tunbridge Wells Kent	9	0	9	Not started	0	9	0	0	0	0
20/03340/FULL	Brenchley Garage Brenchley Road Brenchley Tonbridge Kent TN12 7NZ	9	0	9	Not started	0	9	0	0	0	0
21/01985/FULL	2-6 Newton Road Royal Tunbridge Wells TN1 1RU	9	0	0	Not started	0	0	0	0	0	9

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21/02931/FULL	Old Forge Farm Powder Mill Lane Southborough Tunbridge Wells Kent TN4 9EG	9	0	9	Not started	0	9	0	0	0	0
21/02073/FULL	Rosemary Place Maidstone Road Paddock Wood Tonbridge Kent	9	0	9	Not started	0	9	0	0	0	0
21/03345/FULL	Former St Peters Primary School Playground Windmill Street Royal Tunbridge Wells Kent TN2 4UU	9	0	9	Under construction	0	9	0	0	0	0
21/00152/FULL	Bells Fish Bar 58 - 60 Maidstone Road Paddock Wood Tonbridge Kent TN12 6AF	8	-1	9	Under construction	9	0	0	0	0	0

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20/01849/FULL	54 Commercial Road Paddock Wood Tonbridge Kent TN12 6DP	8	0	8	Not started	0	8	0	0	0	0
21/01700/FULL	69 Culverden Down Royal Tunbridge Wells Kent TN4 9SL	8	0	8	Not started	0	0	8	0	0	0
10/04138/FUL	5 Calverley Park Gardens Royal Tunbridge Wells Kent	8	0	8	Under construction	8	0	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
21/03127/FULL	160 - 162 London Road Southborough Tunbridge Wells Kent TN4 0PJ	8	0	8	Not started	0	8	0	0	0	0
20/01764/FULL	Garages Between 108 - 110 Ringden Avenue Paddock Wood Tonbridge Kent	7	0	7	Under construction	0	7	0	0	0	0

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20/03753/FULL	13A Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JH	7	0	6	Not started	0	6	0	0	0	1
21/00760/FULL	Land And Open Space Goldings Paddock Wood Tonbridge Kent	7	0	0	Not started	0	0	0	0	0	7
21/03771/FULL	Monson News 3C Monson Road Royal Tunbridge Wells Kent TN1 1LS	7	0	7	Not started	0	7	0	0	0	0
22/01422/FULL	Manor Court Farm Ashurst Road Ashurst Tunbridge Wells Kent TN3 9TB	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	3	4	Under construction	4	0	0	0	0	0

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19/02136/FULL	Dulwich Preparatory School Course Horn Lane Cranbrook Kent TN17 3NP	7	4	3	Under construction	3	0	0	0	0	0
22/00580/FULL	122, 124, 126 And 128 (Ground Floor) Broadmead Royal Tunbridge Wells Kent TN2 5RW	7	4	3	Under construction	3	0	0	0	0	0
19/00200/FULL	Tatlingbury Farm House Five Oak Green Road Five Oak Green Tonbridge Kent TN12 6RG	6	0	6	Under construction	6	0	0	0	0	0
22/01059/FULL	32 Old Kent Road Paddock Wood Tonbridge TN12 6JD	6	0	6	Under construction	6	0	0	0	0	0

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19/03638/FULL	54 - 58 & 60 Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1RB	6	0	6	Under construction	0	6	0	0	0	0
22/01519/REM	The Cottage Brenchley Road Horsmonden Tonbridge Kent TN12 8DN	6	0	6	Under construction	0	6	0	0	0	0
22/00679/FULL	Bradleys Mill Speldhurst Hill Speldhurst Tunbridge Wells Kent TN3 0NE	6	5	1	Under construction	1	0	0	0	0	0
19/00362/OUT	Land At Standen Street Benenden Cranbrook Kent	5	0	5	Not started	0	0	5	0	0	0

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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
21/01465/FULL	Scriventon Farm And Buildings Four Winds Farm Speldhurst Tunbridge Wells Kent TN3 0TU	5	0	5	Not started	0	0	5	0	0	0
22/02079/FULL	Walnut Tree Farm Crittenden Road Matfield Tonbridge Kent TN12 7EN	5	0	5	Not started	0	0	5	0	0	0
21/03395/FULL	Little Cowden Farm Fairmans Lane Brenchley Tonbridge Kent TN12 7AD	5	0	5	Not started	0	0	5	0	0	0
22/02876/FULL	High Croft And The White House London Road Southborough Tunbridge Wells Kent TN4 0RQ	5	0	5	Not started	0	0	5	0	0	0

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22/02103/FULL	Southbank House Victoria Road Southborough Tunbridge Wells Kent TN4 0LT	5	0	5	Not started	0	0	5	0	0	0
22/00351/FULL	Moatenden Vauxhall Lane Southborough Tunbridge Wells Kent TN4 0XD	5	0	5	Under construction	5	0	0	0	0	0
22/00941/FULL	Garages And Parking Between 16 - 18 Bright Ridge Southborough Tunbridge Wells Kent	5	0	5	Under construction	5	0	0	0	0	0
21/01786/FULL	16-18 Garages And Parking Between Bright Ridge Southborough Tunbridge Wells TN4 0FA	5	0	5	Under construction	5	0	0	0	0	0

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19/01149/FULL	34 London Road Royal Tunbridge Wells Kent TN1 1BX	5	0	5	Not started	0	5	0	0	0	0
22/02299/FULL	Mountain Warehouse 6 Calverley Road Royal Tunbridge Wells Kent TN1 2TB	5	0	5	Not started	0	5	0	0	0	0
21/01697/FULL	40 Broadwater Down Royal Tunbridge Wells Kent TN2 5NX	4	0	4	Not started	0	0	4	0	0	0
22/00088/FULL	Land Rear Of 2 - 16 St Johns Road Royal Tunbridge Wells Kent	4	0	4	Not started	0	0	4	0	0	0
22/02260/FULL	The Lodge On The Common London Road Royal Tunbridge Wells Kent TN2 5BF	4	0	4	Not started	0	0	4	0	0	0

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22/03180/FULL	Coppers Court Yew Tree Road Southborough Tunbridge Wells Kent TN4 0BA	4	0	4	Not started	0	0	4	0	0	0
22/03538/FULL	Fairfax Lodge Pembury Road Royal Tunbridge Wells Kent TN2 3QS	4	0	4	Not started	0	0	4	0	0	0
18/03941/FULL	Land Adjacent Telephone Exchange New Pond Road Benenden Cranbrook Kent	4	0	4	Under construction	4	0	0	0	0	0
19/00390/FULL	Land Between Goldings And Ringden Avenue Paddock Wood Tonbridge Kent TN12 6EE	4	0	4	Under construction	4	0	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	Under construction	0	4	0	0	0	0
20/03626/FULL	Blue Pelican House 29A Mount Ephraim Royal Tunbridge Wells Kent TN4 8AA	4	0	4	Not started	0	4	0	0	0	0
21/03129/FULL	20 - 22 London Road Southborough Tunbridge Wells Kent TN4 0QB	4	0	4	Not started	0	4	0	0	0	0
22/00758/FULL	Victoria House Rural Business Centre The Moor Hawkhurst Cranbrook Kent TN18 4NR	4	0	0	Not started	0	0	0	0	0	4
21/02835/FULL	2 Frant Road Royal Tunbridge Wells Kent	3	0	3	Not started	0	0	3	0	0	0

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21/03527/FULL	24 London Road Southborough Tunbridge Wells Kent TN4 0QB	3	0	3	Not started	0	0	3	0	0	0
21/03422/FULL	Capel Grange Farm Badsell Road Five Oak Green Tonbridge Kent TN12 6QX	3	0	3	Not started	0	0	3	0	0	0
22/01861/FULL	20 Beech Street Royal Tunbridge Wells Kent TN1 2RX	3	0	3	Not started	0	0	3	0	0	0
22/01191/FULL	7 Boyne Park Royal Tunbridge Wells Kent TN4 8EL	3	0	3	Not started	0	0	3	0	0	0
22/03076/PNEC	109 - 111 Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1QR	3	0	3	Not started	0	0	3	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
19/02571/FULL	9 Nevill Terrace Royal Tunbridge Wells Kent TN2 5QY	3	0	3	Under construction	3	0	0	0	0	0
19/01824/FULL	18 London Road Southborough Royal Tunbridge Wells Kent TN4 0QB	3	0	3	Under construction	3	0	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
21/00779/FULL	Springetts Almshouses Horns Road Hawkhurst Cranbrook Kent	3	0	3	Under construction	3	0	0	0	0	0

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21/01379/FULL	Turnden Hartley Road Cranbrook Kent TN17 3QX	3	0	3	Under construction	3	0	0	0	0	0
21/02389/FULL	Mile Oak Stables Mile Oak Road Paddock Wood Tonbridge Kent TN12 6NG	3	0	3	Not started	3	0	0	0	0	0
21/02236/FULL	Touchwood Pearsons Green Road Paddock Wood Tonbridge Kent TN12 6NY	3	0	3	Not started	3	0	0	0	0	0
21/03278/FULL	Poulhurst Farm Furnace Lane Brenchley Tonbridge Kent	3	0	3	Under construction	3	0	0	0	0	0
20/00476/FULL	Car Park Culverden Square Royal Tunbridge Wells Kent	3	0	3	Under construction	0	3	0	0	0	0

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22/02506/FULL	Greenfields Farm Old Hay Brenchley Tonbridge Kent TN12 7DG	3	0	3	Not started	0	3	0	0	0	0
22/02497/FULL	22 Windmill Street Royal Tunbridge Wells Kent TN2 4UU	3	0	3	Under construction	0	3	0	0	0	0
18/03602/FULL	Castle Hill Farm Pearsons Green Road Brenchley Tonbridge Kent TN12 7DB	3	1	2	Under construction	2	0	0	0	0	0
20/02649/FULL	Cinder Hill Wood Gypsy Caravan Site Five Wents Matfield Tonbridge Kent	3	1	1	Under construction	1	0	0	0	0	1

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20/01115/FULL	Lower Church Farm Speldhurst Hill Speldhurst Tunbridge Wells Kent TN3 0NJ	2	0	2	Not started	0	0	2	0	0	0
22/00641/FULL	Hartley Farmhouse Plot Adjacent Hartley Road Cranbrook Kent TN17 3QG	2	0	2	Not started	0	0	2	0	0	0
21/03122/FULL	32 Mount Ephraim Royal Tunbridge Wells Kent TN4 8AU	2	0	2	Not started	0	0	2	0	0	0
22/00843/PNQCLA	Lower Ladysden Farm Winchet Hill Goudhurst Cranbrook Kent TN17 1JX	2	0	2	Not started	0	0	2	0	0	0
21/00602/FULL	Land Adjacent Frisco Cottage Hawkhurst Road Cranbrook Kent	2	0	2	Not started	0	0	2	0	0	0

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22/01964/FULL	8-9 Amberleaze Drive Pembury Tunbridge Wells Kent TN2 4HF	2	0	2	Not started	0	0	2	0	0	0
22/01747/FULL	Old Broad Oak Land Adjacent Windmill Hill Brenchley Tonbridge Kent TN12 7NP	2	0	2	Not started	0	0	2	0	0	0
22/03610/FULL	4 West Terrace High Street Cranbrook Kent TN17 3LG	2	0	2	Not started	0	0	2	0	0	0
22/03124/FULL	22 Ashdown Close Royal Tunbridge Wells Kent TN4 8DU	2	0	2	Not started	0	0	2	0	0	0
23/00148/PNQCLA	Barns Adjacent To Postern View Postern Lane Tonbridge Kent TN11 0QP	2	0	2	Not started	0	0	2	0	0	0

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18/00385/FULL	Garage Block And Land Lampington Row Langton Green Tunbridge Wells Kent	2	0	2	Under construction	2	0	0	0	0	0
17/04246/FULL	Garages Prospect Road Rear Access - Rear Of 52-84 Prospect Road Southborough Royal Tunbridge Wells Kent	2	0	2	Under construction	2	0	0	0	0	0
22/00694/FULL	Oasthouse South West Of Cherry Tree Farmhouse Mill Lane Frittenden Cranbrook Kent TN17 2DT	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

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21/00786/FULL	187 Forest Road Royal Tunbridge Wells Kent TN2 5JA	2	0	2	Under construction	2	0	0	0	0	0
21/00910/FULL	White Horse Inn High Street Cranbrook Kent TN17 3EX	2	0	2	Under construction	2	0	0	0	0	0
21/02803/FULL	Apple Tree Cottage Maidstone Road Horsmonden Tonbridge Kent TN12 8NE	2	0	2	Under construction	2	0	0	0	0	0
21/03597/FULL	Risebridge Health And Sports Club Ranters Lane Goudhurst Cranbrook TN17 1HN	2	0	2	Under construction	2	0	0	0	0	0
22/00751/PNEC	58 Tunnel Road & 14 Hill Street Royal Tunbridge Wells Kent TN1 2BU	2	0	2	Under construction	2	0	0	0	0	0

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22/02277/FULL	Benenden C Of E Primary School The Green Benenden Cranbrook Kent TN17 4DN	2	0	2	Under construction	2	0	0	0	0	0
22/02823/FULL	24 Commercial Road Paddock Wood Tonbridge Kent TN12 6EL	2	0	2	Under construction	2	0	0	0	0	0
20/01440/FULL	Tuttys Farm Land And Buildings Hawkenbury Road Royal Tunbridge Wells Kent	2	0	2	Not started	0	2	0	0	0	0
20/02076/FULL	Land Adjacent To No. 4 All Saints Road Hawkhurst Cranbrook Kent	2	0	2	Not started	0	2	0	0	0	0

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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	2	0	0	0	0
22/02316/FULL	The Pump House Hayesden Lane Tonbridge Kent TN11 9AU	2	0	2	Not started	0	2	0	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	2	0	0	0	0
20/03360/FULL	Buckhurst Farm Buildings Biddenden Road Frittenden Cranbrook Kent TN17 2BE	2	0	2	Not started	0	2	0	0	0	0

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20/03344/FULL	Land Between 7 And 9 Blackthorn Avenue Southborough Tunbridge Wells Kent	2	0	2	Not started	0	2	0	0	0	0
22/01696/FULL	The Old Parsonage Balcombes Hill Goudhurst Cranbrook Kent	2	0	2	Not started	0	2	0	0	0	0
21/00799/FULL	1 Chilston Road Royal Tunbridge Wells Kent TN4 9LW	2	0	2	Not started	0	2	0	0	0	0
21/02519/FULL	155 Silverdale Road Royal Tunbridge Wells Kent TN4 9HT	2	0	2	Not started	0	2	0	0	0	0
21/03128/FULL	52 Madeira Park Royal Tunbridge Wells Kent TN2 5SY	2	0	2	Not started	0	2	0	0	0	0

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21/03682/FULL	Land At Attwaters Lane (Opposite Reynold's Farm) Hawkhurst Cranbrook Kent	2	0	2	Not started	0	2	0	0	0	0
21/02894/FULL	22 - 24 Camden Road Royal Tunbridge Wells Kent TN1 2PT	2	0	2	Not started	0	2	0	0	0	0
22/01294/FULL	Funnel Piece Lucks Lane Paddock Wood Tonbridge Kent	2	0	2	Not started	0	2	0	0	0	0
22/02077/FULL	Barclays Bank Plc High Street Hawkhurst Cranbrook Kent TN18 4AE	2	0	2	Under construction	0	2	0	0	0	0
22/03036/PNEC	The Forge Little Mount Sion Royal Tunbridge Wells Kent TN1 1UZ	2	0	0	Not started	0	0	0	0	0	2

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21/00184/FULL	Lordships Stables Marle Place Road Brenchley Tonbridge Kent TN12 7HS	2	1	1	Under construction	1	0	0	0	0	0
19/03055/FULL	101 Clifton Road Royal Tunbridge Wells Kent TN2 3AU	1	-1	2	Under construction	2	0	0	0	0	0
20/00993/FULL	Little Hollow Vauxhall Lane Southborough Tunbridge Wells Kent TN4 0XD	1	-1	2	Under construction	0	2	0	0	0	0
20/01315/FULL	Orleigh Cophall Avenue Hawkhurst Cranbrook Kent TN18 4LR	1	0	1	Not started	0	0	1	0	0	0

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19/03448/FULL	The Barn Invictas Gedges Hill Matfield Tonbridge Kent TN12 7DU	1	0	1	Not started	0	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
20/03843/FULL	Goddards Green Barn Angley Road Cranbrook Kent TN17 3LR	1	0	1	Not started	0	0	1	0	0	0
22/01624/REM	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	1	0	1	Not started	0	0	1	0	0	0

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21/02240/FULL	Smockham Farm Reynolds Lane Royal Tunbridge Wells Kent TN4 9XL	1	0	1	Not started	0	0	1	0	0	0
21/03038/FULL	The Hay Barn Smockham Farm Reynolds Lane Royal Tunbridge Wells Kent TN4 9XL	1	0	1	Not started	0	0	1	0	0	0
21/03037/FULL	Farmyard Barns Smockham Farm Reynolds Lane Royal Tunbridge Wells Kent TN4 9XL	1	0	1	Not started	0	0	1	0	0	0
21/03144/FULL	The Granary Buckhurst Farm Sissinghurst Road Sissinghurst Cranbrook Kent TN17 2AA	1	0	1	Not started	0	0	1	0	0	0

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22/00434/OUT	Grove Haven Hawkenbury Road Royal Tunbridge Wells Kent TN3 9AD	1	0	1	Not started	0	0	1	0	0	0
22/00327/FULL	High Timbers Hartley Road Cranbrook Kent TN17 3QX	1	0	1	Not started	0	0	1	0	0	0
22/00250/FULL	Chicks Farm Chicks Lane Kilndown Cranbrook Kent TN17 2RP	1	0	1	Not started	0	0	1	0	0	0
22/00021/FULL	Redhouse Barn Goddards Green Road Benenden Cranbrook Kent TN17 4AR	1	0	1	Not started	0	0	1	0	0	0

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22/00502/FULL	Building At Little Bubhurst Barn Bubhurst Lane Frittenden Cranbrook Kent TN17 2BD	1	0	1	Not started	0	0	1	0	0	0
21/04099/FULL	2 Somerville Gardens Royal Tunbridge Wells Kent TN4 8EP	1	0	1	Not started	0	0	1	0	0	0
22/00169/FULL	Tanners Pembury Grange Royal Tunbridge Wells Kent TN2 4RP	1	0	1	Not started	0	0	1	0	0	0
22/00754/FULL	Hawthorn Cottage Ockley Lane Hawkhurst Cranbrook Kent TN18 4DW	1	0	1	Not started	0	0	1	0	0	0

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22/00837/FULL	Land Adjacent To 18 Doric Avenue Southborough Tunbridge Wells Kent TN4 0QN	1	0	1	Not started	0	0	1	0	0	0
22/00958/FULL	Agricultural Building Hayesden Lane Tonbridge Kent TN11 9AU	1	0	1	Not started	0	0	1	0	0	0
22/00894/FULL	Lodge Nursery Lidwells Lane Goudhurst Cranbrook Kent TN17 1EJ	1	0	1	Not started	0	0	1	0	0	0
22/00678/FULL	Kippings Cross Farm House Studio Hastings Road Matfield Tonbridge Kent TN12 7HB	1	0	1	Not started	0	0	1	0	0	0

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21/04202/FULL	Tilsden Farm Tilsden Lane Cranbrook Kent TN17 3PJ	1	0	1	Not started	0	0	1	0	0	0
21/04217/FULL	Tilsden Cottage Tilsden Farm Tilsden Lane Cranbrook Kent TN17 3PJ	1	0	1	Not started	0	0	1	0	0	0
22/00936/FULL	Cottleston Farm Kings Toll Road Pembury Tunbridge Wells Kent TN2 4BE	1	0	1	Not started	0	0	1	0	0	0
22/00261/FULL	Builders Yard Badsell Road Five Oak Green Tonbridge Kent	1	0	1	Not started	0	0	1	0	0	0

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22/01106/FULL	Park Farm Water Lane Hawkhurst Cranbrook Kent TN18 5AY	1	0	1	Not started	0	0	1	0	0	0
22/00681/FULL	The Postern Postern Lane Tonbridge Kent TN11 0QU	1	0	1	Not started	0	0	1	0	0	0
22/00607/FULL	Rusthall House Cottage Langton Road Langton Green Tunbridge Wells Kent, TN3 0BB	1	0	1	Not started	0	0	1	0	0	0
22/01309/FULL	1 The Meads Cranbrook Kent TN17 3QB	1	0	1	Not started	0	0	1	0	0	0
22/00310/FULL	21 Mount Ephraim Royal Tunbridge Wells Kent TN4 8AE	1	0	1	Not started	0	0	1	0	0	0

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22/01424/FULL	Mereworth Motors Ltd 7 Mereworth Road Royal Tunbridge Wells Kent TN4 9PL	1	0	1	Not started	0	0	1	0	0	0
22/01269/FULL	Beacon House Rolvenden Road Benenden Cranbrook Kent TN17 4BU	1	0	1	Not started	0	0	1	0	0	0
22/01407/FULL	Land Adjacent To 7 Edward Street Rusthall Tunbridge Wells Kent TN4 8RP	1	0	1	Not started	0	0	1	0	0	0
22/00275/FULL	Woodsden Water Lane Hawkhurst Cranbrook Kent TN18 5AP	1	0	1	Not started	0	0	1	0	0	0

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22/01456/FULL	Weald Society For The Disabled Ockley Road Hawkhurst Cranbrook Kent TN18 4DY	1	0	1	Not started	0	0	1	0	0	0
22/00977/FULL	Amhurst Hill Farm Amhurst Bank Road Pembury Tunbridge Wells Kent TN2 4AP	1	0	1	Not started	0	0	1	0	0	0
22/01004/FULL	Home Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2SJ	1	0	1	Not started	0	0	1	0	0	0
22/02042/FULL	50 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AS	1	0	1	Not started	0	0	1	0	0	0

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22/02166/PNQCLA	Satins Hill Farm Spongs Lane Sissinghurst Cranbrook Kent TN17 2AH	1	0	1	Not started	0	0	1	0	0	0
22/02382/FULL	Angley Farm Glassenbury Road Cranbrook Kent TN17 2QJ	1	0	1	Not started	0	0	1	0	0	0
22/02419/FULL	Amhurst Hill Farm Amhurst Bank Road Pembury Tunbridge Wells Kent TN2 4AP	1	0	1	Not started	0	0	1	0	0	0
22/02470/FULL	Invergordon 5C Frant Road Royal Tunbridge Wells Kent TN2 5SB	1	0	1	Not started	0	0	1	0	0	0

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22/01971/FULL	Smockham Farm Reynolds Lane Royal Tunbridge Wells Kent TN4 9XL	1	0	1	Not started	0	0	1	0	0	0
22/02772/FULL	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent	1	0	1	Not started	0	0	1	0	0	0
22/02567/FULL	Great Nineveh Farm Nineveh Lane Benenden Cranbrook Kent TN17 4LG	1	0	1	Not started	0	0	1	0	0	0
22/02878/FULL	25A Eridge Road Royal Tunbridge Wells Kent TN4 8HJ	1	0	1	Not started	0	0	1	0	0	0
22/01772/FULL	Land To The Rear Of 14A Commercial Road Royal Tunbridge Wells Kent TN1 2RR	1	0	1	Not started	0	0	1	0	0	0

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22/03107/FULL	Trenches Farm House Knowle Road Brenchley Tonbridge Kent TN12 7DJ	1	0	1	Not started	0	0	1	0	0	0
22/02660/FULL	Mile Oak Stables Mile Oak Road Paddock Wood Tonbridge Kent TN12 6NG	1	0	1	Not started	0	0	1	0	0	0
22/03072/FULL	The Stables Bedgebury Road Goudhurst Cranbrook Kent TN17 2QP	1	0	1	Not started	0	0	1	0	0	0
22/01598/FULL	Duvals Farm Whites Lane Hawkhurst Cranbrook Kent TN18 5DD	1	0	1	Not started	0	0	1	0	0	0

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22/03427/FULL	31 High Street Pembury Tunbridge Wells Kent TN2 4PH	1	0	1	Not started	0	0	1	0	0	0
22/03227/FULL	Annex Trenley Farm Gills Green Cranbrook Kent TN18 5AH	1	0	1	Not started	0	0	1	0	0	0
22/03440/FULL	Sandhole Cottage Lamberhurst Road Horsmonden Tonbridge Kent TN12 8DR	1	0	1	Not started	0	0	1	0	0	0
22/03091/FULL	Garden House Brooksden High Street Cranbrook Kent TN17 3DT	1	0	1	Not started	0	0	1	0	0	0

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22/03306/FULL	Little Acorns Woodbury Road Hawkhurst Cranbrook Kent TN18 4DD	1	0	1	Not started	0	0	1	0	0	0
22/03488/FULL	Stoke House High Street Cranbrook Kent TN17 3LH	1	0	1	Not started	0	0	1	0	0	0
22/03557/FULL	Upper Barn Fairmans Lane Brenchley Tonbridge Kent TN12 7AL	1	0	1	Not started	0	0	1	0	0	0
22/03577/PNQCLA	Satins Hill Farm Spongs Lane Sissinghurst Cranbrook Kent TN17 2AH	1	0	1	Not started	0	0	1	0	0	0

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23/00181/FULL	Salisbury House Langton Road Langton Green Tunbridge Wells Kent TN3 0ET	1	0	1	Not started	0	0	1	0	0	0
23/00002/FULL	1 Dornden Drive Langton Green Tunbridge Wells Kent TN3 0AA	1	0	1	Not started	0	0	1	0	0	0
23/00306/FULL	Spring Farm Horsmonden Road Brenchley Tonbridge Kent TN12 7AX	1	0	1	Not started	0	0	1	0	0	0
18/01381/FULL	Pippins Gedges Hill Matfield Tonbridge Kent TN12 7DU	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
19/00070/FULL	Hillside Farm Franks Hollow Road Bidborough Royal Tunbridge Wells Kent TN3 0UB	1	0	1	Under construction	1	0	0	0	0	0
19/00779/FULL	Beacon Hall House Rolvenden Road Benenden Cranbrook Kent, TN17 4BU	1	0	1	Under construction	1	0	0	0	0	0

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20/02028/FULL	Land To The Rear Of 2 Marsh Cottages Mill Lane Frittenden Cranbrook Kent TN17 2DR	1	0	1	Under construction	1	0	0	0	0	0
19/00347/FULL	The Gun & Spitroast The Heath Horsmonden Tonbridge Kent TN12 8HT	1	0	1	Under construction	1	0	0	0	0	0
19/02737/FULL	Chalket Farm Chalket Lane Pembury Tunbridge Wells Kent TN2 4AA	1	0	1	Under construction	1	0	0	0	0	0
19/02426/FULL	The Old Packing Shed Foxhole Farm Foxhole Lane Brenchley Tonbridge Kent	1	0	1	Under construction	1	0	0	0	0	0

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19/03024/FULL	Elphicks Farm Spelmonden Road Horsmonden Tonbridge Kent TN12 8EL	1	0	1	Under construction	1	0	0	0	0	0
19/02772/FULL	St Cuthberts Lodge Stream Lane Hawkhurst Cranbrook Kent TN18 4RB	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	1	0	0	0	0	0
20/00228/FULL	St Johns Launderette 113 St Johns Road Royal Tunbridge Wells TN4 9TU	1	0	1	Under construction	1	0	0	0	0	0

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20/00247/FULL	Burgess Stores High Street Goudhurst Cranbrook TN17 1AL	1	0	1	Under construction	1	0	0	0	0	0
19/03025/FULL	Ramsden Farm Land & Buildings Dingleden Benenden Cranbrook Kent	1	0	1	Under construction	1	0	0	0	0	0
20/00675/FULL	Land At The Heathers Hartley Road Cranbrook Kent	1	0	1	Under construction	1	0	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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20/01632/FULL	2 Clay Cottages Clayhill Goudhurst Cranbrook Kent TN17 1BE	1	0	1	Under construction	1	0	0	0	0	0
20/01929/FULL	1 Manor Road Southborough Tunbridge Wells Kent TN4 0LD	1	0	1	Under construction	1	0	0	0	0	0
20/02430/PNQCLA	Breach Wood Farm Goudhurst Road Cranbrook Kent TN17 2LJ	1	0	1	Not started	1	0	0	0	0	0
20/02290/FULL	Blackhurst Park Halls Hole Road Royal Tunbridge Wells Kent TN2 4RG	1	0	1	Under construction	1	0	0	0	0	0
20/02182/FULL	Bentham Hill Farm Stockland Green Road Speldhurst Tunbridge Wells Kent	1	0	1	Under construction	1	0	0	0	0	0

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20/01968/FULL	Alpha House 2A Frant Road Royal Tunbridge Wells Kent TN2 5SE	1	0	1	Under construction	1	0	0	0	0	0
20/02939/FULL	Glassocks Rye Road Sandhurst Cranbrook Kent TN18 5PH	1	0	1	Under construction	1	0	0	0	0	0
20/03348/PNM	140 London Road Southborough Tunbridge Wells Kent TN4 0PJ	1	0	1	Not started	1	0	0	0	0	0
20/03522/PNM	145 Camden Road Royal Tunbridge Wells Kent TN1 2RA	1	0	1	Not started	1	0	0	0	0	0
22/02739/FULL	Lapwing Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2QS	1	0	1	Under construction	1	0	0	0	0	0

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20/03556/FULL	28 - 30 Rusthall High Street Rusthall Tunbridge Wells Kent TN4 8RY	1	0	1	Under construction	1	0	0	0	0	0
20/03297/FULL	Tilden Farm Water Lane Hawkhurst Cranbrook Kent	1	0	1	Under construction	1	0	0	0	0	0
20/03364/FULL	Silcocks Farm Poundsbridge Lane Fordcombe Tunbridge Wells TN3 0RJ	1	0	1	Under construction	1	0	0	0	0	0
20/03588/FULL	Brandfold Farm North Road Goudhurst Cranbrook Kent TN17 1JJ	1	0	1	Under construction	1	0	0	0	0	0

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21/00131/FULL	The Pump House North Road Goudhurst Cranbrook Kent TN17 1JN	1	0	1	Under construction	1	0	0	0	0	0
21/00378/FULL	64 Commercial Road Paddock Wood Tonbridge Kent TN12 6DP	1	0	1	Under construction	1	0	0	0	0	0
20/03854/FULL	Western Barn Bentinck Farm Romford Road Pembury Tunbridge Wells TN2 4BB	1	0	1	Under construction	1	0	0	0	0	0
21/00430/FULL	Eastern Barn Bentinck Farm Romford Road Pembury Tunbridge Wells Kent TN2 4BB	1	0	1	Under construction	1	0	0	0	0	0

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21/00620/FULL	Coppers Coppers Lane Matfield Tonbridge TN12 7JE	1	0	1	Under construction	1	0	0	0	0	0
21/00706/FULL	Town Farm Slaughterhouse High Street Brenchley Tonbridge Kent TN12 7NH	1	0	1	Under construction	1	0	0	0	0	0
21/01074/FULL	Stables And Barn Potters Lane Hawkhurst Cranbrook Kent	1	0	1	Under construction	1	0	0	0	0	0
21/01483/FULL	Leonards Highgate Hill Hawkhurst Cranbrook Kent TN18 4LE	1	0	1	Under construction	1	0	0	0	0	0

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22/01247/FULL	Vehicle Repair Workshop And Premises 1 Mereworth Road Royal Tunbridge Wells Kent TN4 9PL	1	0	1	Under construction	1	0	0	0	0	0
21/01488/FULL	Twin Valleys Lewes Heath Horsmonden Tonbridge Kent TN12 8AF	1	0	1	Under construction	1	0	0	0	0	0
21/01611/FULL	Bockingfold Farm Ladham Road Goudhurst Cranbrook Kent TN17 1LY	1	0	1	Under construction	1	0	0	0	0	0
21/02193/FULL	Lower Standen Farm Standen Street Benenden Cranbrook Kent TN17 4LA	1	0	1	Under construction	1	0	0	0	0	0

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21/02539/FULL	Elphicks Fisheries Spelmonden Road Horsmonden Tonbridge Kent	1	0	1	Under construction	1	0	0	0	0	0
20/02357/FULL	Pokehill Farm South Farm Lane Langton Green Tunbridge Wells Kent TN3 9JN	1	0	1	Under construction	1	0	0	0	0	0
21/02865/FULL	Far Far Away Beech Lane Matfield Tonbridge Kent TN12 7HG	1	0	1	Under construction	1	0	0	0	0	0
21/02366/FULL	2 Peartree Cottages Maidstone Road Matfield Tonbridge TN12 7JH	1	0	1	Under construction	1	0	0	0	0	0

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21/02307/FULL	Great Coldharbour Farm Cuckoo Lane Brenchley Tonbridge Kent TN12 7HX	1	0	1	Under construction	1	0	0	0	0	0
21/03501/FULL	The Meadow House Culverden Down Royal Tunbridge Wells Kent TN4 9SL	1	0	1	Under construction	1	0	0	0	0	0
21/04017/FULL	3 Queens Gardens Royal Tunbridge Wells Kent TN4 9NB	1	0	1	Under construction	1	0	0	0	0	0
21/03288/FULL	Glassenbury Park House Glassenbury Road Cranbrook Kent TN17 2QF	1	0	1	Under construction	1	0	0	0	0	0
21/03790/REM	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	1	0	1	Under construction	1	0	0	0	0	0

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21/03926/FULL	Branden Cottage Biddenden Road Sissinghurst Cranbrook Kent TN17 2AB	1	0	1	Under construction	0	1	0	0	0	0
21/02602/FULL	New England House 10 Newlands Road Royal Tunbridge Wells Kent TN4 9AT	1	0	1	Under construction	1	0	0	0	0	0
21/04073/FULL	Moatlands Manor Watermans Lane Paddock Wood Tonbridge Kent TN12 6ND	1	0	1	Under construction	1	0	0	0	0	0
21/04092/FULL	Land South-east Of Garfield Langton Road Langton Green Tunbridge Wells Kent	1	0	1	Under construction	1	0	0	0	0	0

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21/03069/FULL	8 Camden Avenue Pembury Tunbridge Wells Kent TN2 4PQ	1	0	1	Under construction	1	0	0	0	0	0
21/04139/FULL	Waterfrets Farm Burnt House Lane Langton Green Tunbridge Wells Kent TN3 0JR	1	0	1	Under construction	1	0	0	0	0	0
22/00329/FULL	16 Church Road Royal Tunbridge Wells Kent TN1 1JP	1	0	1	Under construction	1	0	0	0	0	0
22/00362/FULL	18 Church Road Royal Tunbridge Wells Kent TN1 1JP	1	0	1	Under construction	1	0	0	0	0	0
22/00380/FULL	Ingleden Farm Horns Road Hawkhurst Cranbrook Kent TN18 4QU	1	0	1	Under construction	1	0	0	0	0	0

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22/00118/FULL	Oast At Marsh Quarter Farm Marsh Quarter Lane Sandhurst Cranbrook Kent	1	0	1	Under construction	1	0	0	0	0	0
22/00508/FULL	Manor Farm Maidstone Road Horsmonden Tonbridge Kent TN12 8HA	1	0	1	Under construction	1	0	0	0	0	0
22/01316/FULL	Carpenters Yard Cottage Pembury Road Capel Tonbridge Kent TN11 0QF	1	0	1	Not started	1	0	0	0	0	0
22/01626/FULL	The Old Barn Bodiam Road Sandhurst Cranbrook Kent TN18 5LE	1	0	1	Under construction	1	0	0	0	0	0

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22/00704/FULL	4 Clay Cottages Clayhill Goudhurst Cranbrook TN17 1BE	1	0	1	Under construction	1	0	0	0	0	0
22/03479/FULL	Orchard House Broom Lane Langton Green Tunbridge Wells Kent TN3 0RA	1	0	1	Under construction	1	0	0	0	0	0
22/03430/FULL	Dislingbury Farmhouse Half Moon Lane Tudeley Tonbridge Kent TN11 0PS	1	0	1	Under construction	1	0	0	0	0	0
22/03361/FULL	May Farm Chicks Lane Kilndown Cranbrook Kent TN17 2RP	1	0	1	Under construction	1	0	0	0	0	0

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22/03300/FULL	Great Bayhall Barn Chalket Lane Pembury Tunbridge Wells Kent	1	0	1	Under construction	1	0	0	0	0	0
22/01923/LAWPRO	Crittenden House Crittenden Road Matfield Tonbridge Kent TN12 7EN	1	0	1	Under construction	1	0	0	0	0	0
22/03599/FULL	Hawkhurst Place Farm Rye Road Hawkhurst Cranbrook Kent TN18 5DA	1	0	1	Under construction	1	0	0	0	0	0
22/03030/FULL	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent	1	0	1	Under construction	1	0	0	0	0	0

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22/02147/FULL	Wagtail Farm Jarvis Lane Goudhurst Cranbrook Kent TN17 2NP	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
19/03265/FULL	The Old Nursery The Common Sissinghurst Cranbrook TN17 2HT	1	0	1	Not started	0	1	0	0	0	0
20/00721/FULL	21 Barden Road Speldhurst Tunbridge Wells Kent TN3 0QB	1	0	1	Not started	0	1	0	0	0	0
20/02338/OUT	Land Rear Of 1 - 4 Barnetts Way Southborough Tunbridge Wells Kent	1	0	1	Not started	0	1	0	0	0	0

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20/01215/FULL	Beacon Mill Cottage Rolvenden Road Benenden Cranbrook Kent TN17 4BU	1	0	1	Under construction	0	1	0	0	0	0
20/01808/FULL	St Cubys Yard Blind Lane Goudhurst Cranbrook TN17 1EL	1	0	1	Not started	0	1	0	0	0	0
20/02274/FULL	Gate House Farm Fairmans Lane Brenchley Tonbridge Kent TN12 7AD	1	0	1	Under construction	0	1	0	0	0	0
20/02070/FULL	Land East Of Water Lane Hawkhurst Cranbrook Kent	1	0	1	Under construction	0	1	0	0	0	0

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20/03002/FULL	Buckhurst Farm Biddenden Road Frittenden Cranbrook Kent TN17 2BE	1	0	1	Not started	0	1	0	0	0	0
20/03057/FULL	Bakers Barn And Stables Ladham Road Goudhurst Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0
20/03526/FULL	8 Colonnade Rye Road Hawkhurst Cranbrook TN18 4ES	1	0	1	Not started	0	1	0	0	0	0
22/00349/FULL	The Green Cross Inn Station Road Goudhurst Cranbrook Kent TN17 1HA	1	0	1	Under construction	0	1	0	0	0	0

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20/03825/FULL	28 Holmewood Ridge Langton Green Tunbridge Wells Kent TN3 0ED	1	0	1	Not started	0	1	0	0	0	0
20/03353/FULL	2 Chapel Row Maidstone Road Matfield Tonbridge Kent TN12 7LD	1	0	1	Not started	0	1	0	0	0	0
22/00326/REM	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	1	0	0	Not started	0	0	0	0	0	1
20/03585/FULL	Peel House Queens Road Hawkhurst Cranbrook TN18 4HQ	1	0	1	Not started	0	1	0	0	0	0
22/00162/OUT	Land At The Kitty Fisher The Street Benenden Cranbrook TN17 4DJ	1	0	1	Not started	0	1	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
21/00231/FULL	Thistle Dous Sandhurst Road Royal Tunbridge Wells Kent TN2 3JU	1	0	1	Not started	0	1	0	0	0	0
21/00188/FULL	Broadlake Farm Mill Lane Frittenden Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0
21/00618/FULL	Millford House Penshurst Road Speldhurst Tunbridge Wells Kent TN3 0PH	1	0	1	Not started	0	1	0	0	0	0
21/00428/FULL	2 Holden Park Road Southborough Tunbridge Wells Kent TN4 0ET	1	0	1	Not started	0	1	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
21/01303/FULL	Glebelands Five Oak Green Road Tudeley Tonbridge Kent TN11 0PW	1	0	1	Not started	0	1	0	0	0	0
21/01715/FULL	1 Cedar Ridge Royal Tunbridge Wells Kent TN2 3NX	1	0	1	Not started	0	1	0	0	0	0
21/01797/FULL	140 London Road Southborough Tunbridge Wells Kent TN4 0PJ	1	0	1	Not started	0	1	0	0	0	0
21/01519/FULL	1 Laundry Cottages Water Lane Hawkhurst Cranbrook Kent TN18 5DL	1	0	1	Not started	0	1	0	0	0	0
21/01833/FULL	Garages Doctor Hopes Road Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
21/01576/FULL	Parsonage Farm Brenchley Road Brenchley Tonbridge Kent TN12 7PA	1	0	1	Under construction	0	1	0	0	0	0
22/02186/REM	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	1	0	1	Not started	0	1	0	0	0	0
21/02289/FULL	Buckhurst Farm Sissinghurst Road Sissinghurst Cranbrook Kent TN17 2AA	1	0	1	Not started	0	1	0	0	0	0
21/02491/FULL	2 Broadwater Down Royal Tunbridge Wells Kent TN2 5NG	1	0	1	Not started	0	1	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
21/02637/FULL	The Nurseries Pralls Lane Matfield Tonbridge Kent TN12 7DX	1	0	1	Not started	0	1	0	0	0	0
21/02463/FULL	The Bungalow Dunstan Road Royal Tunbridge Wells Kent TN4 9NE	1	0	1	Not started	0	1	0	0	0	0
21/02605/FULL	Apple Packing Barn Bentinck Farm Romford Road Pembury Tunbridge Wells Kent TN2 4BB	1	0	1	Under construction	0	1	0	0	0	0
21/02660/FULL	Amhurst Hill Farm Amhurst Bank Road Pembury Tunbridge Wells Kent TN2 4AP	1	0	1	Not started	0	1	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
22/02865/FULL	Hams Travel London Road Flimwell Wadhurst Kent TN5 7PL	1	0	1	Not started	0	1	0	0	0	0
21/03534/FULL	Lomas Farm Buildings Lomas Lane Sandhurst Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0
21/03783/FULL	59 - 61 High Street Royal Tunbridge Wells Kent TN1 1XU	1	0	1	Not started	0	1	0	0	0	0
21/04001/FULL	Kerrys Yard Bodiam Road Sandhurst Cranbrook Kent TN18 5LF	1	0	1	Under construction	0	1	0	0	0	0
21/04053/FULL	1 Chilston Road Royal Tunbridge Wells Kent TN4 9LW	1	0	1	Not started	0	1	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
21/04005/FULL	The Granary Park Farm Langton Road Langton Green Tunbridge Wells Kent TN3 9SS	1	0	1	Not started	0	1	0	0	0	0
21/04248/FULL	Agricultural Barn At 2 Kenwards Cottages Bubhurst Lane Frittenden Cranbrook Kent TN17 2BD	1	0	1	Not started	0	1	0	0	0	0
22/00035/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
21/04136/FULL	36 Henwood Green Road Pembury Tunbridge Wells TN2 4LF	1	0	1	Not started	0	1	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
22/00167/FULL	Bainden Farmhouse School House Lane Horsmonden Tonbridge Kent TN12 8BT	1	0	1	Not started	0	1	0	0	0	0
21/00366/FULL	Small Brook Fields Etherington Hill Speldhurst Tunbridge Wells Kent	1	0	1	Not started	0	1	0	0	0	0
22/02999/FULL	Land Adjacent Friars Lodge Maidstone Road Matfield Tonbridge Kent TN12 7LE	1	0	1	Under construction	0	1	0	0	0	0
22/01338/FULL	Land To West Of 21 Eastwell Close Paddock Wood Tonbridge Kent TN12 6UH	1	0	1	Under construction	0	1	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
22/02531/FULL	Spring Grove Farm Redwings Lane Pembury Tunbridge Wells Kent TN2 4AN	1	0	1	Under construction	0	1	0	0	0	0
22/02718/FULL	Building Adjacent To Spring Grove Farm Redwings Lane Pembury Tunbridge Wells Kent TN2 4AN	1	0	1	Under construction	0	1	0	0	0	0
22/03137/FULL	Beacon House Rolvenden Road Benenden Cranbrook Kent TN17 4BU	1	0	1	Not started	0	1	0	0	0	0
22/03083/FULL	Crofton Lomas Lane Sandhurst Cranbrook Kent TN18 5PT	1	0	1	Not started	0	1	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
22/03633/FULL	Swiss Cottage Derwent Drive Royal Tunbridge Wells Kent TN4 9TB	1	0	1	Not started	0	1	0	0	0	0
22/03657/FULL	Office Unit 47 High Street Cranbrook Kent TN17 3EE	1	0	1	Not started	0	1	0	0	0	0
23/00141/PNEC	42B Commercial Road Paddock Wood Tonbridge Kent TN12 6EL	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	1	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
20/01372/FULL	Barn Honnington Farm Vauxhall Lane Southborough Tunbridge Wells Kent TN4 0XD	1	0	1	Not started	0	1	0	0	0	0
20/01776/FULL	Fountain House First Floor Unit High Street Goudhurst Cranbrook TN17 1AL	1	0	1	Not started	0	1	0	0	0	0
20/02459/FULL	Rock Villa Colts Hill Five Oak Green Tonbridge Kent TN12 6SW	1	0	1	Not started	0	1	0	0	0	0
20/03863/PNQCLA	Haffenden Farmhouse Bubhurst Lane Frittenden Cranbrook Kent TN17 2BD	1	0	1	Not started	0	1	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
20/02635/FULL	Barn Nursery Farm London Road Flimwell Wadhurst Kent	1	0	1	Not started	0	1	0	0	0	0
21/04232/FULL	Sunhill Place High Street Pembury Tunbridge Wells Kent TN2 4NZ	0	-11	11	Under construction	11	0	0	0	0	0
20/01775/FULL	5 Homewood Road Langton Green Royal Tunbridge Wells TN3 0HH	0	-4	4	Under construction	4	0	0	0	0	0
21/04235/FULL	Smugley Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2QU	0	-2	2	Under construction	2	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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
19/03566/FULL	Little Cowden Farm Horns Road Hawkhurst Cranbrook Kent TN18 4QS	0	-1	1	Under construction	1	0	0	0	0	0
20/02058/FULL	Albury Nevill Court Royal Tunbridge Wells Kent TN4 8NL	0	-1	1	Under construction	1	0	0	0	0	0
21/00487/FULL	High Views Ballards Hill Goudhurst Cranbrook Kent TN17 1JS	0	-1	1	Under construction	1	0	0	0	0	0
22/00944/FULL	Beech Tree Cottage Grovehurst Lane Horsmonden Tonbridge Kent TN12 8BG	0	-1	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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
21/02104/FULL	2 Oak Tree Close Royal Tunbridge Wells Kent TN2 5SS	0	-1	1	Under construction	1	0	0	0	0	0
21/04190/FULL	30A Holmewood Ridge Langton Green Tunbridge Wells Kent TN3 0ED	0	-1	1	Under construction	1	0	0	0	0	0
21/04213/FULL	High Cedar Nevill Park Royal Tunbridge Wells Kent TN4 8NN	0	-1	1	Under construction	1	0	0	0	0	0
22/00011/FULL	High View Grovehurst Lane Horsmonden Tonbridge Kent TN12 8BG	0	-1	1	Under construction	1	0	0	0	0	0
21/04239/FULL	Former Dulwich Preparatory School Course Horn Lane Cranbrook Kent TN17 3NP	0	-1	1	Under construction	1	0	0	0	0	0

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22/02435/FULL	Oast Meadow Horsmonden Road Brenchley Tonbridge Kent TN12 7AT	0	-1	1	Under construction	1	0	0	0	0	0
22/02589/FULL	Windrush Starvenden Lane Sissinghurst Cranbrook Kent TN17 2AN	0	-1	1	Under construction	1	0	0	0	0	0
22/03632/FULL	Ballards House Ballards Hill Goudhurst Cranbrook Kent TN17 1JS	0	-1	1	Under construction	0	1	0	0	0	0
21/03795/FULL	1 Hollyshaw Close Camden Park Royal Tunbridge Wells Kent, TN2 5AB	0	-1	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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
20/01206/FULL	4 Molyneux Almshouses Rusthall High Street Rusthall Tunbridge Wells Kent TN4 8SE	0	0	0	Not started	0	0	0	0	0	0
20/01356/FULL	Ryde House Short Lane Brenchley Tonbridge Kent TN12 7BA	0	0	0	Not started	0	0	0	0	0	0
21/00482/FULL	Glen Cove The Common Sissinghurst Cranbrook Kent TN17 2AJ	0	0	0	Not started	0	0	0	0	0	0
21/00358/FULL	Sandrock Lodge Sandrock Road Royal Tunbridge Wells Kent TN2 3PT	0	0	0	Not started	0	0	0	0	0	0

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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
21/00759/FULL	Forest View Tenterden Road Cranbrook Kent TN17 3PA	0	0	0	Not started	0	0	0	0	0	0
21/01285/FULL	The Birches 39 Broadwater Down Royal Tunbridge Wells Kent TN2 5NU	0	0	0	Not started	0	0	0	0	0	0
21/01844/FULL	11 Birchwood Avenue Southborough Tunbridge Wells Kent TN4 0UD	0	0	0	Not started	0	0	0	0	0	0
21/02838/FULL	120 Henwood Green Road Pembury Tunbridge Wells Kent TN2 4LN	0	0	0	Not started	0	0	0	0	0	0
21/02848/FULL	Bankside Goudhurst Road Cranbrook Kent TN17 2PZ	0	0	0	Not started	0	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
21/02983/FULL	Willowshaw Golford Cranbrook Kent TN17 3NX	0	0	0	Not started	0	0	0	0	0	0
21/03201/FULL	Breach Wood Goudhurst Road Cranbrook Kent TN17 2LJ	0	0	0	Not started	0	0	0	0	0	0
21/03068/FULL	Mulberry House Foxhole Lane Hawkhurst Cranbrook Kent TN18 5DT	0	0	0	Not started	0	0	0	0	0	0
21/04195/FULL	Gardeners Cottage 54A Culverden Down Royal Tunbridge Wells Kent TN4 9SG	0	0	0	Not started	0	0	0	0	0	0
22/00403/FULL	169A St Johns Road Royal Tunbridge Wells Kent TN4 9UP	0	0	0	Not started	0	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
22/01025/FULL	Angley View Cottage Angley Park Angley Road Cranbrook Kent TN17 2PN	0	0	0	Not started	0	0	0	0	0	0
22/00853/FULL	Misty Meadow Furnace Lane Lamberhurst Tunbridge Wells Kent TN3 8LE	0	0	0	Under construction	0	0	0	0	0	0
22/01109/FULL	Lodge Nursery Lidwells Lane Goudhurst Cranbrook Kent TN17 1EJ	0	0	0	Not started	0	0	0	0	0	0
22/02439/FULL	25A Eridge Road Royal Tunbridge Wells Kent TN4 8HJ	0	0	0	Not started	0	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
22/02674/FULL	15 & 17 Colonels Way Southborough Tunbridge Wells Kent TN4 0SZ	0	0	0	Not started	0	0	0	0	0	0
22/02714/FULL	Chilford Golford Road Cranbrook Kent TN17 3NW	0	0	0	Not started	0	0	0	0	0	0
22/01181/FULL	25 Royal Chase Royal Tunbridge Wells Kent TN4 8AX	0	0	0	Not started	0	0	0	0	0	0
22/03384/FULL	Thorpes Farm House Stream Lane Hawkhurst Cranbrook Kent TN18 4RD	0	0	0	Not started	0	0	0	0	0	0
22/03449/FULL	Forest House Bishops Down Park Road Royal Tunbridge Wells Kent TN4 8XS	0	0	0	Not started	0	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
23/00019/FULL	Starling Cottage Farm Golford Road Cranbrook Kent TN17 3NT	0	0	0	Not started	0	0	0	0	0	0
22/03640/FULL	Kings Barn Gedges Hill Matfield Tonbridge Kent TN12 7EA	0	0	0	Not started	-1	1	0	0	0	0
20/02419/FULL	Garden Cottage Home Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2SJ	-1	0	-1	Not started	0	-1	0	0	0	0
20/03564/FULL	2 - 4 Castle Street Royal Tunbridge Wells Kent TN1 1XJ	-1	0	-1	Not started	0	-1	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
22/02247/FULL	Rosset Holt Residential Home Pembury Road Royal Tunbridge Wells Kent TN2 3RB	-1	0	-1	Not started	0	-1	0	0	0	0
22/00717/FULL	Forge Farm Meats Limited Forge Farm Slaughter House Powder Mill Lane Southborough Tunbridge Wells Kent TN4 9EG	-1	0	-1	Not started	0	-1	0	0	0	0
22/02484/FULL	24 Calverley Park Royal Tunbridge Wells Kent TN1 2SL	-1	0	-1	Under construction	-1	0	0	0	0	0
21/04250/FULL	Tilsden Farm Tilsden Lane Cranbrook Kent TN17 3PJ	-1	0	-1	Not started	0	0	-1	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
23/00010/FULL	Hemsted Forest Equestrian Centre Golford Road Benenden Cranbrook Kent TN17 4AJ	-1	0	-1	Not started	0	0	-1	0	0	0
22/03549/FULL	9 London Road Royal Tunbridge Wells Kent TN1 1DA	-1	0	-1	Not started	0	0	-1	0	0	0
20/03530/FULL	32 Upper Grosvenor Road Royal Tunbridge Wells Kent TN1 2EP	-2	-3	0	Not started	0	0	0	0	0	1
22/02960/FULL	3 Hungershall Park Close Royal Tunbridge Wells Kent TN4 8NH	-2	0	-2	Not started	0	0	-2	0	0	0
21/02742/FULL	Garlinge Lodge 6 Garlinge Road Southborough Tunbridge Wells Kent TN4 0NR	-3	-7	4	Under construction	4	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 1 April 2023)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
21/02985/FULL	48 Pennington Road Southborough Tunbridge Wells Kent	-3	-4	1	Under construction	1	0	0	0	0	0
21/02886/FULL	Ashurst Place Rest Home Ashurst Place Lampington Row Langton Green Tunbridge Wells Kent TN3 0JG	-3	0	-3	Not started	0	-3	0	0	0	0
23/00149/FULL	52 Madeira Park Royal Tunbridge Wells Kent TN2 5SY	-7	0	-7	Not started	0	0	-7	0	0	0
			Total	2,679	-	842	736	708	393	0	166

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

Table 4 lists all non-consented identified sites (as allocated in the Site Allocations Local Plan (2016) and carried forward into the emerging Local Plan based on further assessment) that are considered to remain deliverable. It should be noted that not all sites considered to remain suitable for allocation are thought to be deliverable within the five-year housing land supply. Those sites that have been removed from previous iterations of this **Table** now have planning permission (so are removed to avoid double-counting). It should also be noted that some of the sites in the **Table** may partly already benefit from planning permission; in these cases, it is the balance of the allocation that is phased.

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	SLP Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity Mid-Point (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
AL/RTW24	AL/RTW 2	Land at the Auction House, Linden Park Road	0	0	0	0	0	0	0	0	0
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/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	94	0	0	0	70	24	0
AL/PW1	STR/SS 2	The Strategy for Paddock Wood Town Centre	30	30	0	0	0	0	0	0	16
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	621	164	0	0	0	70	94	428

Appendix 3: Identified (non-Permitted) Site Allocations Adopted in the Benenden Neighbourhood Development Plan

Table 5 lists all non-consented identified sites in the Benenden Neighbourhood Development Plan which was ‘made’ by Tunbridge Wells Borough Council at Full Council on 23 February 2022. It is noted that SSP1 already has full planning permission and therefore has been excluded from the table.

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 5 – Phasing of Identified (non-permitted) Sites Allocated in the Benenden Neighbourhood Development Plan

Benenden NDP Site Reference	Site Address	Site Capacity (Net)	Site Capacity Mid-Point (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
SSP2	Uphill, New Pond Road, Benenden	18-20	19	0	0	0	0	0	0	19
SSP3	Land at Benenden Hospital, South of Goddards Green Road, East End - South East Quadrant	25	25	0	0	0	0	0	0	25

Benenden NDP Site Reference	Site Address	Site Capacity (Net)	Site Capacity Mid-Point (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Dwellings Phased Beyond Five Years
SSP4	Land at Benenden Hospital, North of Goddards Green Road, East End - North East Quadrant	22-25	24	0	0	0	0	0	0	24
	Total	65-70	68	0	0	0	0	0	0	68

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

Planning Policy

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