

Tunbridge Wells Borough Council

Housing Land Supply Statement 2024/2025

December 2025

Position as at 1 April 2025



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Introduction

1. This document explains the approach being taken by Tunbridge Wells Borough Council (the Council) to calculate its housing land supply position. 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 over a five-year period as per [National Planning Policy Framework](#) (NPPF, 2024 (as amended in 2025)) paragraph 78. The calculation is expressed as the number of years' worth of supply over a five-year period. For a Local Planning Authority (LPA) to be able to state that it has an adequate housing land supply to meet a five-year requirement, the supply of housing should equal or exceed five years plus any applicable buffers.

NPPF and Housing Supply

2. The NPPF at paragraph 69 requires Strategic policy-making authorities to establish a housing requirement for their whole area which shows the extent to which their identified housing need can be met over the Plan period.
3. The Council has recently adopted the new Local Plan (2020-2038), for which the annual Housing Requirement over the Plan period is 678 dwellings per annum. This is the requirement against which this Five-Year Housing Land Supply Statement has been measured.
4. The NPPF expects strategic policy-making authorities to follow the standard method in the Housing and Economic needs assessment for assessing local housing need. The standard method has recently been updated in government guidance (<https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>). The formula now used incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability pressures to identify the minimum number of homes to be planned for. The new calculation increases the Objectively Assessed Need (OAN) for the borough significantly due to the increased weight given to affordability. After July 2026, the OAN to be planned for (the latest calculation as of August 2025) will increase to circa. 1,098 dwellings per annum (dpa), not including applicable buffers, based on the most recent

dwelling stock figures published in May 2025 ([Dwelling stock \(including vacants\) - GOV.UK](#)). This new increased figure will be considered as part of the Local Plan review. Paragraph 72 of the NPPF states that Local Planning Authorities will be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against local housing need. Using the figure of 678 dpa, this statement, for the position as of 1 April 2025, sets out the supply of specific deliverable sites for the next five years to meet this requirement.

5. Given the Council's latest Housing Delivery Test result of 102% as per the letter received from MHCLG dated 30 April 2025 (see letter [here](#)), in accordance with NPPF paragraph 78 only a 5% buffer is required to be applied to the Council's housing requirement to ensure choice and competition in the market for land.
6. Homes are classed as any self-contained permanent residential dwelling that has been established through the planning application process. The 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.
7. Communal accommodation (most commonly C2 care homes and student accommodation) can also be counted towards the 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 residential institutions/communal accommodation makes to the supply of housing is based upon the amount of housing that is released upon the occupation of communal units; in accordance with the relevant PPG (<https://www.gov.uk/guidance/housing-for-older-and-disabled-people>), this calculation is based on the average number of adults living in households in the borough using Census Data. Using the latest 2021 Census Data, the average number of adults currently in households in the borough is 1.92. For the purpose of

calculating the contribution C2 schemes therefore make to the borough's housing supply, for every 1.92 C2 units, a C3 value of 1 is given.

Tunbridge Wells Borough Council's Housing Land Supply Position

8. Each year, the Council prepares a calculation to show the updated housing land supply position for the borough as of 1 April (the base date). **Table 1** below has been prepared to present the steps taken to arrive at the housing land supply outcome. For the period of monitoring covered by this document, as above the annual housing requirement is 678 dpa.
9. While the Standard Method considers previous delivery, and therefore there is no need to separately address any previous under-supply, it is noted that the Council is partly through the adopted Local Plan's Plan period (2020-2038) meaning that regard will be given to any shortfall or surplus in delivery during 2020-25. 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 next five-year period (the 'Sedgefield' approach). The purpose of this is primarily to encourage a 'bounce-back' in local housing delivery. On the other hand, regarding any surplus, it is considered most appropriate to spread any surplus in housing delivery over the remaining Local Plan period (the 'Liverpool' approach), rather than over the following five-year period, primarily to discourage any 'brake' in local housing delivery and to instead keep housing delivery in line with the Local Plan target.
10. The current housing land supply position (as of 1 April 2025) 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 2 - How the Housing Land Supply Position is Calculated for Five-Year Period 1 April 2025 to 31 March 2030

Row	Housing Land Supply Component	How is Component Calculated	Housing Land Supply Calculations (April 2025-March 2030)
1	Annualised Housing Requirement	Local Plan adopted housing requirement	678
2	Completions Between 1 April 2020 – 31 March 2025	Number of completions recorded through annual monitoring work for 2020/21, 2021/22, 2022/23, 2023/24 and 2024/25 monitoring periods	690+518+636+611+616 = 3,071
3	Spreading the Shortfall Over the Next Five Years	690 (2020/21), 518 (2021/22), 636 (2022/23), 611 (2023/24) and 616 (2024/25) completions against the need of 678 dpa over five years represents a shortfall of 319 dwellings. This shortfall is divided over the next five years.	63.8 dpa
4	Revised Annualised Need Across Five-Year Period	Need of 678 plus annualised shortfall of 64	742.2 dpa to take account shortfall
5	Five Year Requirement	Row 4 multiplied by 5 (rounded to the nearest whole number)	3,711
6	Any Applicable Buffers	5% as per NPPF requirement	185.55
7	Total Five-Year Housing Land Supply Need	Row 5 plus Row 6 (rounded to the nearest whole number)	3,897
8	Annualised Five-Year Housing Land Supply Need	Row 7 divided by 5 (rounded to the nearest whole number)	779

Row	Housing Land Supply Component	How is Component Calculated	Housing Land Supply Calculations (April 2025-March 2030)
9	Phasing of Extant Planning Permissions Within Five-Year Period	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	2,350
10	Phasing of Local Plan Allocations Without Planning Permission 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	1,713
11	Phasing of Benenden Neighbourhood Development Plan Allocations Without Planning Permission Within Five-Year Period	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)	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	4,367
14	Supply Position (Years)	The number of Years' Supply. (Row 13 divided by Row 7, multiplied by 5 years)	5.60

11. **Table 1** shows that, based on the local housing need figure of 678dpa and accounting for previous shortfall in delivery and the applicable 5% buffer, as of 1 April 2025 (and having used the Sedgfield approach) the Council can demonstrate a housing land supply of 5.60 years.

Deliverability of Sites

12. To be considered as deliverable within the next five years, the NPPF Glossary – Annex 2, 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.

13. For each of the sites included within the five-year period, various details are used as evidence to ensure they meet the requirements of the NPPF (listed above). This information includes:
 - For sites with planning permission, 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 allocated sites without planning permission, site capacity estimates had been calculated by Council officers as part of the SHELAA process. Each site has unique characteristics and, rather than apply a standard approach (e.g., a simple housing density calculation), a more contextual assessment had been adopted which included 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, obtained from the developer, agent, and/or applicant of an extant planning permission that supports including the site within the five-year period, including phasing and build-out rate information, has been used. 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 period, 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 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 period 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).

14. Further discussion on the different components of the Council's housing land supply, as well as their deliverability, is provided in the following sections.

Local Plan Site Allocations

15. These comprise residential allocations in the Local Plan 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 Local Plan, included within the five-year period 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 Local Plan as explained above. This included an assessment of the site capacity of any previously allocated sites as part of the 2016 Site Allocations Local Plan (SALP). 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.
16. These assessments can be found in the Local Plan's [Core Documents List](#) (see Strategic Housing and Economic Land Availability Assessment (SHELAA) [CD 3.22 a-r]).
17. Consequently, all sites allocated in the Local Plan which have yet to be granted planning permission, can be included within the five-year period. 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 period if it is considered that the site, in its entirety, is unlikely to be delivered within the five-year period.
18. 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 now adopted Local Plan which indicates when a site may be delivered. This also includes regard given to representations submitted during the Local Plan public consultations. 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 period 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.
19. For those sites listed in **Table 3 (Appendix 1)**, for inclusion within the five-year period 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** below, with phasing details provided in **Table 3 (Appendix 1)**. To clarify, sites listed in Table 2 are those Local Plan site allocations that do not benefit from planning permission as of 1 April 2025; if phased within the five-year period, justification has been provided within the Table. Sites included in previous iterations of this Statement which have been removed are those sites which now have full planning permission (or a resolution to grant planning permission) and are therefore counted separately under extant planning permissions (**Table 4, Appendix 2**) to avoid double-counting.

Table 3 – Five-Year Housing Land Supply Phasing Justifications for Non-Consented (Residential) Local Plan Site Allocations as of 1 April 2025

Local Plan Site Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity (Net Mid-Point)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Justification if Phased for Inclusion Within Five-Year Housing Land Supply
STR/RTW 2	The Strategy for Royal Tunbridge Wells Town Centre	150 - 200	175	0	<i>Not phased for delivery within five-year period.</i>
AL/RTW 2	Land at the Auction House, Linden Park Road	0	0	0	<i>Not phased for delivery within five-year period.</i>
AL/RTW 3	Land at Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road	100	100	100	<i>Full planning application received in October 2025 under reference 25/02604/FULL and therefore considered deliverable within 5 years.</i>
AL/RTW 5	Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road	100	100	100	<i>Developer on board with whom the Council has a Planning Performance Agreement (PPA) with. Planning application expected by 31st December 2025.</i>
AL/RTW 7	Land at former Gas Works, Sandhurst Road	170 - 200	185	90	<i>Planning application received for 90 units. 90 units considered deliverable within 5 years with remaining 95 units phased outside of the five-year period.</i>
AL/RTW 9	Land at Beechwood Sacred Heart School	69	69	0	<i>Not phased for delivery within five-year period.</i>
AL/RTW 10	Montacute Gardens	30	30	9	<i>9 dwellings completed on this site in 2024/25 with a further 9 approved under planning reference 24/02256/FULL which is considered to be deliverable within the 5-year period.</i>
AL/RTW 12	Land at Tunbridge Wells Telephone Engineering Centre, Broadwater Down	50	50	0	<i>Not phased for delivery within five-year period.</i>
AL/RTW 14	Land at Wyevale Garden Centre, Eridge Road	25 - 30	28	0	<i>Not phased for delivery within five-year period.</i>

Local Plan Site Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity (Net Mid-Point)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Justification if Phased for Inclusion Within Five-Year Housing Land Supply
AL/RTW 16	Land to the west of Eridge Road at Spratsbrook Farm	120	120	120	<i>Developer on board and in on-going discussions with the Council.</i>
AL/RTW 20	Land at Culverden Stadium, Culverden Down	30	30	0	<i>Not phased for delivery within five-year period.</i>
AL/RTW 21	Land at Colebrook Sports Field, Liptraps Lane	80	80	0	<i>Not phased for delivery within five-year period.</i>
AL/RTW 22	Land at Bayham Sports Field West	20 - 25	23	0	<i>Not phased for delivery within five-year period.</i>
AL/SO 3	Land at Baldwins Lane	26	26	0	<i>Not phased for delivery within five-year period.</i>
STR/SS 1	The Strategy for Paddock Wood and east Capel	2,374 – 2,532	2,453	950	<i>See commentary on individual parcels below.</i>
	East Parcel (Redrow)			310	<i>Developer provided a revised trajectory 30/10/25 showing delivery within the five-year period.</i>
	East Parcel (Persimmon)			290	<i>Developer provided a revised trajectory 30/10/25 showing delivery within the five-year period.</i>
	East Parcel (Remaining Land)			0	<i>Not phased for delivery within five-year period.</i>
	West Parcel (Crest)			190	<i>Developer provided a revised trajectory 30/10/25 showing delivery within the five-year period.</i>
	West Parcel (Dandara)			160	<i>Developer provided a revised trajectory 30/10/25 showing delivery within the five-year period.</i>
STR/SS 2	The Strategy for Paddock Wood Town Centre	30	30	0	<i>Not phased for delivery within five-year period.</i>
AL/CRS 2	Land south of Corn Hall, Crane Valley, Cranbrook	35 - 45	40	40	<i>Developer is on board and meeting requested with the Council. Adjacent site at Brick Kiln</i>

Local Plan Site Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity (Net Mid-Point)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Justification if Phased for Inclusion Within Five-Year Housing Land Supply
					<i>Farm which also partly formed the allocation is being built out now.</i>
AL/HO 3	Land to the east of Horsmonden	115 - 165	140	120	<i>Site has planning permission for 20 units under reference 19/03657/REM and is under construction with completion expected by September '26. The 20 units are monitored under extant permissions. The balance, 120 units, is subject to 24/00078/HYBRID which has a Resolution to Grant, (RTG) in May 2025, subject to S106 agreement negotiations. Full details are provided for the 120 units, and the applicant has confirmed they anticipate delivery from 2027-28. Given that the developer already has an extant planning consent and is seeking to discharge conditions, as well as given the current RTG and the applicant's indicative timescales for delivery, it is considered that there is clear evidence of deliverability.</i>
AL/PE 1	Land rear of High Street and west of Chalket Lane	50 - 60	55	0	<i>Not phased for delivery within five-year period.</i>
AL/PE 2	Land at Hubbles Farm and south of Hastings Road	80	80	80	<i>There is an outline planning application reference 24/02085 submitted for 99 units and the site is therefore considered deliverable although 80 units only are kept in the Trajectory as per the allocation.</i>
AL/PE 3	Land north of the A21, south and west of Hastings Road	80	80	80	<i>There is a planning application reference 24/03141/FULL submitted for 87 units although 80 has been kept in the Trajectory.as per the allocation.</i>
AL/PE 4A	Land at Downingbury Farm, Maidstone Road	25	25	0	<i>Not phased for delivery within five-year period.</i>
AL/PE 6	Woodsgate Corner	62 - 80	71	0	<i>Not phased for delivery within five-year period.</i>
AL/RU 1	Lifestyle Motor Europe, Langton Road	15	15	0	<i>Not phased for delivery within five-year period.</i>
AL/SA 2	Sharps Hill Farm, Queen Street	10 - 15	13	13	<i>Planning application received in 2021 was refused and upheld at Appeal. However, the developer wants to bring the site forward and</i>

Local Plan Site Allocation Reference	Site Address	Site Capacity (Net)	Site Capacity (Net Mid-Point)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Justification if Phased for Inclusion Within Five-Year Housing Land Supply
					<i>has been in discussion with the Council since the Appeal decision. It is therefore considered that this site is deliverable.</i>
AL/SP 1	Land to the west of Langton Road and south of Ferbies	10 - 12	11	11	<i>The owner of the land has a developer on board and the applicant is keen to deliver the site promptly.</i>

Benenden Neighbourhood Development Plan Non-Consented Site Allocations

20. In addition to site allocations in the Council's Local Plan, four site allocations have been allocated in the 'made' Benenden Neighbourhood Development Plan (NDP). 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 housing land supply calculations, subject to where there is clear evidence that housing completions will begin on site within five-years. SSP1 (Feoffee Cottages and land at Walkhurst Road), has extant planning permission as at 1 April 2025 (under planning reference 24/00722/REM). SSP2 (Uphill) recently had an application for 22 dwellings refused under planning reference 23/02523/FULL and is now subject to an Appeal , and SSP3 and SPP4 (Benenden Hospital), while allocated for net 49 units in the NDP, benefits from a planning permission under planning reference 23/03274/FULL for net 81 units, permitted in September 2024. Applications to discharge planning conditions have already been submitted which indicates that the site will come forward within the next five years. SSP2 (Uphill) has not been phased within the five-year period given the uncertainty over deliverability (given the current appeal).

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

21. 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 period unless there is sufficient available evidence to suggest that this is not the case.
22. 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 of 1st April 2025 will not be proceeded with/implemented, the Council has removed these extant planning consents from contributing toward supply (including beyond the five-year period).
23. 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*". Clear evidence of deliverability of site allocations has been provided above. Regarding sites which have outline planning permission for major development as of 1 April 2025 and phased within the five-year period, these are discussed as follows:
- Former Site of Springfield Nurseries, Cranbrook Road, Hawkhurst, Cranbrook, Kent, TN18 5EE: 24 units permitted under 17/02192/OUT. Reserved Matters application has been received, and pending consideration (Planning reference 23/03183/REM) and conditions being discharged under planning reference 23/03184/SUB. Therefore, units considered deliverable in 5-year period.

- Land South of Brenchley Road, Brenchley Road, Horsmonden, Tonbridge, Kent: 68 units permitted under planning reference 22/00296/OUT. Outline permission approved in January 2025 and considered deliverable.
 - Land North of Birchfield Grove, Hawkhurst, Cranbrook, Kent: 70 units with a resolution to grant under planning reference 22/02664/HYBRID. Full planning permission granted on 22nd May 2025 and therefore considered deliverable in 5 years.
24. As of 1st April 2025, there are no extant permission in principle (PIP) applications for residential development.
25. In addition to the above, it is considered that three other 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 is being agreed and signed) also falls within the NPPF's definition of sites which have a grant of permission in principle. These sites are as follows:
- Land Off Angley Road, Cranbrook, Kent: 34 units with a resolution to grant under planning reference 23/03246/FULL. This application now has full planning permission as at 4th September 2025 and is considered deliverable middle to end of the 5 year period.
 - OS Plot 6860 West Side of Maidstone Road, Matfield, Tonbridge, Kent: 15 units with a resolution to grant under planning reference 22/00757/FULL. It is considered that the scheme is deliverable given that the developer is on board and only waiting for signing of Section 106 agreement. Planning Committee resolved to grant permission in May 2024.
 - 32 Joyce Close, Cranbrook, Kent, TN17 3LZ: 1 unit with a resolution to grant under planning reference 21/04214/FULL. Draft S106 agreement issued to owner/developer to secure payment for biodiversity.
26. Regarding sites identified on the Council's Brownfield Register, it is noted that the Register is currently being updated to 31st December 2025. There are six Brownfield Register sites which have been removed from the list as they now have planning permission and are being monitored through the five year supply extant permissions.

27. 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 several 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 Local Plan) have been used to assess if a site is included within the five-year period.
28. 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 Local Plan Housing Trajectory. It also includes details of current processes the Council annually undertakes to gain information on each site.
29. 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

30. Windfall sites are sites that have not been specifically allocated in the Local Plan. They normally comprise previously developed sites that have become available for redevelopment. Paragraph 75 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 adopted Local Plan, the Council published a Development Strategy Topic Paper Addendum [\[PS_054\]](#) which assessed/reassessed the borough's windfall position as part of its review of the housing need and supply. This allowance is 152 dwellings per annum which begins from 1 April 2028 (year 4 of the current five-year period) to avoid duplication of any extant planning permissions/existing windfalls within the first three years (within which extant planning permissions/existing windfalls are most likely to be fully delivered). The figure of 152 is derived from a small-sites (1-9 unit) windfall allowance of 122 dwellings per annum along with a large-sites (10+ unit) windfall allowance of 30 dwellings per annum. These allowances are based on historic windfall delivery rates within the borough as set out within the Development Strategy Topic Paper Addendum as well as the Council's Local Plan Examination Hearing Statement [\[TWLP_131\]](#).

Housing Land Supply: Conclusions

31. The housing land supply position over the next five-year period is always a snapshot in time and the calculation is based on the adopted Local Plan housing target. It is important to remember that the objective of the housing land supply position is not simply to achieve a five-year supply of housing, but to maintain a minimum of five years' worth of housing supply plus any 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).
32. The approach used by the Council to calculate its housing land supply position 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.

33. The Council's current assessment of housing land supply, as at 1 April 2025, results in an anticipated housing land supply of 5.60 years which accounts for previous shortfall in delivery between 2020-2025 and includes the applicable 5% buffer. The position has been robustly justified and is based on clear evidence of deliverability as set out within this Statement.

Appendix 1: Local Plan Housing Trajectory

The Table below lists all Local Plan site allocations as at 1st April 2025 identified for residential development, that do not yet have planning consent but that are expected to deliver housing in the five year period as per paragraph 18 above. Extant Planning Permissions and Benenden Neighbourhood Development Plan site allocations are separately listed in Appendices 2 and 3.

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".

Reference	Site Address	Lower	Mid	Upper	Phasing 25/26	Phasing 26/27	Phasing 27/28	Phasing 28/29	Phasing 29/30	Phasing 2030-38
STR/RTW 2	The Strategy for Royal Tunbridge Wells Town Centre	150	175	200	0	0	0	0	0	175
AL/RTW 3	Land at Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road	100	100	100	0	0	0	70	30	0
AL/RTW 5	Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road	100	100	100	0	0	0	70	30	0
AL/RTW 7	Land at former Gas Works, Sandhurst Road	170	185	200	0	0	0	20	70	95
AL/RTW 9	Land at Beechwood Sacred Heart School	69	69	69	0	0	0	0	0	69
AL/RTW 9 (C2 discount)	Land at Beechwood Sacred Heart School	-33	-33	-33	0	0	0	0	0	-33
AL/RTW 10	Montacute Gardens – 9 remaining units from 30 in allocation	30	30	30	0	0	0	9	0	12
AL/RTW 12	Land at Tunbridge Wells Telephone Engineering Centre, Broadwater Down	50	50	50	0	0	0	0	0	50
AL/RTW 14	Land at Wyevale Garden Centre, Eridge Road	25	28	30	0	0	0	0	0	28
AL/RTW 16	Land to the west of Eridge Road at Spratsbrook Farm	120	120	120	0	0	0	60	60	0

Reference	Site Address	Lower	Mid	Upper	Phasing 25/26	Phasing 26/27	Phasing 27/28	Phasing 28/29	Phasing 29/30	Phasing 2030-38
AL/RTW 20	Land at Culverden Stadium, Culverden Down	30	30	30	0	0	0	0	0	30
AL/RTW 21	Land at Colebrook Sports Field, Liptraps Lane	80	80	80	0	0	0	0	0	80
AL/RTW 22	Land at Bayham Sports Field West	20	23	25	0	0	0	0	0	23
AL/SO 3	Land at Baldwins Lane	26	26	26	0	0	0	0	0	26
STR/SS 1	The Strategy for Paddock Wood and east Capel	2,374	2453	2532	0	80	230	320	320	1,564
STR/SS1	East Parcel (Redrow)				0	30	80	100	100	290
STR/SS1	East Parcel (Persimmon)				0	50	80	80	80	270
STR/SS1	East Parcel (Remaining Land)				0	0	0	0	0	64
STR/SS1	West Parcel (Crest)				0	0	30	80	80	580
STR/SS1	West Parcel (Dandara)				0	0	40	60	60	360
STR/SS 2	The Strategy for Paddock Wood Town Centre	30	30	30	0	0	0	0	0	16
AL/CRS 2	Land south of Corn Hall, Crane Valley, Cranbrook	35	40	45	0	0	0	0	40	0
SSP2	Land adjacent to New Pond Road (known as Uphill), Benenden	18	19	20	0	0	0	0	0	19
AL/HO 3	Land to the east of Horsmonden. Remaining 120 units of allocation	115	140	165	0	0	50	70	0	0
AL/PE 1	Land rear of High Street and west of Chalket Lane	50	55	60	0	0	0	0	0	55
AL/PE 2	Land at Hubbles Farm and south of Hastings Road	80	80	80	0	0	0	44	36	0
AL/PE 3	Land north of the A21, south and west of Hastings Road	80	80	80	0	0	0	44	36	0
AL/PE 4A	Land at Downingbury Farm, Maidstone Road	25	25	25	0	0	0	0	0	25
AL/PE 6	Woodsgate Corner	80	100	120	0	0	0	0	0	100
AL/PE 6 C2 Discount	Woodsgate Corner	-18	-29	-40	0	0	0	0	0	-29
AL/RU 1	Lifestyle Motor Europe, Langton Road	15	15	15	0	0	0	0	0	15
AL/SA 2	Sharps Hill Farm, Queen Street	10	13	15	0	0	0	13	0	0

Reference	Site Address	Lower	Mid	Upper	Phasing 25/26	Phasing 26/27	Phasing 27/28	Phasing 28/29	Phasing 29/30	Phasing 2030-38
AL/SP 1	Land to the west of Langton Road and south of Ferbies	10	11	12	0	0	11	0	0	0
Totals					0	80	291	720	622	2,320

Appendix 2: Extant Planning Permissions

The table below lists all extant planning consents as at 1 April 2025. 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".

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 2025)	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Dwellings Phased Beyond Five Years
19/02533/FULL	Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	313	225	88	Under construction	3	0	38	47	0	0
19/03655/REM	Church Farm And Land Church Road Paddock Wood Tonbridge Kent	300	262	38	Under construction	38	0	0	0	0	0
20/03582/REM	Mascalls Court Farm Mascalls Court Road Paddock Wood Tonbridge TN12 6NB	200	177	23	Under construction	23	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 2025)	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Dwellings Phased Beyond Five Years
21/03299/REM	Land At Brick Kiln Farm High Street Cranbrook Kent	180	20	160	Under construction	70	70	20	0	0	0
22/02304/FULL	Former ABC Cinema Site Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1PN	166	0	166	Under construction	0	166	0	0	0	0
20/00815/FULL	Land Adjacent to Turnden Hartley Road Cranbrook Kent TN17 3QX	165	0	140	Not started	0	0	0	70	70	25
24/00528/FULL	Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	100	0	100	Under construction	0	86	14	0	0	0
22/00238/FULL	W A Turner Ltd Broadwater Lane Royal Tunbridge Wells Kent TN2 5RD	94	0	94	Not started	0	0	44	44	6	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 2025)	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Dwellings Phased Beyond Five Years
23/03274/FULL	Benenden Hospital Goddards Green Road Benenden Cranbrook Kent TN17 4AX	81	0	81	Under construction	0	35	35	11	0	0
20/02788/FULL	Land To East Of Highgate Hill And South Of Copthall Avenue Hawkhurst Cranbrook Kent TN18 4LS	71	28	43	Under construction	43	0	0	0	0	0
22/02664/HYBRID	Land North of Birchfield Grove, Hawkhurst	70	0	70	Not Started (Resolution to Grant)	0	0	44	26	0	0
22/00296/OUT	Land South of Brenchley Road Brenchley Road Horsmonden Tonbridge Kent	68	0	68	Not started	0	0	0	44	24	0
22/03650/FULL	Church Farm and Land Church Road Paddock Wood Tonbridge Kent	60	21	39	Under construction	39	0	0	0	0	0

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22/01409/FULL	Hermes House 155 - 157 St Johns Road Royal Tunbridge Wells Kent TN4 9UZ	43	0	43	Not started	0	0	0	0	43	0
24/01594/FULL	202 And 230 Upper Grosvenor Road Royal Tunbridge Wells Kent TN1 2EH	42	0	42	Under construction	0	0	42	0	0	0
23/01089/FULL	Owlsnest Wood Tonbridge Road Pembury Tunbridge Wells Kent TN2 4QN	41	0	41	Not started	0	0	41	0	0	0
22/03144/FULL	Land Adjacent And 15 - 16 Eridge Road Royal Tunbridge Wells Kent	40	0	40	Under construction	40	0	0	0	0	0

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20/03643/LAWPRO	St Michaels Burrswood Groombridge Tunbridge Wells Kent TN3 9PY	37	0	0	Not started	0	0	0	0	0	37
22/01576/FULL	Showfields Estate Showfields Road Royal Tunbridge Wells Kent	36	0	36	Not started	0	0	0	36	0	0
23/03246/FULL	Land off Angley Road, Cranbrook	34	0	34	Not Started (Resolution to Grant)	0	0	34	0	0	0
23/03419/FULL	Cornford Court Cornford Lane Royal Tunbridge Wells Kent TN2 4QX	30	0	30	Not started	0	0	30	0	0	0
16/503953/FULL	Former Cranbrook Engineering Site and Wilkes Field Stone Street Cranbrook Kent	28	0	28	Under construction	4	24	0	0	0	0

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24/01612/FULL	Land At Down Farm Lamberhurst Tunbridge Wells Kent	26	0	26	Under construction	0	26	0	0	0	0
22/01017/REM	Brook House Cranbrook Road Hawkhurst Cranbrook Kent TN18 5EE	25	0	25	Under construction	0	25	0	0	0	0
17/02192/OUT	Former Site Of Springfield Nurseries Cranbrook Road Hawkhurst Cranbrook Kent TN18 5EE	24	0	24	Not started	0	0	0	24	0	0
22/03406/FULL	Grosvenor Garage 123 - 125 St James Road Royal Tunbridge Wells Kent TN1 2HG	24	0	24	Not started	0	0	0	24	0	0

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21/01638/FULL	Land At Four Acres Cranbrook Road Frittenden Cranbrook Kent TN17 2BN	23	0	23	Under construction	23	0	0	0	0	0
19/03657/REM	Bassetts Farm Goudhurst Road Horsmonden Tonbridge Kent TN12 8AS	20	0	20	Under construction	0	20	0	0	0	0
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	17	2	Under construction	2	0	0	0	0	0

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21/03126/REM	Land At Common Road Sissinghurst Cranbrook Kent	18	9	9	Under construction	9	0	0	0	0	0
22/02554/FULL	Bethany School Jarvis Lane Goudhurst Cranbrook Kent TN17 1LB	18	0	18	Under construction	0	18	0	0	0	0
22/00757/FULL	OS Plot 6860 West side of Maidstone Road, Matfield	15	0	15	Not started (Resolution to Grant)	0	0	15	0	0	0
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
24/00695/FULL	The Carriage House 88 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AX	14	0	14	Under construction	14	0	0	0	0	0

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23/00372/FULL	Land Adjacent To The Old Parsonage Balcombes Hill Goudhurst Cranbrook Kent	14	0	14	Not started	0	14	0	0	0	0
24/02264/FULL	Ashurst Park Care Centre Fordcombe Road Fordcombe Tunbridge Wells Kent TN3 0RD	14	0	14	Not started	0	0	14	0	0	0
24/00722/REM	Land Adjacent Rothermere Close Walkhurst Road Benenden Cranbrook Kent	13	0	13	Not started	0	0	13	0	0	0
19/00822/HYBRID	Land Adjacent Rothermere Close Walkhurst Road Benenden Cranbrook Kent	12	0	12	Under construction	0	12	0	0	0	0

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21/04191/FULL	5 St Johns Road Royal Tunbridge Wells Kent TN4 9TN	12	0	12	Under construction	12	0	0	0	0	0
23/01426/APA	Hamilton Court Chilston Road Royal Tunbridge Wells Kent TN4 9LN	11	8	3	Under construction	3	0	0	0	0	0
22/00159/REM	Land At Triggs Farm Cranbrook Road Goudhurst Cranbrook Kent TN17 1DP	11	0	11	Under construction	0	0	11	0	0	0
14/506572/FULL	Spelmonden Farm Spelmonden Road Goudhurst Cranbrook Kent TN17 1HE	10	1	5	Under construction	1	1	1	1	1	4
17/03826/REM	Land And Buildings Rear Of 35 Quarry Road Royal Tunbridge Wells Kent	9	0	0	Under construction	0	0	0	0	0	9
22/02826/FULL	71 - 73 Camden Road Royal Tunbridge Wells Kent	9	0	9	Under construction	9	0	0	0	0	0

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23/00164/FULL	Costcutter 120 London Road Southborough Tunbridge Wells Kent TN4 0PN	9	0	9	Not started	0	0	0	0	9	0
22/02572/FULL	Lamberts Yard Dowding Way Royal Tunbridge Wells Kent TN2 3AY	9	0	9	Not started	0	9	0	0	0	0
23/01583/FULL	Coppers Court Yew Tree Road Southborough Tunbridge Wells Kent TN4 0BA	9	0	9	Not started	0	9	0	0	0	0
24/00952/FULL	52 - 60 Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1RB	9	0	9	Under construction	9	0	0	0	0	0

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23/03465/FULL	Newbridge Park Maidstone Road Paddock Wood Tonbridge Kent TN12 6QS	9	0	9	Under construction	9	0	0	0	0	0
23/03098/FULL	5 Park Road Royal Tunbridge Wells Kent TN4 9JN	9	0	9	Not started	0	9	0	0	0	0
25/00222/LAWPRO	39A Maidstone Road Paddock Wood Tonbridge Kent TN12 6DG	9	0	9	Not started	0	4	4	1	0	0
21/03127/FULL	160 - 162 London Road Southborough Tunbridge Wells Kent TN4 0PJ	8	0	8	Under construction	0	0	0	0	8	0
23/02299/FULL	Longford House 19 Mount Ephraim Road Royal Tunbridge Wells Kent TN1 1EN	8	0	8	Not started	0	0	0	0	8	0

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23/02628/FULL	9 Carlton Road Royal Tunbridge Wells Kent TN1 2JS	8	0	8	Not started	0	0	0	0	8	0
21/04206/FULL	Laurel Garage 61 Goods Station Road Royal Tunbridge Wells Kent TN1 2DF	8	0	8	Not started	0	0	8	0	0	0
23/03245/FULL	69 - 71 Culverden Down Royal Tunbridge Wells Kent TN4 9SL	8	0	8	Not started	0	0	8	0	0	0
23/03491/FULL	The Frith 39 Lower Green Road Pembury Tunbridge Wells Kent TN2 4DZ	8	0	8	Under construction	8	0	0	0	0	0

Application Reference	Site Address	Number of Dwellings Permitted (Net)	Number of Dwellings Already Completed (Net)	Number of Dwellings Expected to be Delivered Within Five Years (Net)	Site Status (as at 1 April 2025)	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Dwellings Phased Beyond Five Years
24/00594/FULL	High Brooms Working Mens Club & Institute High Brooms Road Southborough Tunbridge Wells Kent TN4 9BE	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	7	0	0	0	0	0
22/01422/FULL	Manor Court Farm Ashurst Road Ashurst Tunbridge Wells Kent TN3 9TB	7	0	7	Under construction	7	0	0	0	0	0
23/02976/FULL	St Johns Methodist Church Vale Road Southborough Tunbridge Wells Kent TN4 0QH	7	0	7	Not started	0	4	3	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 2025)	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Dwellings Phased Beyond Five Years
24/01436/FULL	Car Park Bredbury House 77 Mount Ephraim Royal Tunbridge Wells Kent	7	0	7	Not started	0	7	0	0	0	0
24/00502/FULL	Laurel House 241 Forest Road Royal Tunbridge Wells Kent TN2 5HT	7	0	7	Not started	0	7	0	0	0	0
22/01519/REM	The Cottage Brenchley Road Horsmonden Tonbridge Kent TN12 8DN	6	1	5	Under construction	5	0	0	0	0	0
23/01001/FULL	13A Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JH	6	0	6	Not started	0	0	6	0	0	0
23/02747/FULL	White Horse Inn High Street Cranbrook Kent TN17 3EX	6	0	6	Not started	0	6	0	0	0	0

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24/00165/FULL	Hill House Dental Care, Lonsdale House 7-9 Lonsdale Gardens Royal Tunbridge Wells Kent TN1 1NU	6	0	6	Not started	0	6	0	0	0	0
24/00867/FULL	The Jones Building 77 - 83 Camden Road Royal Tunbridge Wells Kent TN1 2QL	6	0	6	Not started	0	0	6	0	0	0
24/01752/FULL	Mountfield Court Grove Hill Road Royal Tunbridge Wells Kent TN1 1SN	6	0	6	Not started	0	0	6	0	0	0
24/02793/FULL	St Andrews Medical Centre St Andrews Court Pinewood Gardens Southborough Tunbridge Wells Kent TN4 0LZ	6	0	6	Not started	4	2	0	0	0	0

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24/03204/FULL	Tong Farm Marle Place Road Brenchley Tonbridge Kent TN12 7HS	6	0	6	Not started	0	6	0	0	0	0
22/02103/FULL	Southbank House Victoria Road Southborough Tunbridge Wells Kent TN4 0LT	5	0	5	Not started	0	0	0	0	5	0
22/02079/FULL	Walnut Tree Farm Crittenden Road Matfield Tonbridge Kent TN12 7EN	5	0	5	Not started	0	4	1	0	0	0
22/02876/FULL	High Croft And The White House London Road Southborough Tunbridge Wells Kent TN4 0RQ	5	0	5	Under construction	5	0	0	0	0	0

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23/01263/FULL	20 - 22 London Road Southborough Tunbridge Wells Kent TN4 0QB	5	0	5	Under construction	5	0	0	0	0	0
23/02832/REM	Land At Standen Street Benenden Cranbrook Kent	5	0	5	Under construction	5	0	0	0	0	0
24/01727/FULL	6 Calverley Road Royal Tunbridge Wells Kent TN1 2TB	5	0	5	Under construction	5	0	0	0	0	0
23/02891/FULL	Land Adjacent to Orchard Cottage The Common Sissinghurst Cranbrook Kent TN17 2AD	5	0	5	Not started	0	0	0	5	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 2025)	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Dwellings Phased Beyond Five Years
24/02412/FULL	Little Cowden Farm Fairmans Lane Brenchley Tonbridge Kent TN12 7BB	5	0	5	Not started	0	0	5	0	0	0
22/00758/FULL	Victoria House Rural Business Centre The Moor Hawkhurst Cranbrook Kent TN18 4NR	4	0	4	Not started	0	4	0	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	4	0	0	0	0
22/03538/FULL	Fairfax Lodge Pembury Road Royal Tunbridge Wells Kent TN2 3QS	4	0	4	Not started	0	0	0	4	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 2025)	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Dwellings Phased Beyond Five Years
23/01301/PNQCLA	Longbrooks Oast Knowle Road Brenchley Tonbridge Kent TN12 7DJ	4	0	4	Not started	0	4	0	0	0	0
23/01833/FULL	3 Lonsdale Gardens Royal Tunbridge Wells Kent TN1 1NX	4	0	4	Not started	0	0	4	0	0	0
23/02064/FULL	Garages North Farm Road Royal Tunbridge Wells Kent TN2 3XD	4	0	4	Under construction	4	0	0	0	0	0
23/02519/FULL	OS Plot 4462 Oak Tree Farm Wilsley Pound Sissinghurst Cranbrook Kent TN17 2HU	4	0	4	Not started	0	4	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 2025)	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Dwellings Phased Beyond Five Years
23/01726/OUT	Capel Grange Farm Badsell Road Five Oak Green Tonbridge Kent TN12 6QX	4	0	4	Not started	0	0	4	0	0	0
23/03492/FULL	St Peters Hall North Street Royal Tunbridge Wells Kent TN2 4SS	4	0	4	Not started	0	0	4	0	0	0
24/01919/FULL	The Vicarage Waterloo Road Cranbrook Kent TN17 3JQ	4	0	4	Under construction	4	0	0	0	0	0
24/02944/PNEC	Itec Systems Ltd Itec House Penns Yard Pembury Tunbridge Wells Kent TN2 4XY	4	0	4	Not started	0	0	4	0	0	0

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18/03602/FULL	Castle Hill Farm Pearsons Green Road Brenchley Tonbridge Kent TN12 7DB	3	2	1	Under construction	1	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
21/02389/FULL	Mile Oak Stables Mile Oak Road Paddock Wood Tonbridge Kent TN12 6NG	3	0	3	Under construction	0	0	0	3	0	0
21/02236/FULL	Touchwood Pearsons Green Road Paddock Wood Tonbridge Kent TN12 6NY	3	0	3	Under construction	3	0	0	0	0	0

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21/02835/FULL	2 Frant Road Royal Tunbridge Wells Kent	3	0	3	Under construction	3	0	0	0	0	0
22/01861/FULL	20 Beech Street Royal Tunbridge Wells Kent TN1 2RX	3	0	3	Not started	0	3	0	0	0	0
22/01191/FULL	7 Boyne Park Royal Tunbridge Wells Kent TN4 8EL	3	0	3	Not started	0	3	0	0	0	0
22/03076/PNEC	109 - 111 Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1QR	3	0	3	Not started	0	3	0	0	0	0
23/01327/FULL	Bankside Farm Buildings Standen Street Benenden Cranbrook Kent TN17 4LA	3	0	3	Not started	0	0	0	0	3	0

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23/01445/FULL	Brokeswood Lodge The Ridgeway Southborough Tunbridge Wells Kent TN4 0AD	3	0	3	Not started	0	0	3	0	0	0
23/02964/FULL	5 Calverley Park Gardens Royal Tunbridge Wells Kent TN1 2JP	3	0	3	Not started	0	3	0	0	0	0
23/02787/FULL	Kings Head Badsell Road Five Oak Green Tonbridge Kent TN12 6QZ	3	0	3	Not started	0	0	3	0	0	0
23/02087/FULL	Beech Court Church Road Paddock Wood Tonbridge Kent TN12 6EX	3	0	3	Not started	0	0	3	0	0	0

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24/00337/FULL	Garages Rear Of 17 - 23 Ringden Avenue Paddock Wood Tonbridge Kent	3	0	3	Not started	0	0	3	0	0	0
24/00702/PNQCLA	Park Farm Land And Buildings Cranbrook Road Frittenden Cranbrook Kent TN17 2AU	3	0	3	Not started	0	3	0	0	0	0
23/03475/FULL	Area Of Land with Garages and Parking Keel Gardens Southborough Tunbridge Wells Kent	3	0	3	Not started	0	3	0	0	0	0
24/00521/REM	Crossways Common Road Sissinghurst Cranbrook Kent TN17 2AG	3	0	3	Not started	0	0	3	0	0	0

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24/01568/FULL	Greenfields Farm Old Hay Brenchley Tonbridge Kent TN12 7DG	3	0	3	Not started	0	0	3	0	0	0
24/02541/FULL	Land To the Rear Of 47 Maidstone Road Paddock Wood Tonbridge Kent TN12 6DG	3	0	3	Not started	0	0	3	0	0	0
24/03249/FULL	The Weavers London Road Southborough Tunbridge Wells Kent TN4 0PU	3	0	3	Not started	0	3	0	0	0	0
25/00275/PNEC	Chuck And Blade Burger Restaurant 26 - 28 Camden Road Royal Tunbridge Wells Kent TN1 2PT	3	0	3	Not started	0	0	3	0	0	0

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18/00385/FULL	Garage Block and Land Lampington Row Langton Green Tonbridge Wells Kent	2	0	2	Under Construction	0	0	2	0	0	0
20/03360/FULL	Buckhurst Farm Buildings Biddenden Road Frittenden Cranbrook Kent TN17 2BE	2	0	2	Under construction	2	0	0	0	0	0
21/00184/FULL	Lordships Stables Marle Place Road Brenchley Tonbridge Kent TN12 7HS	2	1	1	Under construction	1	0	0	0	0	0
21/03682/FULL	Land At Attwaters Lane (Opposite Reynold's Farm) Hawkhurst Cranbrook Kent	2	0	2	Under construction	2	0	0	0	0	0

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21/00602/FULL	Land Adjacent Frisco Cottage Hawkhurst Road Cranbrook Kent	2	0	2	Under construction	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
22/01964/FULL	8-9 Amberleaze Drive Pembury Tunbridge Wells Kent TN2 4HF	2	0	0	Not started	0	0	0	0	0	2
22/02823/FULL	24 Commercial Road Paddock Wood Tonbridge Kent TN12 6EL	2	0	2	Under construction	2	0	0	0	0	0
22/03036/PNEC	The Forge Little Mount Sion Royal Tunbridge Wells Kent TN1 1UZ	2	0	2	Not started	0	2	0	0	0	0

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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	2	0	0	0	0
23/00148/PNQCLA	Barns Adjacent To Postern View Postern Lane Tonbridge Kent TN11 0QP	2	0	2	Not started	0	2	0	0	0	0
23/00492/FULL	Land Adjacent 4 All Saints Road Hawkhurst Cranbrook Kent	2	0	2	Under Construction	2	0	0	0	0	0

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23/00267/FULL	The Twins Staplehurst Road Frittenden Cranbrook Kent TN17 2EB	2	0	2	Under construction	2	0	0	0	0	0
21/03010/FULL	Cockshott Farmhouse Highgate Hill Hawkhurst Cranbrook Kent TN18 4LS	2	0	2	Under construction	2	0	0	0	0	0
23/01121/FULL	48 - 52 Calverley Road Royal Tunbridge Wells Kent TN1 2TD	2	0	2	Not started	0	2	0	0	0	0
23/00832/FULL	Part Site Highfields Farm Hog Hole Lane Lamberhurst Tunbridge Wells Kent	2	0	2	Not started	0	2	0	0	0	0

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23/01753/FULL	Tuttys Farm Land And Buildings Hawkenbury Road Royal Tunbridge Wells Kent	2	0	2	Not started	0	2	0	0	0	0
23/01766/FULL	25 Quarry Road Royal Tunbridge Wells Kent TN1 2EY	2	0	2	Not started	0	2	0	0	0	0
23/01411/FULL	Lower Church Farm Speldhurst Hill Speldhurst Tunbridge Wells Kent TN3 0NJ	2	0	2	Not started	0	2	0	0	0	0
23/02058/FULL	Workshop & Premises to the Rear Of 6 Bedford Road Southborough Tunbridge Wells Kent TN4 0HJ	2	0	2	Under construction	2	0	0	0	0	0

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23/02209/FULL	Boxhurst Farm Boxhurst Sandhurst Cranbrook Kent TN18 5PE	2	0	2	Not started	0	2	0	0	0	0
23/02094/FULL	Land Between 7 And 9 Blackthorn Avenue Southborough Tunbridge Wells Kent TN4 9YA	2	0	2	Not started	0	2	0	0	0	0
21/01392/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
23/02650/FULL	32 Mount Ephraim Royal Tunbridge Wells Kent TN4 8AU	2	0	2	Under construction	2	0	0	0	0	0

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23/02855/FULL	Lower Ladysden Farm Winchet Hill Goudhurst Cranbrook Kent TN17 1JX	2	0	2	Not started	0	2	0	0	0	0
24/00145/FULL	64 Henwood Green Road Pembury Tunbridge Wells Kent TN2 4LN	2	0	2	Not started	0	2	0	0	0	0
24/00076/FULL	Costa High Street Cranbrook Kent TN17 3EJ	2	0	2	Not started	0	2	0	0	0	0
24/00431/FULL	Downingbury Farm Maidstone Road Pembury Tunbridge Wells Kent TN2 4AD	2	0	2	Not started	0	2	0	0	0	0

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24/01067/FULL	The Coach House Still Lane Southborough Tunbridge Wells Kent TN4 0FP	2	0	2	Not started	0	2	0	0	0	0
24/01248/FULL	Hillside Cottage Cranbrook Road Hawkhurst Cranbrook Kent TN18 5EF	2	0	2	Not started	0	0	2	0	0	0
24/01435/FULL	St Francis, Fundraising Office, Estate Office, Accounts Office, Shalom & St Lawrence Burrswood Groombridge Tunbridge Wells Kent TN3 9PU	2	0	2	Not started	0	0	2	0	0	0

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24/01920/FULL	Risebridge Oasthouse Ranters Lane Goudhurst Cranbrook Kent TN17 1HN	2	0	2	Under construction	0	2	0	0	0	0
24/02611/PNQCLA	Capel Grange Farm Badsell Road Five Oak Green Tonbridge Kent TN12 6QX	2	0	2	Not started	0	2	0	0	0	0
24/02676/FULL	10 West Park Avenue Southborough Tunbridge Wells Kent TN4 0QP	2	0	2	Under construction	2	0	0	0	0	0
24/02931/FULL	Land Adjacent Old Broad Oak Windmill Hill Brenchley Tonbridge Kent TN12 7NP	2	0	2	Under construction	2	0	0	0	0	0

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25/00154/FULL	9 - 10 Calverley Terrace Crescent Road Royal Tunbridge Wells Kent TN1 2LU	2	0	2	Under construction	2	0	0	0	0	0
24/03112/FULL	The Wheelwright Arms The Green Matfield Tonbridge Kent TN12 7JX	2	0	2	Under construction	2	0	0	0	0	0
24/01738/FULL	Pembrol Cryals Road Matfield Tonbridge Kent TN12 7HH	2	0	2	Not started	0	2	0	0	0	0
21/04214/FULL	32 Joyce Close Cranbrook Kent TN17 3LZ	1	0	1	Not started (RTG)	0	0	1	0	0	0

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18/01381/FULL	Pippins Gedges Hill Matfield Tonbridge Kent TN12 7DU	1	0	1	Under construction	0	1	0	0	0	0
19/00327/FULL	Tubslake Oast Water Lane Hawkhurst Cranbrook Kent	1	0	1	Under construction	0	1	0	0	0	0
19/00070/FULL	Hillside Farm Franks Hollow Road Bidborough Royal Tunbridge Wells Kent TN3 0UB	1	0	1	Under construction	0	1	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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19/03289/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
20/00993/FULL	Little Hollow Vauxhall Lane Southborough Tunbridge Wells Kent TN4 0XD	1	0	1	Under construction	0	1	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
20/02274/FULL	Gate House Farm Fairmans Lane Brenchley Tonbridge Kent TN12 7AD	1	0	1	Under construction	1	0	0	0	0	0

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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
20/02070/FULL	Land East Of Water Lane Hawkhurst Cranbrook Kent	1	0	1	Under Construction	1	0	0	0	0	0
20/02459/FULL	Rock Villa Colts Hill Five Oak Green Tonbridge Kent TN12 6SW	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

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20/03002/FULL	Buckhurst Farm Biddenden Road Frittenden Cranbrook Kent TN17 2BE	1	0	1	Under construction	0	0	1	0	0	0
20/03057/FULL	Bakers Barn And Stables Ladham Road Goudhurst Cranbrook Kent	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
20/02635/FULL	Barn Nursery Farm London Road Flimwell Wadhurst Kent	1	0	1	Under construction	1	0	0	0	0	0

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21/01303/FULL	Glebelands Five Oak Green Road Tudeley Tonbridge Kent TN11 0PW	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
21/01488/FULL	Twin Valleys Lewes Heath Horsmonden Tonbridge Kent TN12 8AF	1	0	1	Under construction	0	0	1	0	0	0
21/01519/FULL	1 Laundry Cottages Water Lane Hawkhurst Cranbrook Kent TN18 5DL	1	0	1	Under construction	1	0	0	0	0	0

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21/02193/FULL	Lower Standen Farm Standen Street Benenden Cranbrook Kent TN17 4LA	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
21/02605/FULL	Apple Packing Barn Bentinck Farm Romford Road Pembury Tunbridge Wells Kent TN2 4BB	1	0	1	Under construction	0	0	1	0	0	0
21/03534/FULL	Lomas Farm Buildings Lomas Lane Sandhurst Cranbrook Kent	1	0	1	Under construction	0	0	1	0	0	0

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21/03288/FULL	Glassenbury Park House Glassenbury Road Cranbrook Kent TN17 2QF	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	0	0	1	0	0	0
22/00434/OUT	Grove Haven Hawkenbury Road Royal Tunbridge Wells Kent TN3 9AD	1	0	1	Not started	0	0	0	0	1	0
22/00327/FULL	High Timbers Hartley Road Cranbrook Kent TN17 3QX	1	0	1	Not started	0	0	0	0	1	0

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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
22/00021/FULL	Redhouse Barn Goddards Green Road Benenden Cranbrook Kent TN17 4AR	1	0	1	Not started	0	0	0	0	1	0
22/00508/FULL	Manor Farm Maidstone Road Horsmonden Tonbridge Kent TN12 8HA	1	0	1	Under construction	1	0	0	0	0	0
22/00754/FULL	Hawthorn Cottage Ockley Lane Hawkhurst Cranbrook Kent TN18 4DW	1	0	1	Not started	0	0	0	0	1	0

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22/00678/FULL	Kippings Cross Farm House Studio Hastings Road Matfield Tonbridge Kent TN12 7HB	1	0	1	Under construction	1	0	0	0	0	0
21/04202/FULL	Tilsden Farm Tilsden Lane Cranbrook Kent TN17 3PJ	1	0	1	Not started	0	0	0	0	1	0
21/04217/FULL	Tilsden Cottage Tilsden Farm Tilsden Lane Cranbrook Kent TN17 3PJ	1	0	1	Not started	0	0	0	0	1	0
22/00261/FULL	Builders Yard Badsell Road Five Oak Green Tonbridge Kent	1	0	1	Under construction	1	0	0	0	0	0

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22/00936/FULL	Cottleston Farm Kings Toll Road Pembury Tunbridge Wells Kent TN2 4BE	1	0	1	Under construction	1	0	0	0	0	0
22/00681/FULL	The Postern Postern Lane Tonbridge Kent TN11 0QU	1	0	1	Not started	1	0	0	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	0	0	1	0
22/00310/FULL	21 Mount Ephraim Royal Tunbridge Wells Kent TN4 8AE	1	0	1	Not started	0	1	0	0	0	0

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22/01407/FULL	Land Adjacent To 7 Edward Street Rusthall Tunbridge Wells Kent TN4 8RP	1	0	1	Under construction	1	0	0	0	0	0
22/00275/FULL	Woodsden Water Lane Hawkhurst Cranbrook Kent TN18 5AP	1	0	1	Not started	0	0	0	0	1	0
22/01456/FULL	Weald Society for The Disabled Ockley Road Hawkhurst Cranbrook Kent TN18 4DY	1	0	1	Not started	0	1	0	0	0	0
22/01626/FULL	The Old Barn Bodiam Road Sandhurst Cranbrook Kent TN18 5LE	1	0	1	Under construction	0	1	0	0	0	0

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22/00977/FULL	Amhurst Hill Farm Amhurst Bank Road Pembury Tunbridge Wells Kent TN2 4AP	1	0	1	Under construction	1	0	0	0	0	0
22/01004/FULL	Home Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2SJ	1	0	1	Not started	0	1	0	0	0	0
22/02186/REM	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent TN4 9SG	1	0	1	Under construction	1	0	0	0	0	0
22/02042/FULL	50 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AS	1	0	1	Not started	0	1	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	0	0	1	0	0	0
22/02382/FULL	Angley Farm Glassenbury Road Cranbrook Kent TN17 2QJ	1	0	1	Under construction	1	0	0	0	0	0
22/02470/FULL	Invergordon 5C Frant Road Royal Tunbridge Wells Kent TN2 5SB	1	0	1	Not started	0	1	0	0	0	0
22/00704/FULL	4 Clay Cottages Clayhill Goudhurst Cranbrook TN17 1BE	1	0	1	Not started	0	1	0	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	1	0	0	0	0
22/02316/FULL	The Pump House Hayesden Lane Tonbridge Kent TN11 9AU	1	0	1	Not started	0	1	0	0	0	0
22/02865/FULL	Hams Travel London Road Flimwell Wadhurst Kent TN5 7PL	1	0	1	Under construction	1	0	0	0	0	0
22/02878/FULL	25A Eridge Road Royal Tunbridge Wells Kent TN4 8HJ	1	0	1	Not started	0	1	0	0	0	0

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22/03137/FULL	Beacon House Rolvenden Road Benenden Cranbrook Kent TN17 4BU	1	0	1	Under construction	1	0	0	0	0	0
22/01772/FULL	Land To the Rear Of 14A Commercial Road Royal Tunbridge Wells Kent TN1 2RR	1	0	1	Under construction	1	0	0	0	0	0
22/02999/FULL	Land Adjacent Friars Lodge Maidstone Road Matfield Tonbridge Kent TN12 7LE	1	0	1	Under construction	1	0	0	0	0	0
22/03107/FULL	Trenches Farm House Knowle Road Brenchley Tonbridge Kent TN12 7DJ	1	0	1	Not started	0	1	0	0	0	0

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22/02660/FULL	Mile Oak Stables Mile Oak Road Paddock Wood Tonbridge Kent TN12 6NG	1	0	1	Not started	0	1	0	0	0	0
22/01598/FULL	Duvals Farm Whites Lane Hawkhurst Cranbrook Kent TN18 5DD	1	0	1	Not started	0	1	0	0	0	0
22/03083/FULL	Croften Lomas Lane Sandhurst Cranbrook Kent TN18 5PT	1	0	1	Under construction	1	0	0	0	0	0
22/03227/FULL	Annex Trenley Farm Gills Green Cranbrook Kent TN18 5AH	1	0	1	Under construction	0	0	1	0	0	0

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22/03091/FULL	Garden House Brooksdon High Street Cranbrook Kent TN17 3DT	1	0	1	Under construction	1	0	0	0	0	0
22/03306/FULL	Little Acorns Woodbury Road Hawkhurst Cranbrook Kent TN18 4DD	1	0	1	Not started	0	1	0	0	0	0
22/03488/FULL	Stoke House High Street Cranbrook Kent TN17 3LH	1	0	1	Not started	0	1	0	0	0	0
22/03557/FULL	Upper Barn Fairmans Lane Brenchley Tonbridge Kent TN12 7AL	1	0	1	Under construction	1	0	0	0	0	0

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22/03657/FULL	Office Unit 47 High Street Cranbrook Kent TN17 3EE	1	0	1	Not started	1	0	0	0	0	0
23/00181/FULL	Salisbury House Langton Road Langton Green Tunbridge Wells Kent TN3 0ET	1	0	1	Not started	0	1	0	0	0	0
23/00002/FULL	1 Dornden Drive Langton Green Tunbridge Wells Kent TN3 0AA	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

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23/00306/FULL	Spring Farm Horsmonden Road Brenchley Tonbridge Kent TN12 7AX	1	0	1	Under construction	1	0	0	0	0	0
22/03337/FULL	Land Rear Of 2 Chapel Row Maidstone Road Matfield Tonbridge Kent TN12 7LD	1	0	1	Not started	0	1	0	0	0	0
23/00414/FULL	Leggs Farm Leggs Lane Langton Green Tunbridge Wells Kent TN3 0RG	1	0	1	Not started	0	1	0	0	0	0
23/00188/OUT	Broughton Rolvenden Road Benenden Cranbrook Kent TN17 4EE	1	0	1	Not started	0	1	0	0	0	0

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23/00634/FULL	4 Castle Street Royal Tunbridge Wells Kent TN1 1XJ	1	0	1	Not started	0	1	0	0	0	0
23/00534/FULL	Outbuilding At the Rear Of 23 Stone Street Cranbrook Kent TN17 3HF	1	0	1	Under construction	1	0	0	0	0	0
23/00498/FULL	Chingley Manor London Road Flimwell Wadhurst Kent TN5 7QA	1	0	1	Not started	0	1	0	0	0	0
23/00728/FULL	Lodge Nursery Lidwells Lane Goudhurst Cranbrook Kent TN17 1EJ	1	0	1	Under construction	1	0	0	0	0	0

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23/00011/FULL	Brissenden Farm Sand Lane Frittenden Cranbrook Kent TN17 2BA	1	0	1	Not started	0	1	0	0	0	0
23/00881/FULL	13 Dorset Road Royal Tunbridge Wells Kent TN2 5AP	1	0	1	Not started	0	1	0	0	0	0
23/00936/FULL	17 Church Road Royal Tunbridge Wells Kent TN1 1HT	1	0	1	Under construction	1	0	0	0	0	0
23/01101/FULL	Cuckoo Wood Farm Cuckoo Lane Brenchley Tonbridge Kent TN12 7HX	1	0	1	Under construction	0	0	1	0	0	0
22/02585/OUT	16 Westbrook Terrace Royal Tunbridge Wells Kent TN2 5BP	1	0	1	Not started	0	1	0	0	0	0

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23/01261/FULL	Watchmans Thatch The Common Sissinghurst Cranbrook Kent TN17 2AF	1	0	1	Under construction	1	0	0	0	0	0
22/00586/FULL	Mount Ephraim Farm Freight Lane Cranbrook Kent TN17 3PG	1	0	1	Not started	0	1	0	0	0	0
23/01228/FULL	Tubslake Farm Water Lane Hawkhurst Cranbrook Kent TN18 5AP	1	0	1	Not started	0	1	0	0	0	0
23/00933/FULL	Summerlea Sand Lane Frittenden Cranbrook Kent TN17 2BA	1	0	1	Not started	0	1	0	0	0	0

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23/01491/FULL	Williams Farm Rye Road Sandhurst Cranbrook Kent TN18 5HP	1	0	1	Under Construction	1	0	0	0	0	0
23/01492/FULL	Williams Farm Rye Road Sandhurst Cranbrook Kent TN18 5HP	1	0	1	Under construction	1	0	0	0	0	0
23/01493/FULL	Williams Farm Rye Road Sandhurst Cranbrook Kent TN18 5HP	1	0	1	Under construction	1	0	0	0	0	0
23/01527/FULL	Orleigh Cophall Avenue Hawkhurst Cranbrook Kent TN18 4LR	1	0	1	Not started	0	1	0	0	0	0

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23/00999/FULL	1 Orchard Close Royal Tunbridge Wells Kent TN2 3TH	1	0	1	Not started	0	1	0	0	0	0
23/01107/FULL	25 - 31 High Street Pembury Tunbridge Wells Kent TN2 4PH	1	0	1	Not started	0	1	0	0	0	0
23/01611/FULL	Sandhurst Farm Shop Queen Street Sandhurst Cranbrook Kent TN18 5HR	1	0	1	Not started	0	1	0	0	0	0
23/01643/FULL	Garages To the Rear Of 21 & 23 Ladys Gift Road Southborough Tunbridge Wells Kent TN4 0JT	1	0	1	Not started	0	1	0	0	0	0

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23/01618/FULL	Hopper Huts, Amhurst Hill Farm Amhurst Bank Road Pembury Tunbridge Wells Kent TN2 4AP	1	0	1	Not started	0	1	0	0	0	0
23/01843/FULL	Smallbrook Fields Lower Green Road Speldhurst Tunbridge Wells Kent TN3 0NB	1	0	1	Under construction	1	0	0	0	0	0
23/01814/FULL	Buckhurst Farm Sissinghurst Road Sissinghurst Cranbrook Kent TN17 2AA	1	0	1	Under construction	1	0	0	0	0	0
23/01931/FULL	Invictas Gedges Hill Matfield Tonbridge Kent TN12 7DU	1	0	1	Not started	0	1	0	0	0	0

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23/02232/PNQCLA	Breach Wood Goudhurst Road Cranbrook Kent TN17 2LJ	1	0	1	Not started	0	1	0	0	0	0
22/03648/FULL	Courtlands Turnden Road Cranbrook Kent TN17 2QL	1	0	1	Not started	0	1	0	0	0	0
22/02519/FULL	1 Birch Close Royal Tunbridge Wells Kent TN2 3TJ	1	0	1	Not started	0	1	0	0	0	0
23/02316/FULL	49 High Street Cranbrook Kent TN17 3EE	1	0	1	Not started	0	1	0	0	0	0
23/02379/FULL	6 Frant Road Royal Tunbridge Wells Kent TN2 5SE	1	0	1	Not started	0	1	0	0	0	0

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23/02532/FULL	21 Monson Road Royal Tunbridge Wells Kent TN1 1LS	1	0	1	Not started	0	1	0	0	0	0
23/02496/FULL	Cottleston Farm Kings Toll Road Pembury Tunbridge Wells Kent TN2 4BE	1	0	1	Not started	0	0	0	0	1	0
23/02654/FULL	2 Quaker Cottages Quaker Lane Cranbrook Kent TN17 2HD	1	0	1	Under construction	1	0	0	0	0	0
23/02668/FULL	Manor Court Farm Ashurst Road Ashurst Tunbridge Wells Kent TN3 9TB	1	0	1	Under construction	1	0	0	0	0	0

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23/02449/FULL	11 Dornden Drive Langton Green Tunbridge Wells Kent TN3 0AA	1	0	1	Not started	0	1	0	0	0	0
23/02958/FULL	Pittlands Lakes Angling Club Churn Lane Horsmonden Tonbridge Kent TN12 8HL	1	0	1	Under construction	1	0	0	0	0	0
23/01615/FULL	The Barn Pembury Road Capel Tonbridge Kent TN11 0QG	1	0	1	Not started	0	1	0	0	0	0
23/02869/FULL	36 Hillcrest Southborough Tunbridge Wells Kent TN4 0AJ	1	0	1	Not started	0	1	0	0	0	0

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23/02781/FULL	Land Rear Of 31 Stone Street Cranbrook Kent TN17 3HF	1	0	1	Not started	0	1	0	0	0	0
23/03115/FULL	Walsynghams Town Hill Lamberhurst Tunbridge Wells Kent TN3 8EN	1	0	1	Not started	0	1	0	0	0	0
23/03105/FULL	Hightrees Bishops Down Park Road Royal Tunbridge Wells Kent TN4 8XU	1	0	1	Under construction	0	0	1	0	0	0
23/02170/FULL	36 Henwood Green Road Pembury Tunbridge Wells Kent TN2 4LF	1	0	1	Not started	0	1	0	0	0	0

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23/03358/FULL	Hemsted Forest Golf Club Golford Road Benenden Cranbrook Kent TN17 4AL	1	0	1	Not started	0	1	0	0	0	0
23/03463/PNQCLA	Agricultural Shed Plot 3710 Lewes Heath Farm Spelmonden Road, Horsmonden Tonbridge Kent TN12 8EE	1	0	1	Not started	0	1	0	0	0	0
23/03311/FULL	Capel Cottage Garden Nursery Maidstone Road Whetsted Tonbridge Kent TN12 6SQ	1	0	1	Under construction	1	0	0	0	0	0

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23/03487/FULL	Lidwells Stables Lidwells Lane Goudhurst Cranbrook Kent TN17 1JJ	1	0	1	Not started	0	1	0	0	0	0
23/03257/FULL	Beacon Mill Cottage Rolvenden Road Benenden Cranbrook Kent TN17 4BU	1	0	1	Under construction	1	0	0	0	0	0
24/00315/FULL	Tudeley Brook Stables Crittenden Road Matfield Tonbridge Kent TN12 7EW	1	0	1	Not started	0	1	0	0	0	0
23/03499/FULL	Hunters Lodge Badsell Road Five Oak Green Tonbridge Kent TN12 6QR	1	0	1	Not started	0	1	0	0	0	0

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24/00334/FULL	11 Norton Road Southborough Tunbridge Wells Kent TN4 0HE	1	0	1	Not started	0	1	0	0	0	0
23/02681/FULL	Former School Hall Adjacent To St Margarets Cottage Goddards Green Road Benenden Cranbrook Kent TN17 4AT	1	0	1	Not started	1	0	0	0	0	0
24/00209/FULL	Little Bubhurst Barn Bubhurst Lane Frittenden Cranbrook Kent TN17 2BD	1	0	1	Not started	1	0	0	0	0	0
24/00204/FULL	Birchetts Stables and Barn Franks Hollow Road Speldhurst Tunbridge Wells Kent TN3 0TY	1	0	1	Not started	0	1	0	0	0	0

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24/00460/FULL	56 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AS	1	0	1	Not started	0	1	0	0	0	0
24/00452/PNEC	The Old Nursery The Common Sissinghurst Cranbrook Kent TN17 2HT	1	0	1	Not started	0	1	0	0	0	0
24/00447/FULL	Howfield Farm Chalket Lane Pembury Tunbridge Wells Kent TN2 4AA	1	0	1	Under construction	1	0	0	0	0	0
23/03432/FULL	Land Adjacent To Lake House Knowle Lane Brenchley Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0

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24/00548/FULL	Beacon Fold Rolvenden Road Benenden Cranbrook Kent TN17 4BU	1	0	1	Under construction	1	0	0	0	0	0
24/00571/PNQCLA	OS Plots 3100 & 3600 Crittenden Road Matfield Tonbridge Kent TN12 7EN	1	0	1	Not started	0	1	0	0	0	0
24/00574/FULL	Whitewell Farm Goudhurst Road Cranbrook Kent TN17 2PS	1	0	1	Under construction	0	1	0	0	0	0
24/00681/PNQCLA	Wellwood Park Farm Cranbrook Road Frittenden Cranbrook Kent TN17 2AU	1	0	1	Not started	0	1	0	0	0	0

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24/00844/FULL	Mereworth Motors Ltd 7 Mereworth Road Royal Tunbridge Wells Kent TN4 9PL	1	0	1	Not started	0	1	0	0	0	0
24/00578/FULL	2 Linden Park Road Royal Tunbridge Wells Kent TN2 5QL	1	0	1	Under construction	1	0	0	0	0	0
24/00848/FULL	Devey House Pembury Grange Royal Tunbridge Wells Kent TN2 4RP	1	0	1	Under construction	1	0	0	0	0	0
24/00406/FULL	The Barn Great Pix Hall Farm High Street Hawkhurst Cranbrook Kent	1	0	1	Under construction	1	0	0	0	0	0

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24/00567/FULL	The Cottage Franks Hollow Road Bidborough Tonbridge Wells Kent TN3 0UB	1	0	1	Not started	0	1	0	0	0	0
24/00826/FULL	Monks Water Goudhurst Road Horsmonden Tonbridge Kent TN12 8ET	1	0	1	Under construction	1	0	0	0	0	0
24/00618/FULL	Little Dunks Farm Cuckoo Lane Brenchley Tonbridge Kent TN12 7HX	1	0	1	Not started	0	1	0	0	0	0
24/00455/FULL	Whitewell Oasts Goudhurst Road Cranbrook Kent TN17 2PS	1	0	1	Under construction	1	0	0	0	0	0

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24/00951/FULL	Great Bayhall Barn Chalket Lane Pembury Tunbridge Wells Kent TN2 4AA	1	0	1	Under construction	0	1	0	0	0	0
24/01011/FULL	Coppers Coppers Lane Matfield Tonbridge Kent TN12 7JE	1	0	1	Not started	1	0	0	0	0	0
24/00854/FULL	Land & Buildings Adj Farm Cottages Bettenham Lane Biddenden Ashford Kent	1	0	1	Under construction	1	0	0	0	0	0
24/01129/FULL	Frith Farm Park Lane Hawkhurst Cranbrook Kent TN18 5HA	1	0	1	Under construction	1	0	0	0	0	0

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23/03454/FULL	The Stables Bedgebury Road Goudhurst Cranbrook Kent TN17 2QR	1	0	1	Not started	0	1	0	0	0	0
24/01195/FULL	34 Park Cottages Hawkhurst Cranbrook Kent TN18 4HN	1	0	1	Not started	0	0	1	0	0	0
24/01314/FULL	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent	1	0	1	Under construction	1	0	0	0	0	0
24/01268/PNEC	6 Castle Street Royal Tunbridge Wells Kent TN1 1XJ	1	0	1	Not started	1	0	0	0	0	0
24/01381/FULL	Free Heath Poultry Unit Free Heath Wadhurst Kent TN5 6RB	1	0	1	Under construction	1	0	0	0	0	0

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24/00842/FULL	Capel Manor Courtyard Grovehurst Lane Horsmonden Tonbridge Kent TN12 8BG	1	0	1	Not started	0	1	0	0	0	0
24/02187/FULL	Timber Building and Land Dingleden Benenden Cranbrook Kent TN17 4JX	1	0	1	Under construction	1	0	0	0	0	0
24/01111/FULL	Crittenden House Crittenden Road Matfield Tonbridge Kent TN12 7EN	1	0	1	Not started	0	1	0	0	0	0
24/00569/REM	Land Rear Of 1 - 4 Barnetts Way Southborough Tunbridge Wells Kent	1	0	1	Not started	0	0	1	0	0	0

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24/01397/FULL	Park Farm Water Lane Hawkhurst Cranbrook Kent TN18 5AY	1	0	1	Under construction	1	0	0	0	0	0
24/01459/FULL	Land Adj 1 Parsonage Farm Cottages Brenchley Road Brenchley Tonbridge Kent	1	0	1	Under construction	0	0	1	0	0	0
24/00595/FULL	Sunningwell Angley Road Cranbrook Kent TN17 2PL	1	0	1	Under construction	1	0	0	0	0	0
24/01579/FULL	Badsell Orchard Badsell Road Five Oak Green Tonbridge Kent	1	0	1	Not started	0	1	0	0	0	0

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24/00555/FULL	Tricklebrook Fishery Colts Hill Five Oak Green Tonbridge Kent TN12 6SH	1	0	1	Under construction	1	0	0	0	0	0
24/01602/FULL	Ivy House The Street Frittenden Cranbrook Kent TN17 2DG	1	0	1	Not started	0	1	0	0	0	0
24/01675/FULL	48 Clifton Road Royal Tunbridge Wells Kent TN2 3AT	1	0	1	Not started	0	1	0	0	0	0
24/01613/FULL	Bedgebury Cross Stables Rogers Rough Road Kilndown Cranbrook Kent TN17 2RD	1	0	1	Not started	0	1	0	0	0	0

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24/01391/FULL	Lambourne Way Mill Lane Frittenden Cranbrook Kent TN17 2DT	1	0	1	Under construction	1	0	0	0	0	0
24/01278/FULL	Scriventon House Franks Hollow Road Speldhurst Tunbridge Wells Kent TN3 0TU	1	0	1	Not started	0	0	1	0	0	0
24/00907/FULL	Land To the Rear Of Hartnokes Hawkhurst Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0
24/01757/FULL	Plot To the North Of Rose Cottage Little Boundes Close Southborough Tunbridge Wells Kent TN4 0RS	1	0	1	Not started	0	1	0	0	0	0

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24/01596/FULL	Little Dunks Farm Oast Cuckoo Lane Brenchley Tonbridge Kent TN12 7HX	1	0	1	Under construction	1	0	0	0	0	0
24/01556/FULL	28 Madeira Park Royal Tunbridge Wells Kent TN2 5SX	1	0	1	Not started	0	0	1	0	0	0
24/01910/FULL	Stoneydales Stone Street Cranbrook Kent TN17 3HG	1	0	1	Under construction	1	0	0	0	0	0
24/01887/REM	Land North Of 56 Culverden Down Royal Tunbridge Wells Kent	1	0	1	Under construction	1	0	0	0	0	0
24/01816/FULL	28 Holmewood Ridge Langton Green Tunbridge Wells Kent TN3 0ED	1	0	1	Not started	0	0	1	0	0	0

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22/02107/OUT	79 Bayham Road Royal Tunbridge Wells Kent TN2 5HX	1	0	1	Not started	0	0	1	0	0	0
24/01834/FULL	Land To the Rear Of 14A Commercial Road Royal Tunbridge Wells Kent TN1 2RR	1	0	1	Under construction	1	0	0	0	0	0
24/01854/FULL	Birchetts Bungalow Stockland Green Road Speldhurst Tunbridge Wells Kent TN3 0TY	1	0	1	Not started	0	1	0	0	0	0
24/01897/FULL	Boxhurst Farm Boxhurst Sandhurst Cranbrook Kent TN18 5PE	1	0	1	Not started	0	0	1	0	0	0

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24/02024/FULL	Bainden Farmhouse School House Lane Horsmonden Tonbridge Kent TN12 8BT	1	0	1	Under construction	0	1	0	0	0	0
24/01471/FULL	8 Talbot Park Royal Tunbridge Wells Kent TN2 3RZ	1	0	1	Not started	0	1	0	0	0	0
24/02183/FULL	Caxton House 19 Mount Sion Royal Tunbridge Wells Kent TN1 1UB	1	0	1	Not started	0	1	0	0	0	0
24/02165/FULL	1 The Meads Cranbrook Kent TN17 3QB	1	0	1	Under construction	1	0	0	0	0	0

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24/01670/FULL	Site Adjacent To 2 Walnut Tree Cottages Brenchley Road Matfield Tonbridge Kent TN12 7PW	1	0	1	Not started	0	0	1	0	0	0
24/02214/FULL	Land West of Highgate Hill Hawkhurst Cranbrook Kent	1	0	1	Not started	1	0	0	0	0	0
24/02488/PNQCLA	Combourne Farm Jarvis Lane Goudhurst Cranbrook Kent TN17 1LP	1	0	1	Not started	0	0	0	1	0	0
24/02439/FULL	Pond House Broadford Goudhurst Road Horsmonden Tonbridge Kent TN12 8EU	1	0	1	Not started	0	1	0	0	0	0

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24/02548/FULL	1 Garden Cottage Water Lane Hawkhurst Cranbrook Kent TN18 5DE	1	0	1	Under construction	1	0	0	0	0	0
24/02546/FULL	Haffenden Farmhouse Bubhurst Lane Frittenden Cranbrook Kent TN17 2BD	1	0	1	Under construction	1	0	0	0	0	0
24/02425/FULL	Flat 2 23 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AH	1	0	1	Not started	0	1	0	0	0	0
24/02429/FULL	Highlands Chantlers Hill Paddock Wood Tonbridge Kent TN12 6LU	1	0	1	Not started	0	0	1	0	0	0

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24/02554/FULL	Ashton Burkinshaw 1 Vale Road Royal Tunbridge Wells Kent TN1 1BS	1	0	1	Under construction	1	0	0	0	0	0
24/02468/PNQCLA	Combourne Farm Jarvis Lane Goudhurst Cranbrook Kent TN17 1LP	1	0	1	Not started	0	1	0	0	0	0
24/02625/FULL	Centurion Warranties Ltd 11A Little Mount Sion Royal Tunbridge Wells Kent TN1 1YS	1	0	1	Under construction	1	0	0	0	0	0
24/02736/FULL	Beacon Oaks Cottage Rolvenden Road Benenden Cranbrook Kent TN17 4BU	1	0	1	Under construction	1	0	0	0	0	0

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24/02543/FULL	Old Printers House Stone Street Cranbrook Kent TN17 3HF	1	0	1	Not started	0	1	0	0	0	0
24/02752/FULL	Tanners Pembury Grange Royal Tunbridge Wells Kent TN2 4RP	1	0	1	Under construction	1	0	0	0	0	0
24/02696/FULL	Clarite Health & Beauty Ltd 27 Stone Street Cranbrook Kent TN17 3HE	1	0	1	Not started	0	1	0	0	0	0
24/02770/FULL	Longbrooks Oast Knowle Road Brenchley Tonbridge Kent TN12 7DJ	1	0	1	Not started	0	1	0	0	0	0

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24/02695/FULL	Little Quarry Farm Station Road Goudhurst Cranbrook Kent TN17 1HA	1	0	1	Not started	0	1	0	0	0	0
24/02772/FULL	Oylers Farm Attwaters Lane Hawkhurst Cranbrook Kent TN18 5AR	1	0	1	Not started	0	1	0	0	0	0
24/02593/FULL	OS Plot 0065 Tubslake Hawkhurst Road Cranbrook Kent	1	0	1	Not started	0	1	0	0	0	0
24/02762/FULL	Primrose Cottage Hazelden Farm Marden Road Cranbrook Kent TN17 2LP	1	0	1	Not started	1	0	0	0	0	0

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24/02865/FULL	OS Plot 8443 Victoria Road Southborough Tunbridge Wells Kent	1	0	1	Not started	0	1	0	0	0	0
24/02208/FULL	Whiteswood Farm Whites Lane Hawkhurst Cranbrook Kent TN18 4HP	1	0	1	Not started	0	1	0	0	0	0
24/02982/FULL	Cedar Barn Fosters Farm Hayesden Lane Tonbridge Kent TN11 9AU	1	0	1	Not started	0	1	0	0	0	0
24/02490/FULL	The Barn Pokehill Farm South Farm Lane Langton Green Tunbridge Wells Kent TN3 9JN	1	0	1	Not started	0	1	0	0	0	0

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24/02539/FULL	Agricultural Barn Water Lane Hawkhurst Cranbrook Kent TN18 5AU	1	0	1	Not started	0	1	0	0	0	0
24/02903/FULL	Reservoir House Hayesden Lane Tonbridge Kent TN11 9AU	1	0	1	Under construction	1	0	0	0	0	0
24/03110/FULL	Buckhurst Farm Sissinghurst Road Sissinghurst Cranbrook Kent TN17 2AA	1	0	1	Under construction	1	0	0	0	0	0
24/03096/FULL	Boxhurst Farm Boxhurst Sandhurst Cranbrook Kent TN18 5PE	1	0	1	Not started	0	1	0	0	0	0

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24/03117/FULL	The Workshop Smockham Farm Reynolds Lane Royal Tunbridge Wells Kent TN4 9XL	1	0	1	Not started	0	1	0	0	0	0
24/02954/FULL	Crowbourne Grange Station Road Goudhurst Cranbrook Kent TN17 1EQ	1	0	1	Not started	0	1	0	0	0	0
24/03044/FULL	Harwarton Farm Lower Green Road Speldhurst Tunbridge Wells Kent TN3 0NB	1	0	1	Not started	0	1	0	0	0	0
24/01661/FULL	The Pack House Crittenden Road Matfield Tonbridge Kent TN12 7EN	1	0	1	Not started	0	1	0	0	0	0

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24/02935/FULL	Oaklands Cranbrook Road Frittenden Cranbrook Kent TN17 2DB	1	0	1	Not started	1	0	0	0	0	0
24/03164/FULL	Linkhorns Barn Station Road Ashurst Tunbridge Wells Kent TN3 9TL	1	0	1	Not started	0	0	1	0	0	0
24/02627/FULL	Torhaven 21 Wheatfield Drive Cranbrook Kent TN17 3LU	1	0	1	Not started	0	1	0	0	0	0
24/02773/FULL	Land To the Rear of Southlands High Street Cranbrook Kent TN17 3LG	1	0	1	Not started	0	1	0	0	0	0

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25/00011/FULL	Somerset Villa 64 Commercial Road Paddock Wood Tonbridge Kent TN12 6DP	1	0	1	Not started	0	1	0	0	0	0
24/02877/FULL	44 Sherwood Road Royal Tunbridge Wells Kent TN2 3LQ	1	0	1	Not started	0	1	0	0	0	0
24/02997/FULL	Orchard House Flishinghurst Orchard Chalk Lane Cranbrook Kent TN17 2QB	1	0	1	Under construction	1	0	0	0	0	0
24/02673/FULL	The Old Nursery The Common Sissinghurst Cranbrook Kent TN17 2HT	1	0	1	Under construction	1	0	0	0	0	0

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25/00052/FULL	Walnut Tree Cottage The Slade Lamberhurst Tunbridge Wells Kent TN3 8HN	1	0	1	Not started	0	1	0	0	0	0
25/00153/FULL	High Standings Rye Road Sandhurst Cranbrook Kent TN18 5PJ	1	0	1	Not started	0	0	1	0	0	0
24/03118/FULL	Lovegrove Associates 43A Little Mount Sion Royal Tunbridge Wells Kent TN1 1YP	1	0	1	Not started	1	0	0	0	0	0
25/00196/FULL	School Farm House Cranbrook Road Benenden Cranbrook Kent TN17 4EU	1	0	1	Not started	0	1	0	0	0	0

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25/00183/FULL	Tricklebrook Fishery Colts Hill Five Oak Green Tonbridge Kent TN12 6SH	1	0	1	Not started	0	1	0	0	0	0
20/01775/FULL	5 Homewood Road Langton Green Royal Tunbridge Wells TN3 0HH	0	0	0	Under construction	0	0	0	0	0	0
21/00759/FULL	Forest View Tenterden Road Cranbrook Kent TN17 3PA	0	0	0	Under construction	0	0	0	0	0	0
21/00620/FULL	Coppers Coppers Lane Matfield Tonbridge TN12 7JE	0	0	0	Under construction	0	0	0	0	0	0
21/04213/FULL	High Cedar Nevill Park Royal Tunbridge Wells Kent TN4 8NN	0	0	0	Under construction	0	0	0	0	0	0

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21/04195/FULL	Gardeners Cottage 54A Culverden Down Royal Tunbridge Wells Kent TN4 9SG	0	0	0	Under construction	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
21/03795/FULL	1 Hollyshaw Close Camden Park Royal Tunbridge Wells Kent, TN2 5AB	0	0	0	Under construction	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
22/02439/FULL	25A Eridge Road Royal Tunbridge Wells Kent TN4 8HJ	0	0	0	Not started	0	0	0	0	0	0

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22/02435/FULL	Oast Meadow Horsmonden Road Brenchley Tonbridge Kent TN12 7AT	0	0	0	Under construction	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
22/03449/FULL	Forest House Bishops Down Park Road Royal Tunbridge Wells Kent TN4 8XS	0	0	0	Not started	0	0	0	0	0	0

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23/00959/FULL	Rosemary Cottage & Yew Lodge Pralls Lane Matfield Tonbridge Kent TN12 7DX	0	0	0	Under construction	0	0	0	0	0	0
23/01041/FULL	Hangers Wood Tong Road Brenchley Tonbridge Kent TN12 7HT	0	0	0	Under construction	0	0	0	0	0	0
23/01688/FULL	29 Romford Road Pembury Tunbridge Wells Kent TN2 4JB	0	0	0	Not started	0	0	0	0	0	0
23/01953/FULL	West Winds Cranbrook Road Benenden Cranbrook Kent TN17 4EU	0	0	0	Not started	0	0	0	0	0	0

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23/01543/FULL	The Lawns Rye Road Sandhurst Cranbrook Kent TN18 5PQ	0	0	0	Under construction	0	0	0	0	0	0
23/01509/FULL	Holly Oak Grovehurst Lane Horsmonden Tonbridge Kent TN12 8BG	0	0	0	Under construction	0	0	0	0	0	0
23/02341/FULL	Spur Cottage Grovehurst Lane Horsmonden Tonbridge Kent TN12 8BG	0	0	0	Under construction	0	0	0	0	0	0
23/01897/FULL	Waters End Farm Standen Street Benenden Cranbrook Kent TN17 4LA	0	0	0	Not started	0	0	0	0	0	0

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23/02696/FULL	Camster Cottage Camden Park Royal Tunbridge Wells Kent TN2 5AE	0	0	0	Not started	0	0	0	0	0	0
23/03285/FULL	Bankside Goudhurst Road Cranbrook Kent TN17 2PZ	0	0	0	Not started	0	0	0	0	0	0
24/00104/FULL	Glen Cove The Common Sissinghurst Cranbrook Kent TN17 2AJ	0	0	0	Not started	0	0	0	0	0	0
24/00239/FULL	6 Cinder Hill Wood Five Wents Matfield Tonbridge Kent TN12 7ED	0	0	0	Under construction	0	0	0	0	0	0

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24/00617/FULL	The Glade Old Park Wood Goudhurst Road Cranbrook Kent TN17 2PD	0	0	0	Under construction	0	0	0	0	0	0
24/01065/FULL	2 Furnace Lane Horsmonden Tonbridge Kent TN12 8LX	0	0	0	Under construction	0	0	0	0	0	0
24/01142/FULL	The Tronnings Camden Park Royal Tunbridge Wells Kent TN2 4TN	0	0	0	Not started	0	0	0	0	0	0
24/01208/FULL	3 Chestnut Lane Matfield Tonbridge Kent TN12 7JJ	0	0	0	Under construction	0	0	0	0	0	0

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24/01027/FULL	Smugley Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2QU	0	0	0	Under construction	0	0	0	0	0	0
24/01395/FULL	North View Five Oak Green Road Five Oak Green Tonbridge Kent TN12 6RE	0	0	0	Not started	0	0	0	0	0	0
24/01467/FULL	Starling Cottage Farm Golford Road Cranbrook Kent TN17 3NT	0	0	0	Not started	0	0	0	0	0	0
24/01511/FULL	Nursery Cottage Stone Court Lane Pembury Tunbridge Wells Kent TN2 4DF	0	0	0	Not started	0	0	0	0	0	0

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24/01521/FULL	Angley View Cottage Angley Park Angley Road Cranbrook Kent TN17 2PN	0	0	0	Not started	0	0	0	0	0	0
24/01655/FULL	30 Dornden Drive Langton Green Tunbridge Wells Kent TN3 0AB	0	0	0	Under construction	0	0	0	0	0	0
24/00786/FULL	Pimms Orchard Chestnut Lane Matfield Tonbridge Kent TN12 7EB	0	0	0	Under construction	0	0	0	0	0	0
24/01510/FULL	The Toll House Iden Green Farm Goudhurst Cranbrook Kent TN17 2PA	0	0	0	Not started	0	0	0	0	0	0

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24/01537/FULL	The Long House Lidwells Lane Goudhurst Cranbrook Kent TN17 1EP	0	0	0	Not started	0	0	0	0	0	0
24/02006/FULL	16 Connaught Way Royal Tunbridge Wells Kent TN4 9QL	0	0	0	Not started	0	0	0	0	0	0
24/01882/FULL	9 Dornden Drive Langton Green Tunbridge Wells Kent TN3 0AA	0	0	0	Not started	0	0	0	0	0	0
24/02081/FULL	The Bungalow Dunstan Road Royal Tunbridge Wells Kent TN4 9NE	0	0	0	Under construction	0	0	0	0	0	0
24/02316/FULL	Ashdown Culverden Park Road Royal Tunbridge Wells Kent TN4 9QX	0	0	0	Under construction	0	0	0	0	0	0

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24/02532/FULL	Cherry Tree Cottage Paley Lane Cranbrook Kent TN17 2NA	0	0	0	Not started	0	0	0	0	0	0
24/02798/FULL	South Lodge Nevill Park Royal Tunbridge Wells Kent TN4 8NW	0	0	0	Under construction	0	0	0	0	0	0
24/03055/FULL	The Barnyard Rye Road Hawkhurst Cranbrook Kent TN18 5DR	0	0	0	Not started	0	0	0	0	0	0
24/02498/FULL	Bassetts Farm Fishery Churn Lane Horsmonden Tonbridge Kent TN12 8HL	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 2025)	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Dwellings Phased Beyond Five Years
24/02969/FULL	Birchetts Bungalow Stockland Green Road Speldhurst Tunbridge Wells Kent TN3 0TY	0	0	0	Under construction	0	0	0	0	0	0
24/03205/FULL	The Cottage Crayden North Road Goudhurst Cranbrook Kent TN17 1JB	0	0	0	Not started	0	0	0	0	0	0
24/02868/FULL	Culpeppers Coldharbour Road Benenden Cranbrook Kent TN17 4HF	0	0	0	Not started	0	0	0	0	0	0
21/04250/FULL	Tilsden Farm Tilsden Lane Cranbrook Kent TN17 3PJ	-1	0	-1	Not started	0	0	0	0	-1	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 2025)	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Dwellings Phased Beyond Five Years
22/00717/FULL	Forge Farm Meats Limited Forge Farm Slaughter House Powder Mill Lane Southborough Tunbridge Wells Kent TN4 9EG	-1	0	-1	Under construction	-1	0	0	0	0	0
23/02985/LAWPRO	9 Western Road Royal Tunbridge Wells Kent TN1 2JJ	-1	0	-1	Not started	0	-1	0	0	0	0
24/02054/FULL	Garden Cottage Home Farm Bedgebury Road Goudhurst Cranbrook Kent TN17 2SJ	-1	0	-1	Under construction	-1	0	0	0	0	0
24/03223/FULL	1 And 2 Folly Hill Farm Cottages Folly Hill Cranbrook Kent TN17 2LU	-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 2025)	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Dwellings Phased Beyond Five Years
22/02247/FULL	Rosset Holt Residential Home Pembury Road Royal Tunbridge Wells Kent TN2 3RB	-1	0	-1	Under construction	0	-1	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	Under construction	0	-3	0	0	0	0
			Totals	2350		529	774	513	341	193	98

Appendix 3: Non-Permitted Site Allocations Adopted in the Benenden Neighbourhood Development Plan

The Table below 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, SPP3, and SPP4 already have 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'.

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 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Dwellings Phased Beyond Five Years
SSP2	Uphill, New Pond Road, Benenden	18-20	19	0	0	0	0	0	0	19
	Total	18-20	19	0	0	0	0	0	0	19

**If you require this document in another format,
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