

DEVELOPMENT BRIEF – 78-80 and 82-84 High Street, Leathermarket, Edenbridge

Reference	Settlement	Address
ST2-26	Edenbridge	78-80 and 82-84 High Street, Leathermarket, Edenbridge



Introduction

The Council has prepared development briefs to set out high-level aspirations and design principles to guide future proposals, helping to ensure that development is both sensitively designed and appropriately ambitious for local communities. Development briefs help ensure that proposals for a site are well thought out, align with strategic planning goals, and respond to local needs and constraints. They are used to guide developers, inform planning applications, and support community engagement.

For the purposes of the brief's allocated sites have been grouped into three categories by scale. Smaller sites, comprising fewer than 50 dwellings, are supported by high-level guidance. Medium-sized sites, accommodating between 50 and 350 dwellings, are subject to more detailed guidance and may include a framework plan to illustrate key spatial principles. Larger sites, delivering more than 350 dwellings, are supported by more comprehensive guidance to reflect their scale and complexity, and may include additional spatial diagrams covering movement, nature and built form.

Policy Context

High quality design is central to the delivery of the strategic objectives in this plan. All development is expected to prioritise design quality and adhere to the relevant Design Policies outlined in Chapter 5 of the Local Plan document. The development briefs provide additional and more specific policy and place-based guidance for allocated sites.

Development briefs have been prepared for sites which are allocated for development, as listed in Chapter 01, Policy ST2 Housing and Mixed-Use Site Allocations within the Local Plan, and will be adopted as part of the Local Plan. Any future planning application relating to all of part of the site will be expected to demonstrate accordance with the development brief for that site. Where a proposal does not wholly comply with the development brief, the applicant must provide a clear and robust justification within the application, demonstrating how the alternative approach still achieves the overarching design and policy principles and provides significant benefits to the development.

The development brief should be read alongside the Local Plan and all relevant National and Local Plan policies applicable to the site and type of development.

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Development Brief Guidance

The content and headings used throughout the development briefs are explained below.

Reference

This is the code used by the Council to identify the site.

Proposed Use

This outlines the use(s) proposed for the site, such as residential or commercial.

Proposed Net Density Range

This identifies the proposed net density range for the site, based on Policy H7 Housing Density and Intensification detailed within Chapter 2 of the Local Plan document. In accordance with this policy, the density ranges may differ if it has been considered that there could be a detrimental impact on local character or amenity. The site-specific net density will be determined as part of the development management process.

Proposed Residential Capacity

This is the proposed residential capacity range calculated using the net density range from Policy H7 and the developable area. The developable area is calculated using the formula in from evidence-base document Settlement Capacity Study Sevenoaks District Council Addendum May 2022. In some circumstances this may take into account site-specific constraints, for example ancient woodland, flood zones and proximity to designated heritage assets. The site-specific developable area will be established as part of the development management process.

Delivery Timeframe

This outlines the proposed timescales for when development on the site will be delivered, as defined by the Housing Trajectory for the Plan period.

Policy Priorities

All sites are expected to be fully policy compliant; however, this section outlines the key policies for the specific development and delivery of this site. All the policies noted can be found within the Local Plan.

Infrastructure Requirements

The infrastructure requirements set out in each development brief reflect the site-specific projects identified as necessary to support new development, either as required by policy or identified through engagement with the relevant infrastructure provider(s). Further detail on these projects is set out in the Infrastructure Delivery Plan, which will be kept under regular review. Where a need for on-site infrastructure has been identified, the development briefs consider the most appropriate location, design and integration of that infrastructure within the site. In such cases, the development will be expected to deliver or contribute land towards the required provision, ensuring it is coordinated with the wider masterplanning and phasing of the site.

The development briefs focus on the key physical infrastructure that requires land to be safeguarded within each site, such as new schools, open space, children's play space and active travel routes. Infrastructure that is to be delivered off-site is not included within the

development briefs, as this will be secured through the mechanisms set out in the Infrastructure Delivery Plan and through planning obligations. Infrastructure planning is a dynamic and iterative process, and engagement with infrastructure providers will continue throughout the lifetime of the Local Plan to ensure that requirements remain up to date, deliverable and aligned with the most up-to-date evidence.

Infrastructure requirements should be read alongside Chapter 9 of the Local Plan and the Infrastructure Delivery Plan, which together provide a comprehensive overview of infrastructure priorities across the District and the mechanisms for their delivery.

SDC Vision

This is a high-level statement that outlines the long-term aspirations and guiding principles for how the Council wish the site to evolve to support the Local Plan. It sets the tone and direction for future development by describing the key design considerations and overarching goals including connectivity, uses, public realm, character and landscape. Proactive, meaningful and ongoing community engagement should help shape the detailed design vision for the development

Design Requirements

Some briefs include a set of site-specific design principles that development on the site should follow in order to align with National and Local design policy. The design requirements have been structured around the 10 characteristics of a well-designed place from [The National Design Guide \(2021\)](#). Other local guidance used to inform these design requirements include [Sevenoaks District Character Study](#), [Sevenoaks Residential Character Area Assessment](#), [Edenbridge Character Area Assessment](#), and [Sevenoaks District Landscape Character Assessment](#).

Framework Plan

Some briefs include a site plan indicating spatial design guidance such as key routes, active frontages and open space. These diagrams translate elements of the design requirements into a clear visual format. The annotations are indicative and diagrammatic.

Housing Types and Mix

For all sites promoted for residential development, the Targeted Review of Local Housing Needs Jan 2025 should be used to guide the type and mix of housing delivered on the site.

Glossary

Active frontage: The front of buildings have doors and windows onto public space to generate activity and engagement between the building interior and the space outside, particularly entrances.

Natural surveillance: When buildings around a space are designed with features that are likely to lead to people overlooking the space. These may be windows, balconies, front gardens or entrances. This helps to prevent anti-social behaviour within those spaces.

Active travel routes: Route designed specifically for walking, wheeling and cycling.

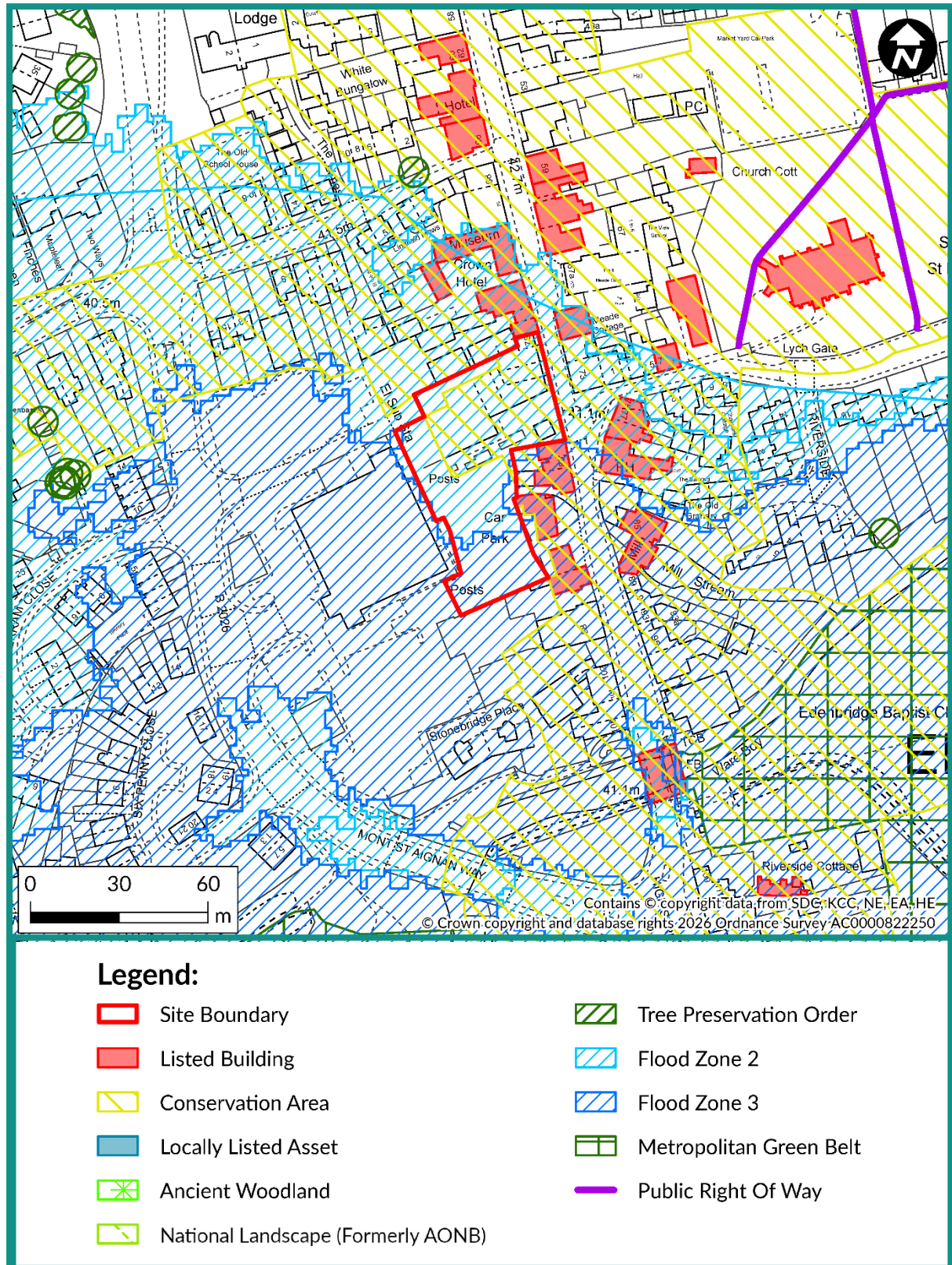
Landscape-led: An approach to planning and design that places the landscape at the heart of the development process. Rather than treating landscape as an afterthought or a decorative element, it is used as the primary framework for shaping places. The layout for a landscape-led scheme should be driven by existing landscape features such as topography, trees, water features etc.

Recontouring: The reshaping of existing ground levels to achieve design, landscape or heritage objectives.

SuDs (Sustainable Drainage Systems): Sustainable Drainage Systems are a set of water management practices designed to align modern drainage with natural water processes. They aim to manage surface water runoff in a way that mimics natural drainage, reduces flood risk, improves water quality, and enhances biodiversity and amenity.

Edenbridge

78-80 and 82-84 High Street, Leathermarket, Edenbridge



Site Overview	
Reference	ST2-26
Address	78-80 and 82-84 High Street, Leathermarket, Edenbridge
Site Description	This is a brownfield site within the urban confines and town centre of Edenbridge. The site comprises a series of retail units, both in use and vacant, a car park and a pedestrian walkway between Waitrose and the High Street. The site is bound by the High Street to the east and retail and employment uses to the north, south and west. The site benefits from an existing access into the car park.
Site Area	0.29 ha
Proposed Use	Mixed-Use: Residential & Retail
Proposed Net Density Range	30 – 60 dph
Proposed Capacity	9 – 17 Residential Units & Circa 780m ² Retail Floor Space
Policy Priorities	• Town and Local Centres (TLC1) and Edenbridge Town Centre (EDN1) – ensuring proposals respond to local priorities and support town centre development • Affordable housing (H2) – provision of policy compliant affordable housing in sustainable locations • Sustainable Movement (T2) – prioritising public transport and active travel within the development • Flood Risk (W1) • Surface Water Management (W2) • Protecting and Enhancing the Historic Environment (HEN1) - potential to affect designated/non-designated heritage asset • Sensitively Managing Change in the Historic Environment (HEN2) • Community Engagement (DE1) – where proposed development comprises of 10 units or more

SDC Vision

The redevelopment of the Leathermarket site presents an exciting opportunity to catalyse the wider regeneration of Edenbridge town centre. Positioned at a key node along the High Street, the scheme will enhance the visual quality, vibrancy, and activity of this prominent location. It will be a cornerstone of the town centre strategy, unlocking the potential of underused space and reinforcing Edenbridge's identity as a welcoming, attractive, and thriving market town.

The development will celebrate and enhance the rich architectural and historic character of the High Street, drawing on local materials, proportions, and detailing to create a scheme that feels

authentic and rooted in place. It will introduce a mix of uses that reflect the aspirations of the Town Centre Strategy, including cafés, restaurants, flexible market space, and venues for community events—creating a lively, inclusive, and sociable environment that supports both day and evening activity.

Above the active ground floor uses, the scheme will deliver high-quality residential accommodation that is well-suited to a town centre setting. These homes will be designed to provide healthy, light-filled living environments, contributing to a diverse and sustainable community. A carefully considered and coordinated approach to car parking—both on-site and in relation to nearby provision—will ensure the development is viable, accessible, and optimised for long-term success, supporting a balanced and future-ready town centre.

Design Requirements

Context	
Landscape Character	The site falls within the setting of the High Weald National Landscape and therefore development should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. The High Weald National Landscape Management Plan will be utilised to inform how the development can positively contribute to the setting of this designated landscape.
Heritage	- The site is within the setting of the Edenbridge Conservation Area, as well as a number of Grade II, II* and I listed buildings. - The setting of a Grade I and II* listed buildings is particularly sensitive to change and development within it has the potential to cause considerable harm to the significance of the heritage assets. The development should therefore demonstrate the absence of harm and must respond to the local historic character.
Archaeology	Site has archaeological potential and pre-determination assessment will be required, in accordance with policy HEN3.
Site Constraints	- Early investigations and parking surveys are required to understanding the opportunities for accommodating car parking on and surrounding the site in order to optimise the development on the site. - Early investigations are required to understand the construction constraints of the water course running beneath the site leading to the stream running between 86 and 92 High Street.
Identity	
Local Character	- The design will respect and capitalise on distinctive views around the site. The expressive rooflines make a positive contribution to the streetscape of the high street. - Views of the historic stream running between 86 and 92 High Street is important to the distinctive character and should be considered in the design.
Appearance	The design of the development should use materials and detailing which reflect the richly textured vernacular architecture surrounding the site.

	Elevations fronting the High Street will demonstrate that they understand this architectural language and reflect the natural rhythm and grain of the high street.
Built Form	
Building Heights	- Built form fronting the High Street will be a maximum of 3-storeys creating a landmark building for wayfinding on the High Street. - Built form could step up in height to 4-storeys towards the north-western corner of the site.
Building Line	- Buildings on the site should be successfully integrated into the fine grain of the high street. - Development will retain a strong building line along the high street.
Uses	
Mix	- The proposed uses will support the aspirations of the Town Centre Strategy, including cafés, restaurants, and venues for community events. - Residential in the form of apartments will be provided at upper levels. - The ground floor uses, and design will be compatible with the flood risk on the site and considered at an early stage.
Movement	
Access	Access and servicing for the proposed uses needs to be thoroughly considered from the beginning of the design process to ensure it does not adversely impact the public realm.
Pedestrian Routes	The development will create routes which encourage further visitors to the High Street, specifically aiming to create an attractive east-west route from the entrance of the supermarket to the high street between 92 and 94 High Street.
Active Travel	Site is adjacent to Edenbridge LCWIP Route 7 - Mill Hill. Proposals must consider site connectivity to LCWIP route.
Public Spaces	
Multifunctional	The proposal will provide a meaningful public space with places to sit and dwell and incorporating nature.
Nature	
Landscaping	The existing landmark tree within the public space will be retained and enhanced. The surrounding development should support the long-term retention of this tree.
Water	The site is entirely within Flood Zone 2 and partially within Flood Zone 3. The proposal will be designed to incorporate flood protection, resilience and mitigation measures appropriate to the nature and scale of the risk of flooding. It will incorporate measures which avoid an increase in flood risk, and where possible reduce the overall level of flood risk, both on the site and elsewhere. Proposals will demonstrate, through a site-specific Flood Risk Assessment where required, how the development can be made safe for its lifetime, taking into account the vulnerability of its users