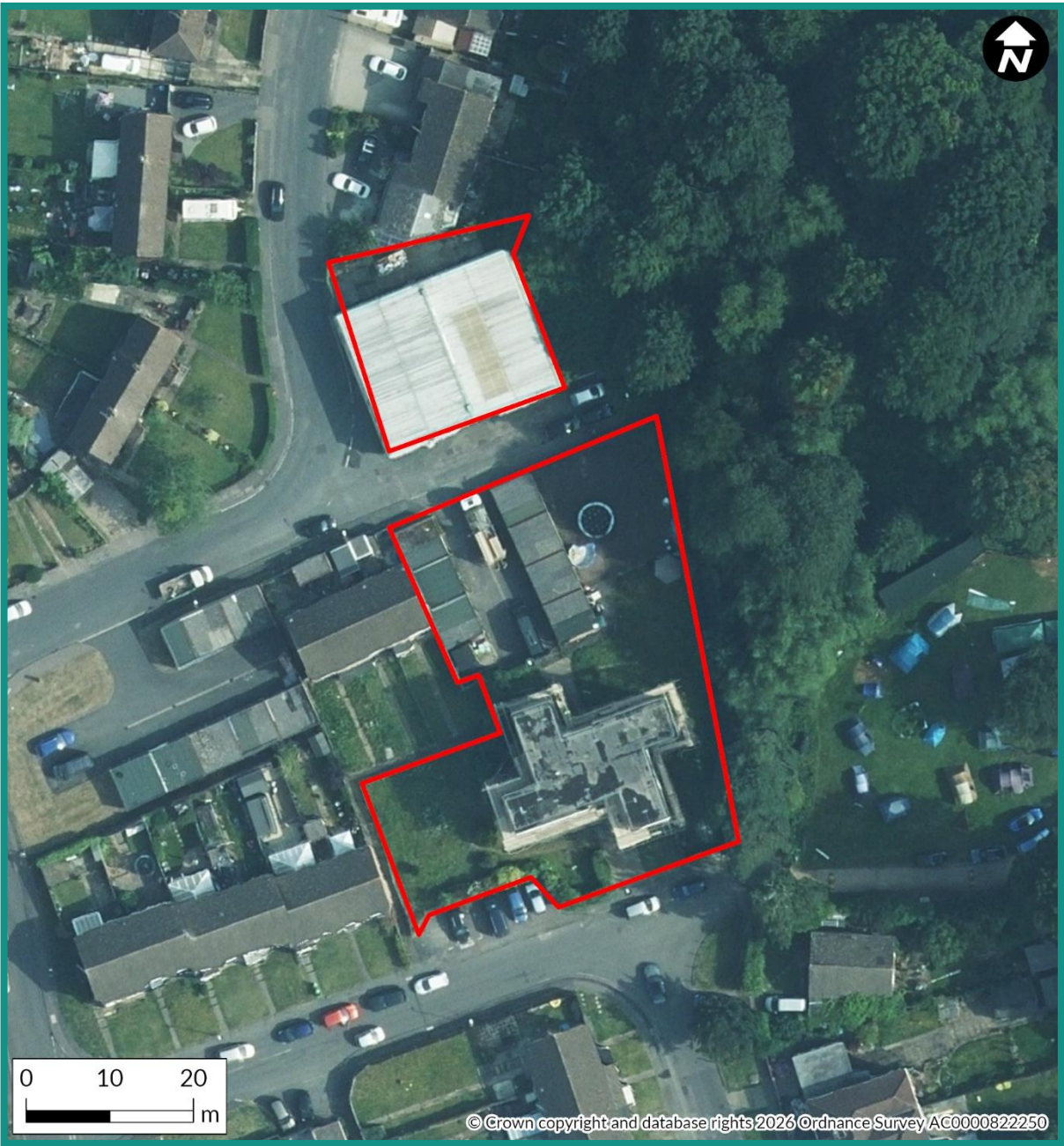


DEVELOPMENT BRIEF – Abacus Furniture, Farm Road Garages

Reference	Settlement	Address
ST2-4	Sevenoaks Urban Area	Abacus Furniture, Farm Road Garages



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 development briefs, allocated sites have been grouped into three categories according to 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 Policy ST2 Urban Site Allocations – Housing and Mixed-use in Chapter 01 of the Local Plan, and they will be adopted as part of the Local Plan. Any future planning application relating to all or 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.

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.

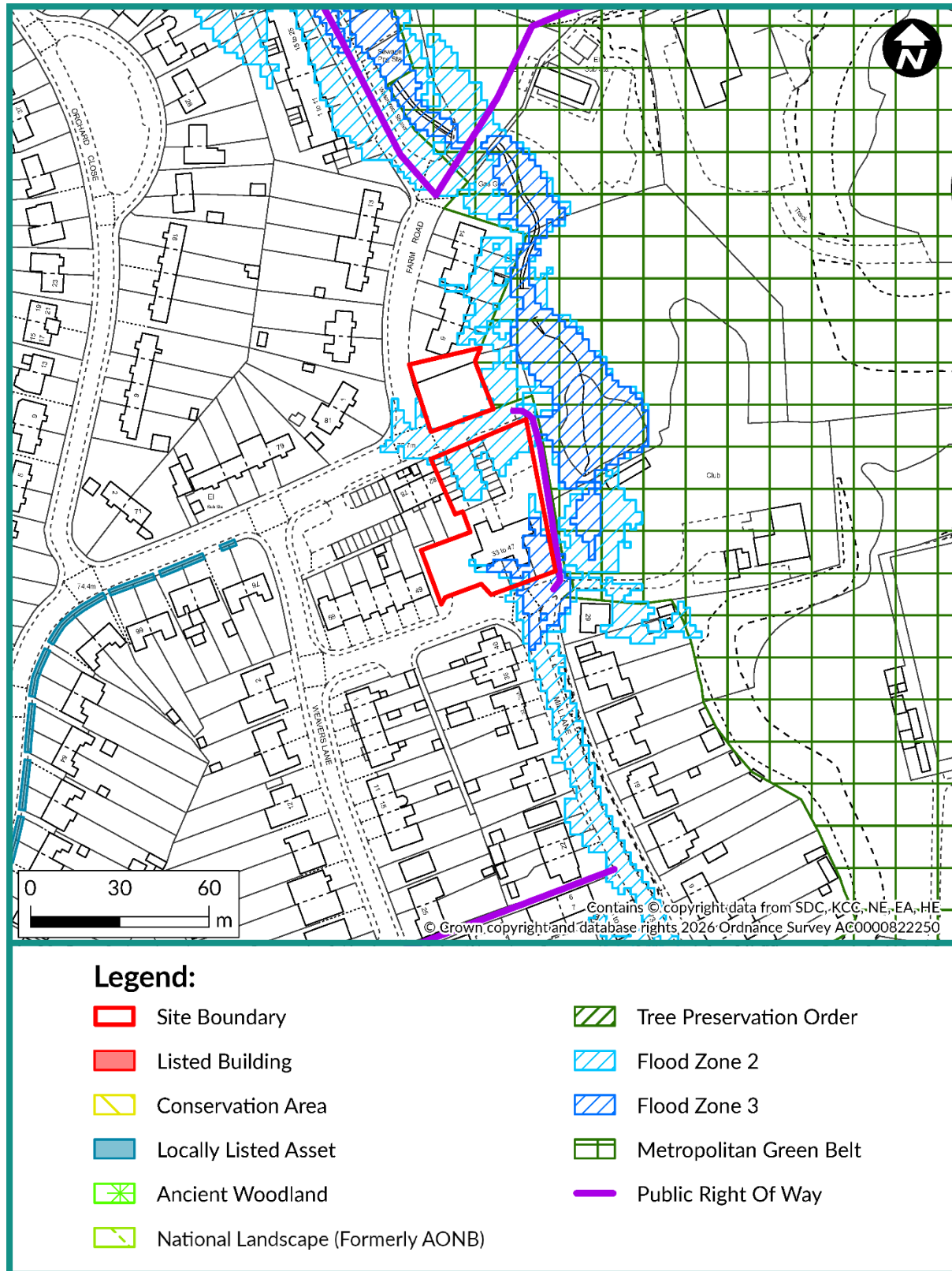
Landscape-led: An approach to planning and design that places the landscape at the heart of the development process. Rather than treating landscape as an afterthought or a decorative element, it is used as the primary framework for shaping places. The layout for a landscape-led scheme should be driven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

Sevenoaks Urban Area

Abacus Furniture, Farm Road Garages



Site Overview

Reference	ST2-4
Address	Abacus Furniture, Farm Road Garages
Site Description	The site lies within the urban confines of Sevenoaks Urban Area and currently comprises an industrial unit on the northern parcel, and flats and associated garages on the southern parcel. An existing business, Abacus Furniture, is currently on site. The site is bound by residential and the transport network to the south, west and north and the woodland to the east, as well as the Sevenoaks Quarry site and residential. The current access is off of Mill Lane and Greatness Lane.
Site Area	0.22 ha
Proposed Use	Residential
Proposed Net Density Range	50 - 75 dph
Proposed Residential Capacity	9 - 13 Units
Delivery Timeframe	1 - 5 Years
Policy Priorities	• Housing – smaller sites (H6) • Retaining and Optimising Existing Employment Land (EMP3) • Sustainable Movement (T2) • Community Engagement (DE1) • Provision and Retention of Community Facilities and Services (COM1)

Design Requirements

Context	
Flood Risk	• Part of the site falls within Flood Zone 2 and 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.

	The feasibility of opening the simple culvert should be investigated to reduce flood risk, improve the river connectivity and the ecological environment in this area.
Heritage	Potential non-designated heritage asset in northern part of site.
Archaeology	Site has archaeological potential and pre-determination assessment will be required, in accordance with policy HEN3.
Uses	
Mix	- To support Policy EMP3, retaining and optimising existing employment use, development will be expected to provide a mixed-use scheme retaining employment use on the northern parcel and residential units within the southern parcel. - The Abacus Furniture Project is considered a valuable local asset and its loss or relocation will need to be justified following the criteria described in Policy EMP3 and Policy COM1.
Identity	
Local Character	The proposal should explore innovate design solutions which incorporate the retention of the existing ragstone wall forming the base of the existing Abacus furniture building which currently contributes to the local sense of place and is historically rooted.
Built Form	
Building Line	The proposal within the southern parcel should create a stronger building line which reflects the surrounding context and enhances the streetscape.
Public Spaces	
Public Realm	The development will provide public realm enhancements through improved street edges, incorporating active frontage and soft landscaping throughout.
Resources	
Embodied Energy	The proposal should first consider innovate design solutions which explore how the existing buildings can be retained and repurposed.
Movement	
Street Network	Development on the site should consider the long term context as a result of the Sevenoaks Quarry development and potential increase in vehicle and foot traffic through passed and through the site.
Active Travel	- The proposal will improve the quality and safety of the PRow such as by introducing active frontage, passive surveillance and reducing the enclosure along the route. - Site is adjacent to Sevenoaks LCWIP Route 6. Proposals must consider site connectivity to LCWIP route.

Parking	• Parking will be discreetly integrated to ensure cars do not dominate streetscapes or public realm.
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