

DEVELOPMENT BRIEF – Land rear of Bowerwood House, 15 St Botolphs Road

Reference	Settlement	Address
ST2-3	Sevenoaks Urban Area	Land rear of Bowerwood House, 15 St Botolphs Road



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.

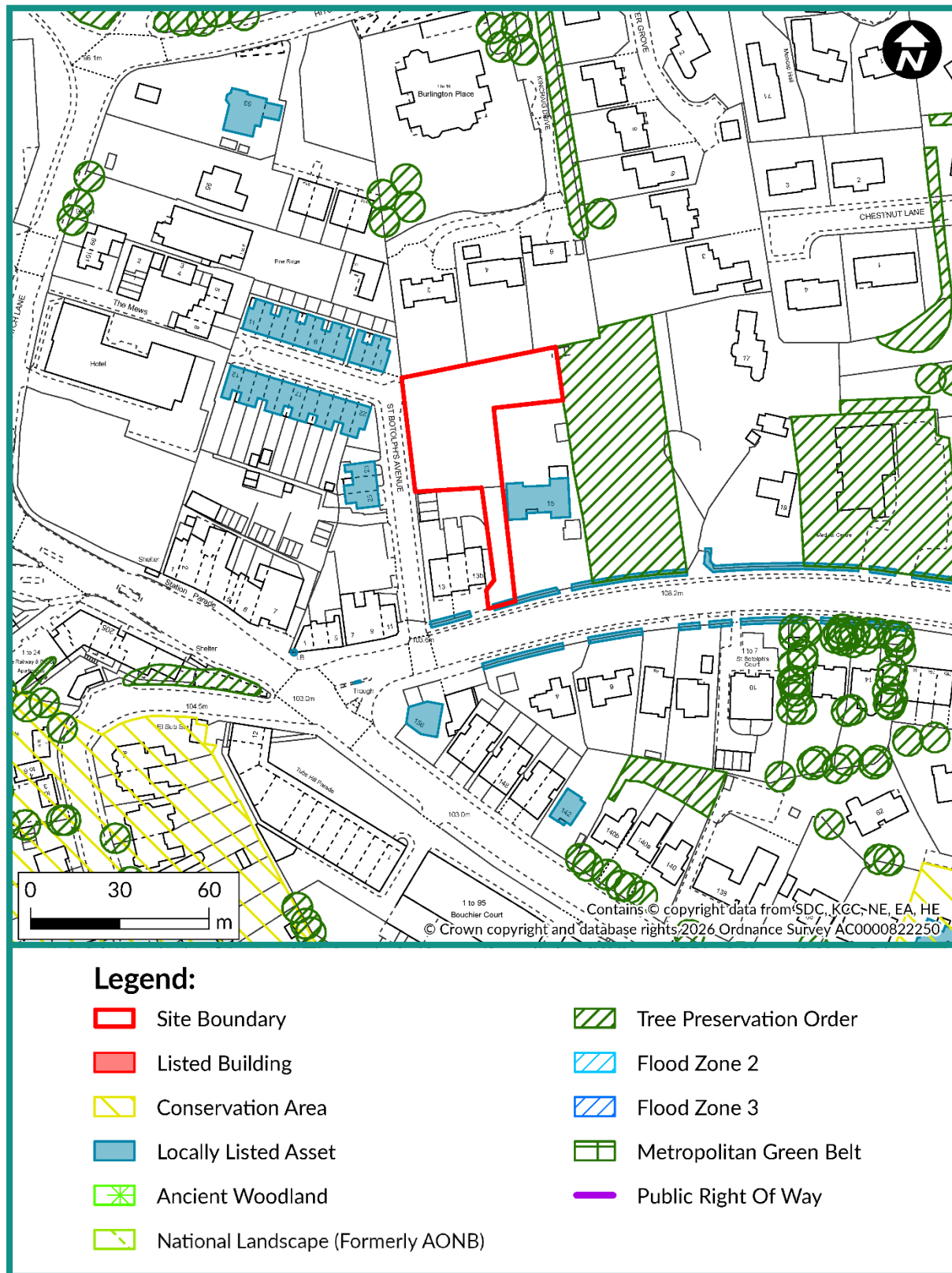
Landscape-led: An approach to planning and design that places the landscape at the heart of the development process. Rather than treating landscape as an afterthought or a decorative element, it is used as the primary framework for shaping places. The layout for a landscape-led scheme should be driven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

Land rear of Bowerwood House, 15 St Botolphs Road



Site Overview	
Reference	ST2-3
Address	Land rear of Bowerwood House, 15 St Botolphs Road
Site Description	This is a greenfield site within the urban confines of Sevenoaks Urban Area. The site comprises a parcel of land to the rear of 13 and 15 St Botolphs Road, used as a residential garden. The site is bound by mature trees leading onto St Botolphs Road, to the south, residential units to the west and north, and a green area consisting of Tree Preservation Order protected mature trees to the east. There is an existing access, in the form of an existing driveway.
Site Area	0.19 ha
Proposed Use	Residential
Proposed Net Density Range	50 - 100 dph
Proposed Residential Capacity	8 - 16 Units
Delivery Timeframe	1 - 5 Years
Policy Priorities	• Housing – smaller sites (H6) • Safeguarding Places for Wildlife and Nature (BW1) • 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
Heritage	• The site is within the setting of the Sevenoaks Granville and Eardley Road Conservation Area, as well as a number of locally listed buildings.

Design Requirements

Identity	
Local Character	- The development will be designed to positively respond to locally listed assets, Bowerwood House, St Botolphs Avenue such as taking design cues from the scale, grain, roof form and character of the local heritage to strengthen the sense of place and local distinctiveness. - The Sevenoaks Residential Character Area Assessment should be referred to for further guidance on the surrounding residential character.
Built Form	
Building Types and Heights	- Built forms will reflect the local character and efficiently utilise the land, such as through low-rise flats with a fine grain or terraced housing. - The building heights will follow the change in topography across the site. On the higher (northern) areas of the site, built forms should be up to 3-storeys. Up to 3.5-storeys can be delivered on the lowest (southern) area of the site. - Careful consideration should be given to the neighbouring properties, particularly along St Botolphs Avenue, to mitigate overshadowing and overlooking.
Movement	
Access	Early investigations will be undertaken to access the suitability of the access for the scale of development and impact of access on St Botolphs Road.
Parking	The provision of car parking will be reflective of the sustainable location and sustainable modes of transport will be encouraged through conveniently located cycle storage at the entrances of dwellings.
Active Travel	Site is adjacent to Sevenoaks LCWIP Route 5. Proposals must consider site connectivity to LCWIP route.
Homes and Buildings	
Privacy and Amenity	- The proposal will offer an area of meaningful shared amenity space which will encourage social interaction between the residents and aim to create a sense of community. - An area of private amenity will be provided for all units, via ground floor space, balconies or roof terraces.
Nature	
Trees	- The proposal will be designed to maintain valuable existing trees. Woodland boundaries along the edges of the site should be retained. - Early consideration will be given to minimising impact of development on woodland TPO to the east of the site.