

DEVELOPMENT BRIEF – LAND AT CRAMPTONS ROAD

Reference	Settlement	Address
ST2-6	Sevenoaks Urban Area	Cramptons Road Waterworks, Cramptons Road, Sevenoaks



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.

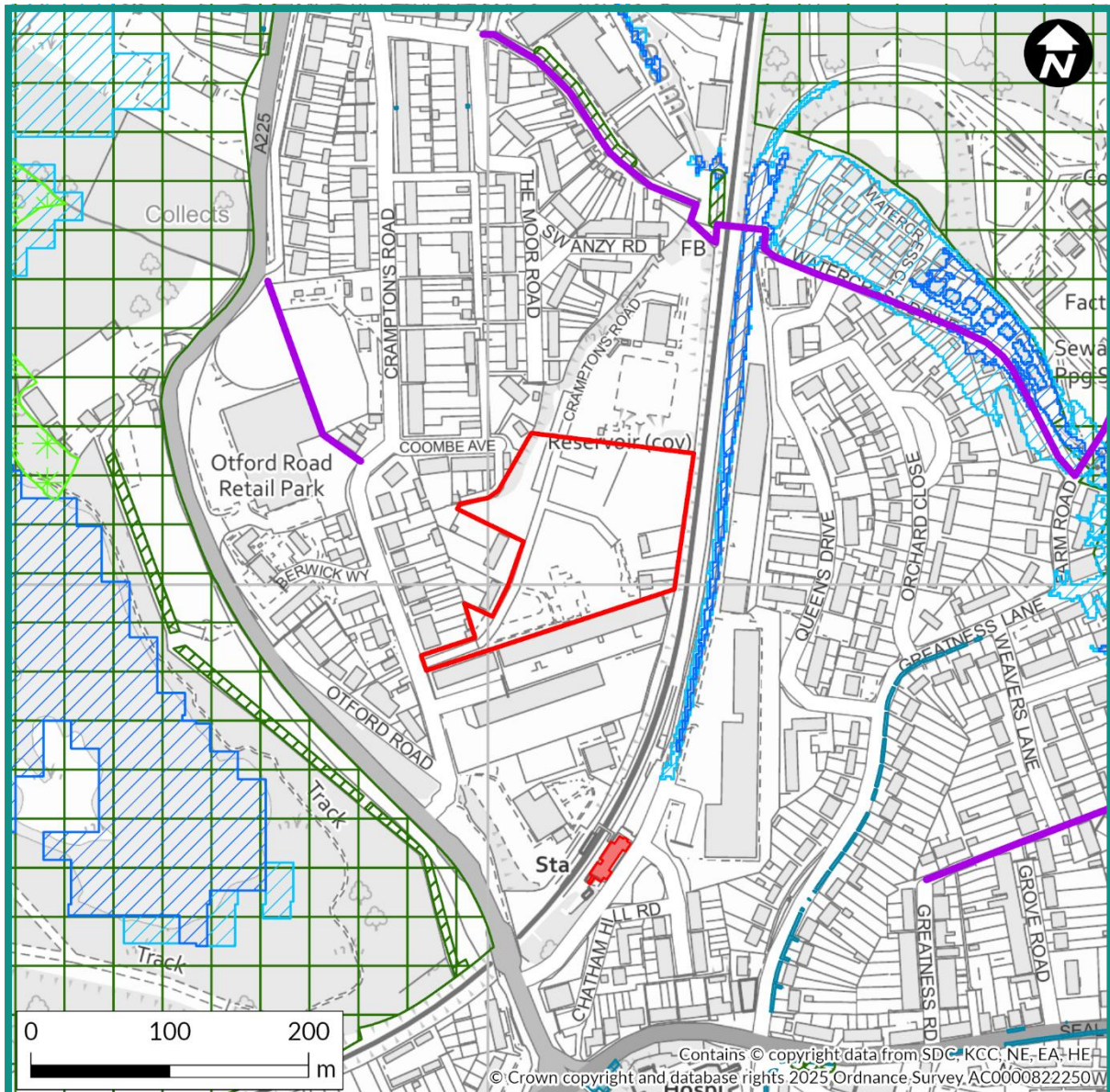
Active travel routes: Route designed specifically for walking, wheeling and cycling.

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.

LAND AT CRAMPTONS ROAD



Legend:

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|------------------------------------|-------------------------|
| Site Boundary | Tree Preservation Order |
| Listed Building | Flood Zone 2 |
| Conservation Area | Flood Zone 3 |
| Locally Listed Asset | Metropolitan Green Belt |
| Ancient Woodland | Public Right Of Way |
| National Landscape (Formerly AONB) | |

Site Overview	
Reference	ST2-6
Address	Cramptons Road Waterworks, Cramptons Road, Sevenoaks
Site Description	Land to the west of Cramptons Road forms part of a wider South East Water operational site which is no longer required, comprising hardstanding, grassland and three residential properties
Site Area	1.73 ha
Proposed Use	Residential
Proposed Net Density Range	50 – 150 dph
Proposed Residential Capacity	71 - 214 Units
Delivery Timeframe	1-5 Years
Policy Priorities	• Affordable housing (H2) – provision of policy compliant affordable housing in sustainable location • Specialist and Supported Housing Needs (H4) – site may be suitable for older persons accommodation • Open Space provision (OS1) • Sustainable Movement (T2) – prioritising public transport and active travel within the development • Sustainable Design and Construction (CC2) – ensuring new development is built to reduce carbon emissions and be adaptable and resilient to a changing climate • Community Engagement (DE1) • Flood Risk (W1) • Surface Water Management (W2)
Site Specific Infrastructure Requirements	• The site is adjacent to Sevenoaks LCWIP route 1 and should deliver LCWIP-aligned walking and cycling interventions through the site (and beyond where appropriate) • Open space provision in accordance with Policy OS1 • Children and young people’s play space provision in accordance with Policy OS2

SDC Vision

A landscape-led residential development that sets a new benchmark for sustainable living. Rooted in the site's unique natural features and the industrial and residential character of its surroundings, this development will celebrate its location through thoughtful design and optimal density.

At its heart will be a vibrant, multifunctional green space—a true focal point for community life—promoting health and wellbeing, fostering social connections, enhancing biodiversity, and cultivating a strong sense of place.

With a bold commitment to active travel and low-carbon lifestyles, the proposal will prioritise high-quality pedestrian and cycle infrastructure, integrate car clubs, and minimise the visual and spatial impact of vehicles. This will create a people-first environment that encourages movement, interaction, and sustainable choices.

Community Engagement

The applicant will be expected to undertake proactive, meaningful and ongoing engagement with the local community. They will demonstrate that they have secured the views of the local community and that they have been incorporated into the scheme.

Design Requirements

Context	
Neighbourhood Plans	Development proposals will take into account place-making proposals set out within the Sevenoaks Town Councils Neighbourhood Plan.
Landscape-led	A landscape-led development that is informed by an early Aboricultural Survey to inform the layout and retain valuable mature trees.
Heritage	The site is within the wider setting of the Grade II listed Bat and Ball Station; development on the site will need to respond positively to the local historic character.
Public Space	
Key Open Space	Provide a key open space which it is located to preserve and enhance existing mature trees on the site and help to bring identity to the development.
Identity	
Local Character	- Create a distinctive identity and sense of place to ensure the development positively influences the wider area and sets a tone for high quality and sustainable design. - The Sevenoaks Residential Character Area Assessment should be referred to for further guidance on the surrounding residential character.
Views	- The development will be designed to positively address key views of the site including from Cramptons Road and when travelling by rail. - The design should aim to capitalise on views of the hilly landscape to the north.
Built Form	
Building Types and Heights	The built forms will respond to the varying built character at each edge of the site, such as adopting 2-3 three storey terraced housing towards the west and moving to higher density 4-5 storey building with apartments towards the north and east of the site.
Frontage	Public spaces, streets, walking and cycling routes will have active frontage along its edges, provided by entrances and windows

	overlooking the public space, so that people come and go at different times.
Uses	
Tenures	The housing tenures should be mixed and suited to delivering higher densities on the site, for example Build to Rent, walk-up apartments or co-housing as well as market sale.
Mix	Due to proximity to local services, older persons housing should be explored on the site.
Movement	
Access	- Access can only be provided from Cramptons Road. - Retain access to Cramptons Road Waterworks.
Parking	- Parking will be discreetly integrated to ensure cars do not dominate streetscapes or public realm. - The provision of car parking will be reflective of the sustainable location. - Car sharing schemes will be explored.
Active Travel	- Street design will focus on providing a positive environment for pedestrians and cyclists, incorporate generous path widths, street trees, regular landscaping and car-free areas wherever possible. - Cycling will be encouraged through conveniently located cycle storage at the entrances of dwellings. - The design shall incorporate appropriate site connectivity and access to the proposed LCWIP route 1.
Services and Utilities	Ensure early stage ground investigation are carried out to understand below ground constraints as a result of the sites previous industrial use.
Nature	
Sustainable Drainage Systems (SuDS)	- Drainage systems must be designed as positive landscape features: swales, rain gardens, wetlands, and permeable paving integrated into streets, squares, and open spaces. - SuDS elements should provide habitat, informal play, and educational opportunities where appropriate.