

DEVELOPMENT BRIEF – LAND WEST OF BRITTAINS LANE,  
SEVENOAKS

| Reference | Settlement              | Address                                 |
|-----------|-------------------------|-----------------------------------------|
| ST4-4     | Sevenoaks<br>Urban Area | Land west of Brittain's Lane, 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.

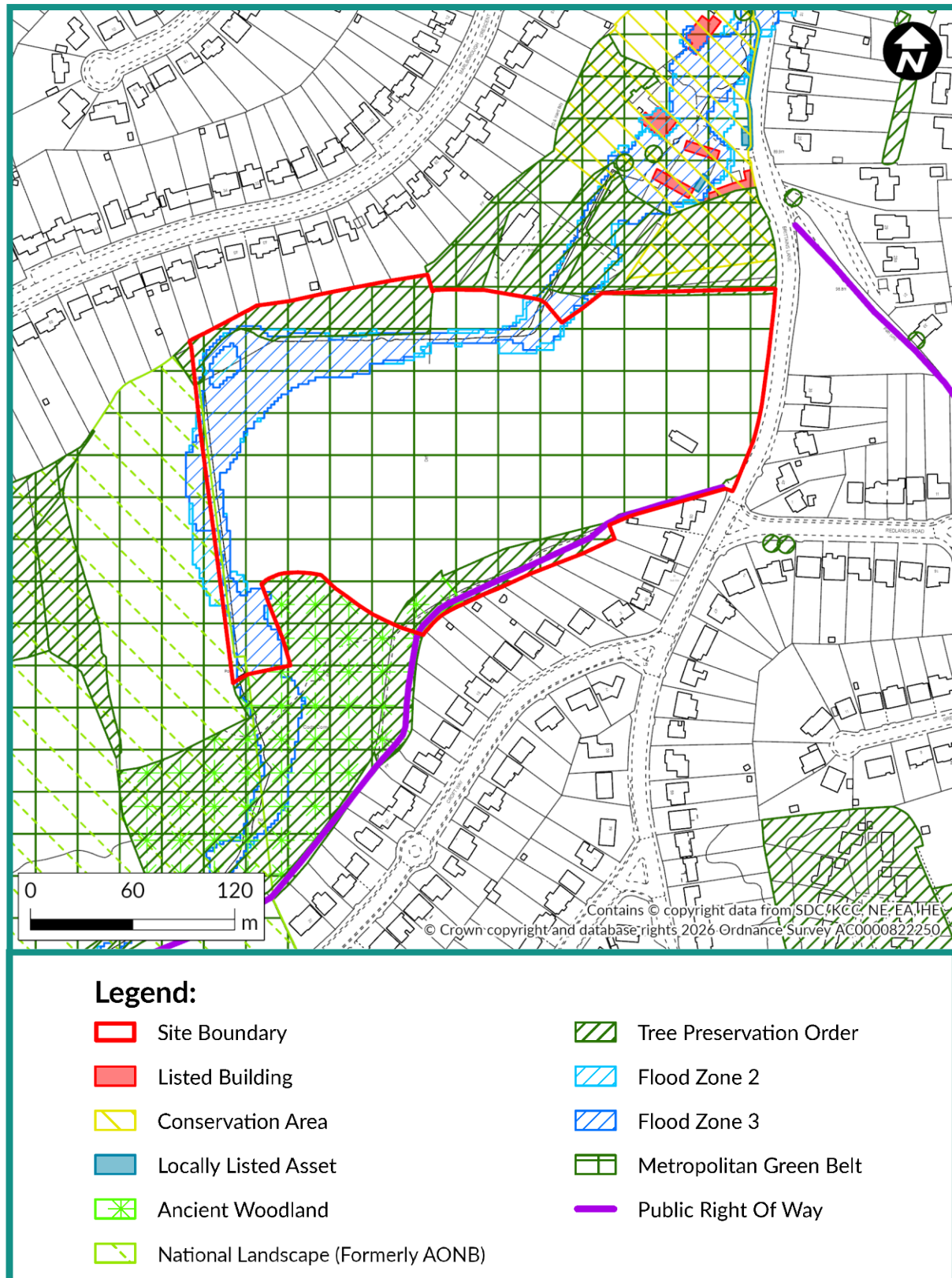
**Active travel routes:** Route designed specifically for walking, wheeling and cycling.

**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 WEST OF BRITTAINS LANE, SEVENOAKS



## Site Overview

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| <b>Reference</b>                                 | ST4-4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Address</b>                                   | Land west of Brittain's Lane, Sevenoaks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Site Description</b>                          | This is a greenfield site adjacent to the urban confines of Sevenoaks Urban Area. The site comprises an area of agricultural land and is bound by residential development to the north, east and south, and the Kent Downs National Landscape to the west.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Site Area (hectares)</b>                      | 5.32 ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Proposed Use</b>                              | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Proposed Net Density</b>                      | Approx. 30 dph                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Proposed Residential Capacity</b>             | 50 – 60 Units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Delivery Timeframe</b>                        | 6-10 Years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Policy Priorities</b>                         | <ul style="list-style-type: none"> <li>• Biodiversity in New Development (BW3) – must align with the LNRS, protect ancient woodland (irreplaceable habitat) and conserve deciduous woodland (priority habitat)</li> <li>• Landscape, including National Landscapes (NE1) - medium to high landscape sensitivity and adjacent to National Landscape</li> <li>• Affordable housing (H2) – provision of grey belt policy compliant affordable housing in sustainable location</li> <li>• Infrastructure (IN1) – provision of improvements to local infrastructure in accordance with grey belt policy</li> <li>• Open Space provision (OS1) – new or improved open space in accordance with grey belt policy</li> <li>• Sustainable Design and Construction (CC2) – ensuring new development is built to reduce carbon emissions and be adaptable and resilient to a changing climate</li> <li>• Sustainable Movement (T2) – prioritising public transport and active travel</li> <li>• Protecting and Enhancing the Historic Environment (HEN1) - potential to affect designated and non-designated heritage assets</li> <li>• Sensitively Managing Change in the Historic Environment (HEN2)</li> <li>• Community Engagement (DE1)</li> </ul> |
| <b>Site Specific Infrastructure Requirements</b> | <ul style="list-style-type: none"> <li>• The site is adjacent to Sevenoaks LCWIP route 4 and should deliver LCWIP-aligned walking and cycling interventions through the site (and beyond where appropriate)</li> <li>• Open space provision in accordance with Policy OS1</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|  | <ul style="list-style-type: none"> <li>Children and young people's play space provision in accordance with Policy OS2</li> </ul> |
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## SDC Vision

The vision is for a sustainable, landscape-led housing scheme in close proximity to Sevenoaks train station, benefiting from strong connectivity to local services and public transport. The design will respond positively to the site's complex topography, allowing the natural landform to shape the layout, built form, and spatial character. It will create a sensitive transition from the suburban context along Brittain's Lane to a softer, rural edge, with outward-facing homes and a carefully landscaped, feathered boundary that positively addresses the Kent Downs National Landscape. The scheme will draw on the prevailing local character of low-rise, detached dwellings, ensuring a contextually appropriate and locally distinctive residential environment.

The scheme places green infrastructure, biodiversity, and community wellbeing at its core, with the retention and protection of existing trees and the safeguarding of ancient woodland through an enhanced buffer. Public open spaces, including play provision, will be integral to the layout and overlooked by active frontages to create safe and attractive places.

## 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             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| Landscape Character | <ul style="list-style-type: none"><li>• The site is within the Westerham to Sundridge Parks and Farmlands landscape character area as defined within the <u>Sevenoaks District Landscape Character Assessment 2017</u>. The development will positively respond to the landscape character area through responding to the valued and sensitive characteristics described within the report.</li><li>• The site falls within the immediate setting of the Kent Downs National Landscape and therefore development should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. The Kent Downs National Landscape Management Plan will be utilised to inform how the development can positively contribute to the setting of this designated landscape.</li></ul> |
| Heritage            | <ul style="list-style-type: none"><li>• The site is within the setting of Brittain's Farm Conservation Area and the listed buildings within it. The site makes an important positive contribution to significance of the heritage assets and has a clear tangible and visual link as the last remnant of the former rural landscape around Brittain's Farm. The site affords important views out from the Conservation Area towards open countryside, which is especially notable due to the undulating nature of the site. Locally listed walls extend along the road. Development on the site will need to respond positively to the local historic character and sit discreetly within, and compliment, the natural tones and textures of the landscape character.</li></ul>                             |

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|                      | <ul style="list-style-type: none"> <li>Development should be informed by a robust understanding of significance of Brittain's Farm Conservation Area and the listed buildings within it. This includes an assessment of how change within their setting may impact that significance. The findings of this assessment must be clearly articulated in a Heritage Statement, which should demonstrate how the proposal responds to and seeks to conserve or better reveal the significance of these designated heritage assets.</li> </ul>                                                                                                                                                                                                                                                                                                                              |
| Archaeology          | <ul style="list-style-type: none"> <li>Archaeological potential: a pre-determination assessment will be required to understand the archaeological significance and inform the master planning of the site, and early engagement with Kent County Council Archaeology is recommended.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Identity</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Local Character      | <ul style="list-style-type: none"> <li>The site lies within the setting of Brittain's Farm Conservation Area and the listed buildings within it, from which the site is visible. Careful consideration should therefore be given to the design proposals to ensure they respect the setting of these designated heritage assets and retain key views.</li> <li>The immediate built context is predominantly characterised by low-rise, detached dwellings, all of which fall within the 'F: Formal Detached Character Areas' as defined in the Sevenoaks Residential Character Area Assessment SPD. Three character area sub-types (F06, F07, and F15) form part of the immediate context and will be carefully referenced. These typologies will inform the design approach, ensuring that the development responds appropriately to the local character.</li> </ul> |
| <b>Public Spaces</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Open Space           | <ul style="list-style-type: none"> <li>In accordance with Policy OS2, the scheme must provide a Local Area for Play (LAP), and an informal playspace.</li> <li>Provision of on-site open space in accordance with Policy OS1, designed as an integral component of the development that enhances local character and delivers positive outcomes for health and wellbeing, biodiversity, and climate resilience.</li> <li>Open space will be provided at the centre of the site, covering the area of the site that falls within the view cone from Brittain's Farm.</li> </ul>                                                                                                                                                                                                                                                                                        |
| <b>Movement</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Active Travel        | <ul style="list-style-type: none"> <li>The development will be designed to prioritise sustainable travel as per Policies T1 and T2, through clear, direct and safe walking and cycling routes through the site toward local public transport services.</li> <li>The design shall incorporate appropriate site connectivity and access to the proposed LCWIP Route 4.</li> <li>All new homes must provide (and demonstrate) easy and convenient cycle parking facilities to prioritise active travel, preferably at the front of properties.</li> </ul>                                                                                                                                                                                                                                                                                                                |
| Car Parking          | <ul style="list-style-type: none"> <li>Car parking will be designed to be attractive, well landscaped and sensitively integrated into the built form or street so that it does not</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|                                        | dominate the development, particularly along key movement routes and surrounding open spaces.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Built Form</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Topography</b>                      | <ul style="list-style-type: none"> <li>• A clear understanding of the site's natural contours will be fundamental in shaping an appropriate built form. A landscape-led approach will prioritise the retention of existing topography, avoid engineered interventions such as cut-and-fill, and protect the site's inherent character.</li> <li>• Built form will be set back from the crest of the hill that faces Brittain's Lane to avoid undue prominence, ensuring development is recessed from the site's highest and most visually sensitive areas (as illustrated on the framework plan).</li> </ul>                                                                                                                                                                                                                                                    |
| <b>Layout</b>                          | <ul style="list-style-type: none"> <li>• Layout will be primarily informed by key views out from the Brittain's Farm Conservation Area and will be carefully designed to sit harmoniously within the site and integrate with the topography. Specifically, the proposed massing will be rigorously tested within long and short views from Brittain's Farm Conservation Area and the listed buildings within it and developed to conserve or enhance these views.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Sensitive Rural Edge</b>            | <ul style="list-style-type: none"> <li>• Outward-facing homes along the western edge will create a positive, well-defined frontage to the Kent Downs National Landscape, establishing a sensitive edge condition that respects the setting of the designated landscape.</li> <li>• The built form along the western edge should respond to the existing topography and natural curvature of the land, creating a building line that harmonises with the landscape and appropriately reflects the rural edge condition.</li> </ul>                                                                                                                                                                                                                                                                                                                               |
| <b>Relationship to Brittain's Farm</b> | <ul style="list-style-type: none"> <li>• New built form will be primarily informed by key views out from the Brittain's Farm Conservation Area and will be carefully designed to sit harmoniously within the site and integrate with the topography. Specifically, the proposed massing will be rigorously tested within long and short views from Brittain's Farm Conservation Area and the listed buildings within it and developed to conserve or enhance these views and respect the sensitive edge to the conservation area.</li> <li>• A surveyed viewpoint will be translated onto the framework plan as a defined view cone, identifying the extent of the site visible within key views from Brittain's Farm Conservation Area. Built development will be restricted within the view cone to preserve the rural setting of Brittain's Farm.</li> </ul> |
| <b>Character and Appearance</b>        | <ul style="list-style-type: none"> <li>• The eastern corner of the site will reflect the character of Brittain's Lane whilst responding to the setting of the conservation area on the north eastern edge.</li> <li>• The central and western extent of the site will retain the openness of key views and reflect the rural character of the site and topography, considering heights, bulk, massing, colours, materials, fenestration and landscaping.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                             |

| Nature                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| Landscape Design                    | <ul style="list-style-type: none"> <li>• Biodiversity and the protection of the mature woodland will form key drivers in the overall design approach, ensuring that the existing habitats are protected and enhanced alongside the integration of green infrastructure throughout the scheme.</li> <li>• Development within the 15m Ancient Woodland buffer zone will be avoided. The buffer zone will be utilised to enhance the ancient woodland.</li> <li>• The landscape design will capitalise on the site's existing features, celebrating their character and identity to create a distinctive, site-specific sense of place. It will respond positively to the adjacent Kent Downs National Landscape, providing a sensitive transition that reinforces its setting.</li> <li>• New tree planting will connect the existing central tree belt to the woodland edge to the south (as illustrated on the framework plan). This will screen development to the rear of the site from the Brittain's Farm viewpoint, whilst improving the green infrastructure network across the site.</li> </ul> |
| Trees and Hedgerows                 | <ul style="list-style-type: none"> <li>• Any historic field boundaries and landscape features (e.g. hedgerows and trees) within the site should be retained and integrated into the proposals. Where site boundaries are to be reinforced, they should reflect natural boundaries and landscape features (e.g. trees and hedges).</li> <li>• The retention and potential extension of the existing treeline running north-south through the site provides opportunities to screen development from the conservation area, taking account of rising topography.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Sustainable Drainage Systems (SuDS) | <ul style="list-style-type: none"> <li>• Drainage systems must be designed as positive landscape features: swales, rain gardens, wetlands, and permeable paving integrated into streets, squares, and open spaces.</li> <li>• SuDS elements should be designed to provide habitat and informal play space.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

## Framework Plan

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.

