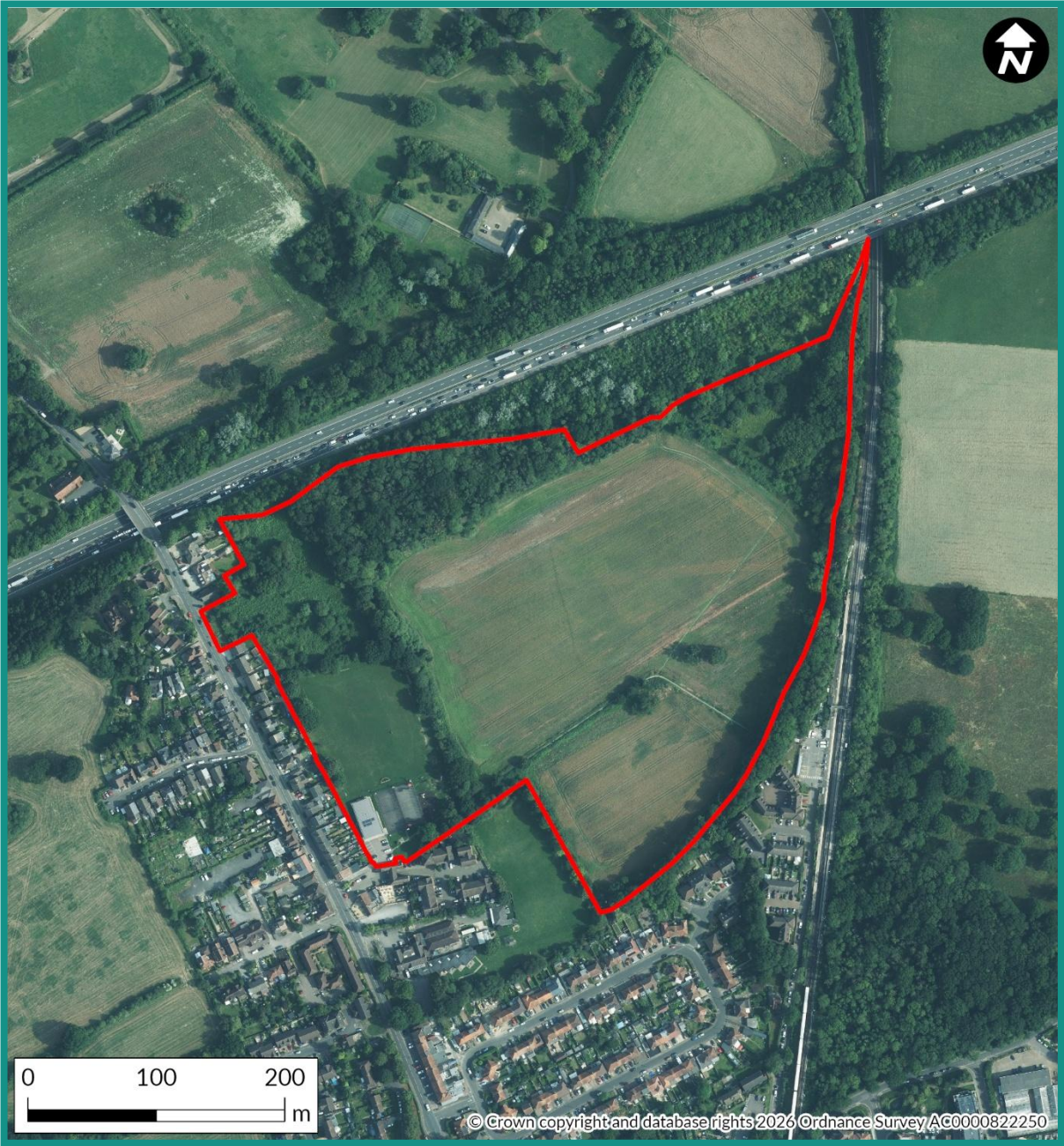


DEVELOPMENT BRIEF – LAND EAST OF LONDON ROAD

Reference	Settlement	Address
ST4-6	Sevenoaks Urban Area	Land east of London Road, Dunton Green



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.

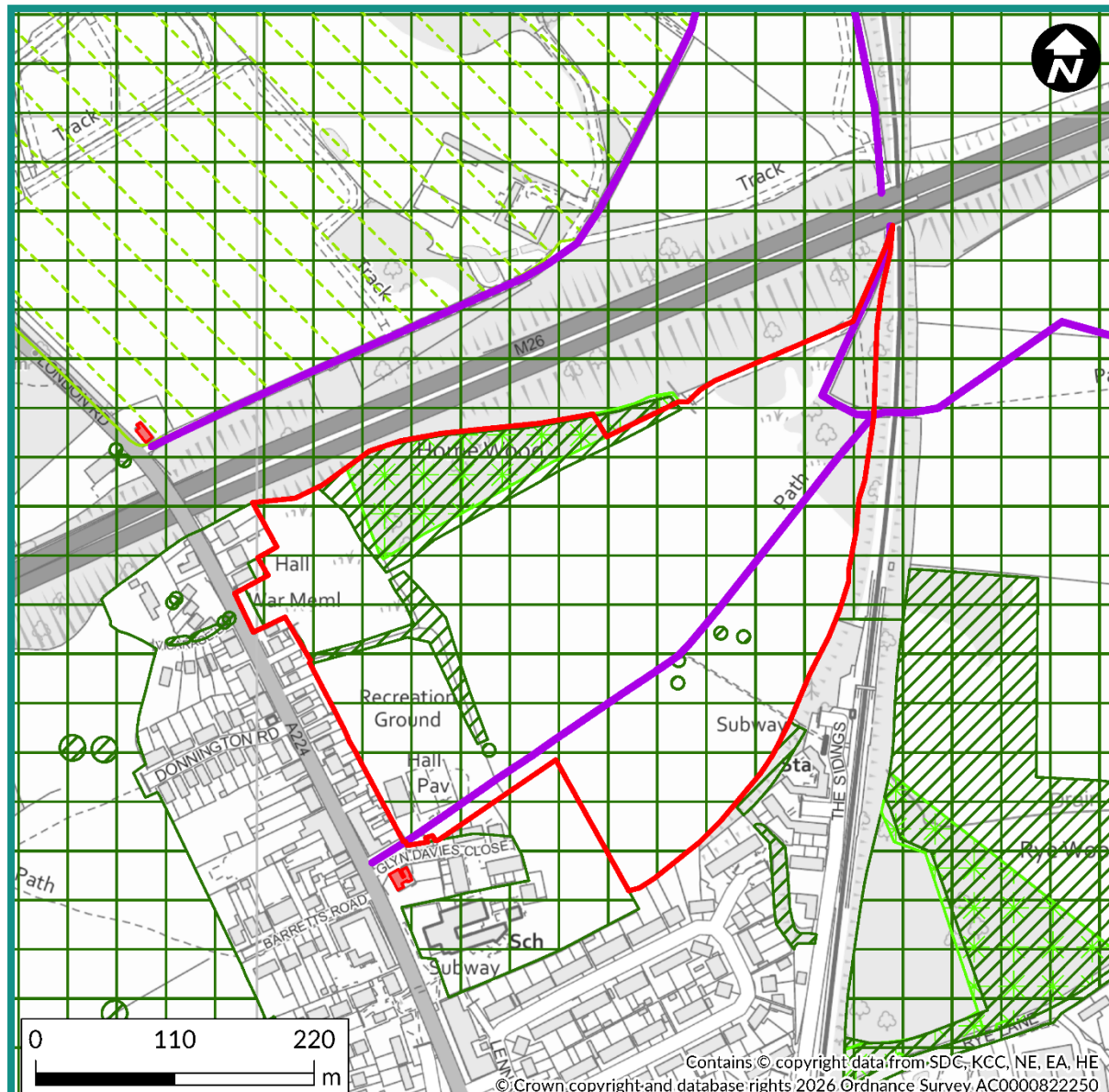
Active travel routes: Route designed specifically for walking, wheeling and cycling.

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 EAST OF LONDON ROAD, DUNTON GREEN



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	ST4-6
Address	Land east of London Road, Dunton Green
Site Description	This is a greenfield site adjacent to the settlement boundary of Dunton Green. The site comprises a parcel of land between London Road and the railway line, containing open fields and an area of ancient woodland. The site is bound by London Road to the west, the M26 motorway to the north, the railway line to the east and residential development to the south. Mature trees line the northern and eastern boundaries. A public right of way runs through the site from London Road. There is currently no vehicular access to the site.
Site Area	13.48 ha
Proposed Use	Residential
Proposed Net Density Range	40 - 60 dph
Proposed Residential Capacity	231 – 347 Units
Delivery Timeframe	6-10 Years
Policy Priorities	• Policy H1 - potential for self-commissioned homes on sites of 100 or more dwellings • Affordable housing (H2) – provision of policy compliant affordable housing in sustainable location • Retention of Community Uses (COM1) – retaining/replacing community facilities (school, MUGA) • Open Space provision (OS1) • Sustainable Movement (T2) – prioritising public transport and active travel within the development (linkages to station) • 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)
Site Specific Infrastructure Requirements	• Dunton Green Station improvements – formalise the path leading to the station with better walking and cycling provision, improve lighting and CCTV and install new waiting shelters • The site is adjacent to Sevenoaks LCWIP route 4 and should delivery 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
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SDC Vision

This development will represent a transformative and exemplary extension of Dunton Green, setting a new standard for sustainable, landscape-led placemaking in rural Kent. It will celebrate the area's rural built form and natural character, integrating ancient woodland, mature trees, and ecological corridors into a bold and forward-looking vision for living in harmony with nature. Through innovative design, the scheme will champion active travel and seamless connectivity to Dunton Green Station, enabling residents to embrace low-carbon, healthy lifestyles. A network of high-quality, inclusive public spaces will support community wellbeing, foster social connection, and cultivate a strong sense of place creating a vibrant, resilient neighbourhood that will thrive for generations to come.

The development will also reinforce the objectives of the Development Brief for site ST4-7 (Land North of Sevenoaks), ensuring successful connectivity between the two sites.

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	
Surrounding development	• Development is promoted on the site directly to the east, under site reference ST4-7 Land north of Sevenoaks and a Development Brief has been produced. Proposals for this site must take into account the guidance within the Development Brief for ST4-7 and provide a coherence in terms of movement routes and uses.
Landscape Character	• The site is within the Upper Darent Valley -West landscape character area as defined within the Sevenoaks District Landscape Character Assessment 2017. The development will positively respond to the landscape character area through responding to the valued and sensitive characteristics described within the report. • The site falls within the 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.
Heritage	• The site is within the setting of Grade II listed Duke's Head and Broughton Lodge as well as potential non-designated heritage assets; development on the site will need to respond positively to the local historic character. • Development should be informed by a robust understanding of significance of the Duke's Head listed building and any other

	heritage assets affected. 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.
Dunton Green Parish Council Land	Engagement with Dunton Green Parish Council and the local community is required at an early stage to determine the use of the land within their ownership (located at the centre and western portion of the site) and to ensure that high-quality community facilities are an integral part of the scheme and central to the placemaking approach.
Identity	
Local Character	- The creation of new vehicle access from London Road will respect the existing character and mature trees which contribute to the sense of place along the street. - New buildings surrounding the entrance to the site at the north-western corner, surrounding the station gateway and key open spaces will be designed to mark a gateway into the development, through distinctive designs which positively respond to the character of Dunton Green.
Public Spaces	
Open Space	- The existing memorial garden will be relocated within the site. The location and design of the memorial garden will be determined through engagement with local community. - The development will include areas of open green space which are integrated along the existing Public Rights of Way routes. - A key open space will be provided around the access point to Dunton Green Station in order to mark the gateway to the station and existing mature trees must be retained within this area.
Active 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.
Movement	
Sustainable Travel	- The development will be designed to prioritise sustainable travel as per Policies T1 and T2, through clear, direct and attractive walking and cycling routes toward trains stations and local services. - The development will deliver clear and direct routes through the development to Dunton Green train station to improve walking and cycling routes to the station for both new and existing residents. - The development will contribute to improvements to the Dunton Green railway underpass and the pedestrian railway crossing at the eastern edge of the site to provide a safe pedestrian crossing towards site ST4-7. - Active travel routes will include lighting strategies which are sensitive to ecology but ensure routes feel safe and secure outside of daylight hours.

	The design shall incorporate appropriate site connectivity and access to the proposed LCWIP Route 4.
Car Parking	Car parking will be designed to be attractive, well landscaped and sensitively integrated into the built form so that it does not dominate the development or the street scene, particularly along key movement routes and surrounding open spaces.
Built Form	
Sensitive Rural Edge	Development is to be designed in form, height and materials to reflect its edge of settlement location and to conserve the character of the National Landscape.
Density	Higher densities will be provided along the south-eastern edge, within close proximity to the railway station. Lower densities will be provided as the development transitions towards the northern woodland edge.
Nature	
Trees and Hedgerows	Any historic field boundaries and landscape features (e.g. hedgerows and routes) 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).
Landscape Design	- The development will preserve and strengthen existing and historic landscape features including mature trees and areas of woodland and historic field boundaries. - Development within the 15 m Ancient Woodland buffer zone will be avoided. The buffer zone will be utilised to enhance the ancient woodland (soil de-compaction/selective tree planting + understorey etc.) - The landscape design will capture the rural character found within and surrounding the site and introduce areas of small woodland, re-wilding, new tree/shrub planting within new green spaces. - Primary movement routes will be tree-lined, providing trees in soft verges. Their design will be contextual, capturing the irregular rural character of a tree-lined streets within the locality.
Blue-Green Infrastructure	Quality and nature of blue-green infrastructure is key to alleviating pressure on SSSI and river Darent.
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.