

DEVELOPMENT BRIEF – LAND EAST OF HIGH STREET

Reference	Settlement	Address
ST2-10	Sevenoaks Urban Area	Land east of High Street, 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.

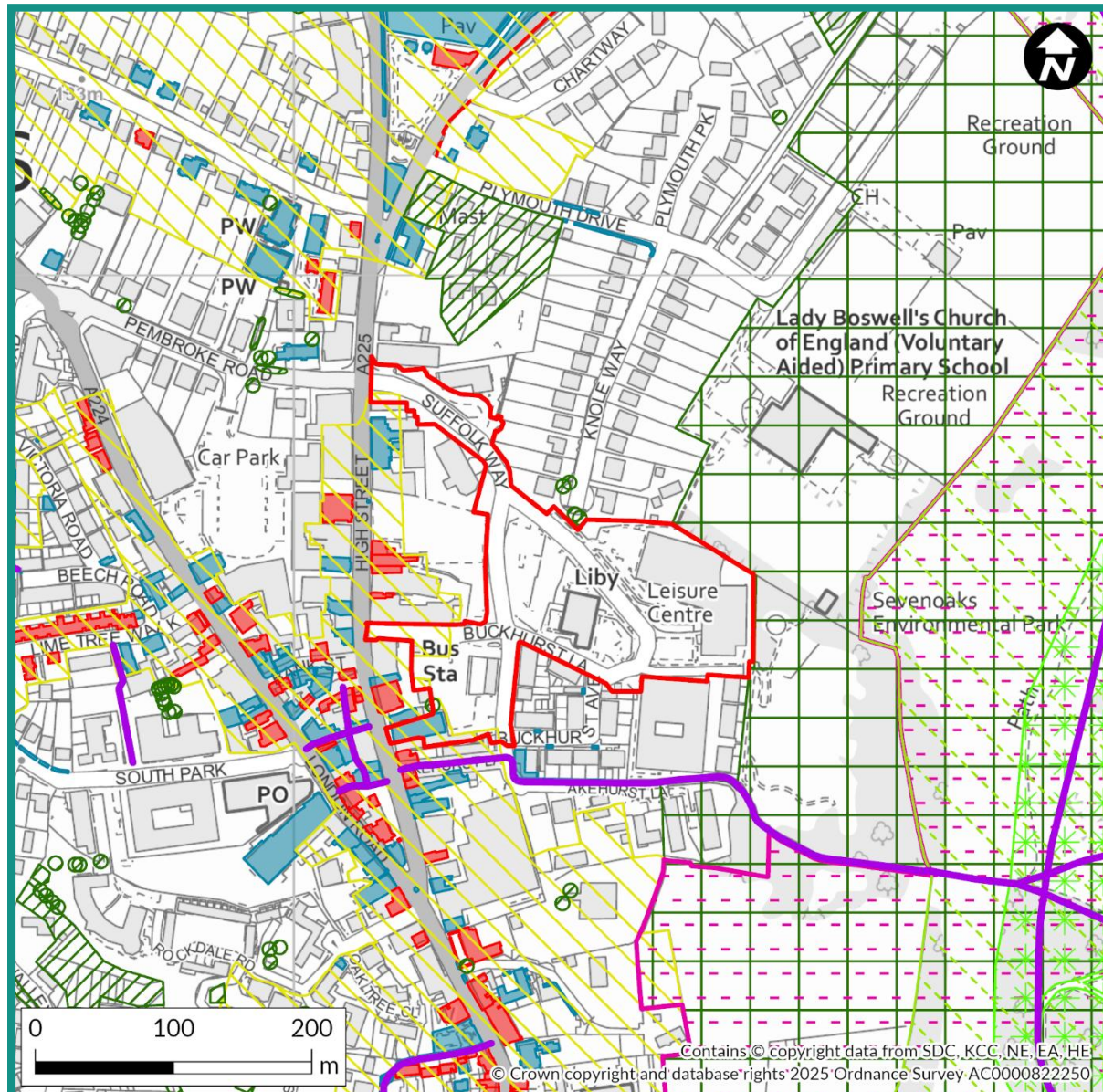
Active travel routes: Route designed specifically for walking, wheeling and cycling.

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 EAST OF HIGH STREET



Legend:

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

Site Overview	
Reference	ST2-10
Address	Land east of High Street, Sevenoaks
Site Description	This is a brownfield site within the urban confines of Sevenoaks Urban Area. The site is within Sevenoaks Town Centre and is partly within and adjacent to the Sevenoaks-High Street Conservation Area. The site comprises a bus station, café, library, leisure centre and 3x car parks. The site is bounded to the north by residential, retail and Lady Boswell's Church of England Primary School, to the east by the grade I listed Knole Park, to the south by a multi-storey car park and residential use, and to the west by Sevenoaks Town Centre uses. The site has an existing highways network and benefits from existing access.
Site Area	3.05 ha
Proposed Use	Mixed Use – Residential, Specialist Housing, Retail, Employment, Leisure, Social and Community Infrastructure and Transport (bus station)
Proposed Net Density Range	50-150 + dph
Proposed Residential Capacity	95 – 286 Units
Delivery Timeframe	6-10 Years
Policy Priorities	• Town and Local Centres (TLC1) and Sevenoaks Town Centre (SEV1) – ensuring proposals respond to Neighbourhood Plan priorities and support town centre development • Affordable housing (H2) – provision of policy compliant affordable housing in sustainable location • Specialist and Supported Housing Needs (H4) • Sports and Leisure facilities (SL1) / Retention of Community Uses (COM1) – retaining and improving sports and community facilities. • 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 • Protecting and Enhancing the Historic Environment (HEN1) - potential to affect designated and non-designated heritage assets • Sensitively Managing Change in the Historic Environment (HEN2)

	• Archaeology (HEN3) - pre-determination assessment required • Community Engagement (DE1)
Site Specific Infrastructure Requirements	• New leisure centre to replace the current Sevenoaks Leisure Centre • 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) • Wastewater network reinforcement • Open space provision in accordance with Policy OS1 • Children and young people's play space provision in accordance with Policy OS2

SDC Vision

The development will deliver a vibrant new extension to the High Street, seamlessly blending a dynamic mix of new homes, innovative workspaces, and inspiring cultural and community facilities. At the heart of the redevelopment will be a state-of-the-art leisure centre, thoughtfully connected to the High Street to encourage active lifestyles and a hub for the community.

The scheme will celebrate and enhance Sevenoaks' rich heritage, with distinctive, characterful architecture that compliments the grade I listed Knole Park and the Sevenoaks- High Street Conservation Area. A nature-led, pedestrian-focused public realm will create welcoming, green spaces and improved connections between Knole Park and the High Street. This ambitious development will align with the Town Centre Strategy and Sevenoaks Town Neighbourhood Plan, setting a new benchmark for sustainable, inclusive, and heritage-led regeneration in Sevenoaks.

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	
Heritage	• The site lies partly within the Sevenoaks- High Street Conservation Area and within the setting of listed buildings along High Street. It is also within the setting of Knole Park, a grade I listed registered park and garden. The site contains a locally listed building at 96 High Street and is within the setting of locally

	listed buildings along High Street and Buckhurst Avenue, which are non-designated heritage assets. • The development will be informed by the surrounding heritage and will provide a sympathetic setting for the designated and non-designated heritage assets in the town, including the nearby registered park and garden, conservation areas and listed buildings • The views out from Knole Park towards Sevenoaks town are particularly sensitive. The setting of a Grade I listed heritage asset is particularly sensitive to change and development within it has the potential to cause considerable harm to the significance of the heritage asset. The development should therefore demonstrate the absence of harm and must respond to the local historic character. • The proposal for 96 High Street, a Locally Listed asset, will respect the significance of the building and enhance its presence along the High Street. • Development proposals should be underpinned by a robust understanding of the heritage significance of all designated and non-designated heritage assets that may be 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 Impact Statement, which should demonstrate how the proposal has responded to and seeks to conserve or enhance the significance of these assets.
Archaeology	• Archaeological potential: The site has archaeological potential associated with the wider landscape of Sevenoaks as a medieval market town. 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.
Built Form	
Building Heights and Forms	• New built form will be designed to respond positively to the setting of heritage assets and carefully designed to sit harmoniously alongside the boundary with Knole Park registered park and gardens and the Sevenoaks- High Street Conservation Area. Specifically, the proposed massing will be rigorously tested within long and short views from Knole Park and developed to enhance these views. • Building heights will sit sympathetically alongside the buildings surrounding the site boundary, including the two-storey terraced housing on Buckhurst Avenue and the proposed six-storey development at 136 High Street.
Building Line	• Built forms will directly front primary streets to create strong building lines and streetscapes which reflect a town centre development. • Perimeter or courtyard block types would be considered appropriate for this town centre context.
Identity	
Distinctive Character	• The site lies within the setting of the Sevenoaks – High Street Conservation Area, Kole Park, listed buildings and locally listed buildings. Careful consideration should therefore be given to the

	design proposals to ensure they respect the setting of these heritage assets. • The development will complement the tight urban grain of the High Street. • Building elevations will be designed to be well integrated with the rhythm of the surrounding existing buildings, specifically the High Street, the terraced housing to the south and new development at 136 High Street. • The historic routes and connections between Knole Park and the high street must be retained and this flow of movement incorporated into the proposals. • The character and public realm design within the east-west green link between the High Street and Knole Park will be influenced by the character of historic, pedestrian-led streets within Sevenoaks High Street.
Archaeology	• The site has archaeological potential associated with the wider landscape of Sevenoaks as a medieval market town. Pre-determination assessment will be required to understand the archaeological significance, in accordance with policy HEN3, and to inform the master planning of the site. Early engagement with Kent County Council Archaeology is recommended.
Public Spaces	
Public Square	• A key public space will be introduced in front of the library. The design and proposed functions will be informed by community engagement. • The legibility of the library entrance will be enhanced by this public space.
Uses	
Mix	• Delivery of a mixed-use scheme that contributes activity to the ground floors along key routes, both new and existing. • Provide an appropriate mix of housing which reflects local needs. See Targeted Review of Local Housing Needs Jan 2022. • The bus station and driver resting facilities will be integrated into the development in a location which minimises the impact of the bus movements on the public realm. • The existing Library will be well integrated into the development and the frontage to the library will be enhanced to improve the legibility of the entrance.
Active Frontage	• Buildings will provide active frontage on primary streets and routes. Servicing yards and parking will not dominate street frontage. • Provide active frontage and natural surveillance towards Knole Environmental Play Area to the east of the site.
Nature	
Trees	• Frequent street trees will be provided along primary routes between the High Street and Knole Park to improve the pedestrian experience along this route. • Existing trees of ecological and/or visual value will be retained.

SSSI	The site falls within walking distance of the Knole Park SSSI and as such an assessment of any potential adverse impacts on the SSSI is required as part of any planning application.
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.
Movement	
Access	- Access will be retained for servicing needs of the existing uses surrounding the site. - Vehicle routes for proposed uses will be rationalised to minimise impact of vehicles on the development.
Parking	- Car parking will be designed to be discreet and not dominate street scenes or public realm. - Bike parking will be in convenient and secure locations to enable easy use and encourage cycling.
Walking and Cycling	- An east-west green link from Buckhurst Lane to Knole Park will provide high quality, pedestrian-focused and nature-rich public realm. - The pedestrian connection to Lady Boswell Primary School will be improved. - Enhance pedestrian connections between the High Street and Knole Park through wide paths, direct sightlines and wayfinding features. - Surfaces for pedestrian routes will continue over vehicle routes such as through Copenhagen style crossings. - The design shall incorporate appropriate site connectivity and access to Sevenoaks LCWIP route 1.
Legibility and Wayfinding	- Movement networks will be intuitive, with clear landmarks, signage, and views to help people navigate. - The opportunity to signpost the connection with Knole Park should be identified in the proposals.

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.

