

DEVELOPMENT BRIEF – BRITTAINS LANE

Reference	Settlement	Address
ST4-5	Sevenoaks	Kippington, 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.

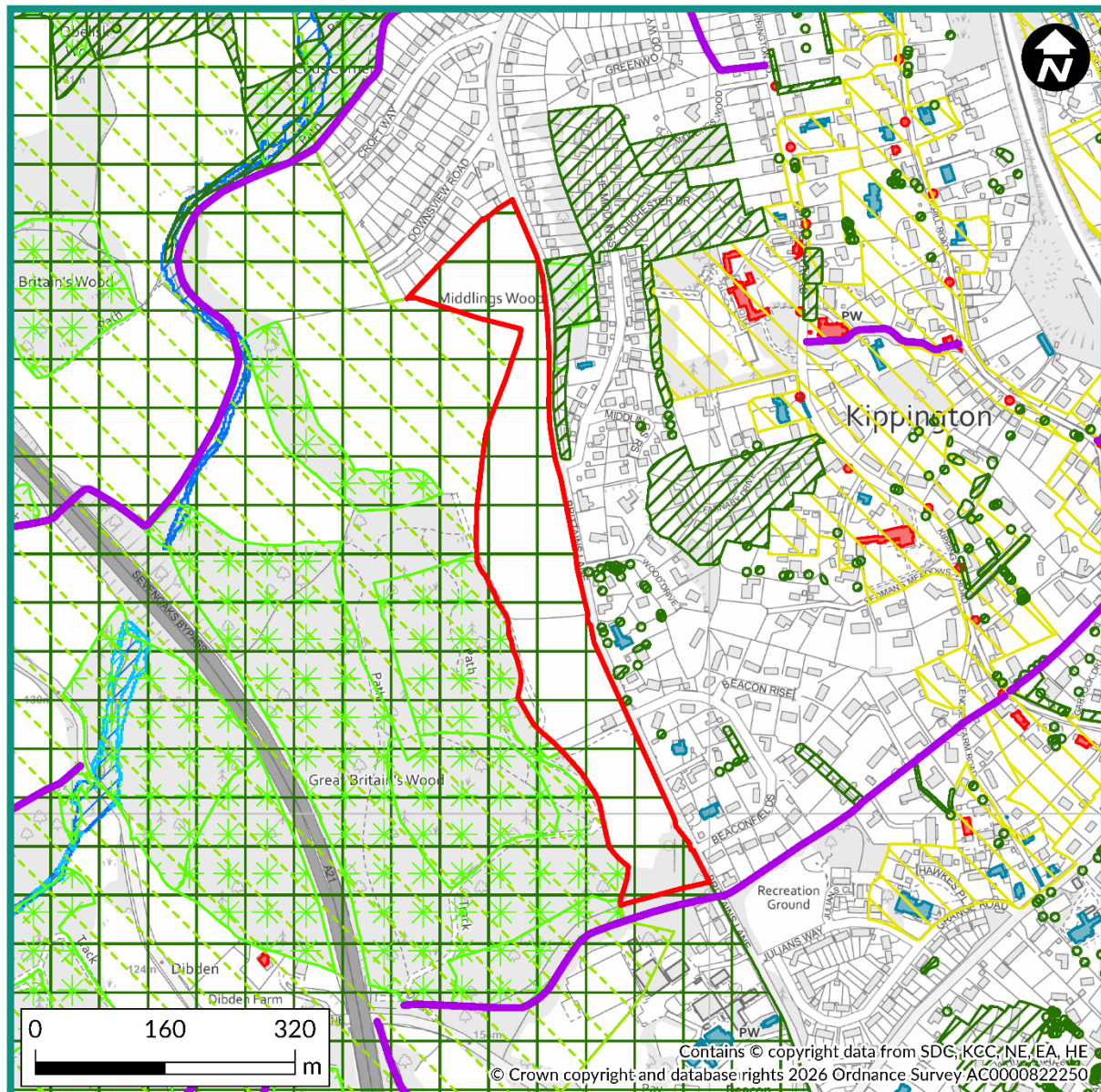
Active travel routes: Route designed specifically for walking, wheeling and cycling.

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.

SuD's (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.

BRITTAINS LANE, KIPPINGTON



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	ST4-5
Address	Brittains Lane, Kippington, Sevenoaks
Site Description	This is a greenfield site adjacent to the urban confines of Sevenoaks Urban Area. The site comprises a large, linear parcel to the west of Brittains Lane and contains a number of fields. The site is bound by Brittains Lane and residential development to the east, residential development to the north, and woodland and the Kent Downs National Landscape to the west. There is a single residential dwelling within the site. The site generally slopes up from north to south, and from east to west alongside Brittains Lane.
Site Area	8.09 ha
Proposed Use	Residential
Proposed Net Density Range	30 – 60 dph
Proposed Residential Capacity	152 - 303 Units
Delivery Timeframe	6 – 10 Years
Policy Priorities	• Biodiversity in New Development (BW3) – must align with the LNRS, protect ancient woodland (irreplaceable habitat) and conserve deciduous woodland (priority habitat) • Landscape, including National Landscapes (NE1) - medium to high landscape sensitivity and adjacent to National Landscape • Affordable Housing (H2) – provision of grey belt policy compliant affordable housing in sustainable location • Infrastructure (IN1) – provision of improvements to local infrastructure in accordance with grey belt policy • Open Space Provision (OS1) – new or improved open space in accordance with grey belt policy • Sustainable Movement (T2) – prioritising public transport and active travel • Sustainable Design and Construction (CC2) – ensuring new development is built to reduce carbon emissions and be adaptable and resilient to a changing climate • Flood Risk (W1) • Surface Water Management (W2) • Community Engagement (DE1)
Site Specific Infrastructure Requirements	• 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) • 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 site presents a unique opportunity to create a distinctive, landscape-led extension to Sevenoaks, forming a carefully considered new settlement edge that celebrates its unique landscape character and setting. Development should respond positively to existing landscape features, including trees and hedgerows, historic field boundaries and topography, so that proposals sit sensitively within the landscape and provide a natural transition between the edge of Sevenoaks and the Kent Downs National Landscape and ancient woodland to the west.

Green infrastructure, health and wellbeing, and a strong connection to nature will form the core of this new place. Existing footpaths, together with new walking and cycling routes, will ensure excellent permeability through the site that connects existing and future residents with the rich landscape and countryside to the west. In doing so, the development will enable everyday access to nature, support active lifestyles and create an attractive and restorative environment for the local community.

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	
Landscape Character	• The site lies within the Sevenoaks Western Chart landscape character area as defined within the Sevenoaks District Landscape Character Assessment 2017. The development will be guided by the valued and sensitive characteristics described within the report in order to generate a development which enhances the landscape. • 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 Sevenoaks - Kippington and Oakhill Road Conservation Area and locally listed houses which are non-designated heritage assets; development on the site will need to respond positively to the local historic character. • The development will be informed by the surrounding heritage and will provide a sympathetic setting for the designated and non-designated heritage assets, including the locally listed houses that sit along the opposite side of Brittain's Lane.
Other	• Engagement with the Town Parish is required at an early stage to determine the use of any land put forward for community use and how the development will positively respond to this.
Identity	
Coherent Identity	• The site lies between the urban confines of Sevenoaks and the Kent Downs National Landscape, and it is important that development

	creates a sensitive transition between these two conditions. Proposals should be landscape-led, retaining existing landscape features within the site and sensitively designed around contours in order to minimise impact on longer views and reinforce it's landscape setting. • To provide positive response to National Landscape, development will include a continuous area of landscaping, including trees, along it's western boundary. • The site benefits from good permeability, providing residents with access to countryside walks via the existing PRow network and extensive desire lines across the site. Proposals should retain and enhance this permeability, support the creation of new movement networks and integrate areas of open space along these routes.
Public Spaces	
Open Space	• The existing PRow will be enhanced and form part of a wider network of green corridors across the development, which reflects historic field boundaries and existing desire lines, to help create identity and soften development from long views. Recreation opportunities will be provided across this network of green routes. • In accordance with Policy OS2, the scheme must provide a Local Equipped Area for Play (LEAP), a Local Area for Play (LAP) and informal playspace.
Active Frontage	• All open spaces and streets will have active frontage along its edges, provided by entrances and windows overlooking the public space, creating a safe and attractive route through and around the development.
Built Form	
Topography	• 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
Layout	• Layout will primarily be informed by an analysis of long views, and will be carefully designed to sit harmoniously within the site and integrate with existing topography and landscape features.
Building Line	• Outward-facing development 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.
Movement	
Active Travel and Permeability	• The development will support the implementation of identified routes in the Local Cycling and Walking Infrastructure Plans. • Active travel routes will connect nearby LCWIP routes with the PRow network and existing footpaths throughout the site, retaining permeability and ensuring walking and cycling are prioritised, becoming a 'first choice' for movement.

	• There is an opportunity to incorporate the proposed LCWIP route within the site boundary, separating this route from vehicular traffic along Brittain's Lane and retaining its rural character. • All new homes must provide (and demonstrate) easy and convenient cycle parking facilities to prioritise active travel, preferably at the front of properties. Cycle parking facilities are required at key public spaces.
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. • Strips of landscaping which include trees will be incorporated into rows of continuous car parking.
Nature	
Trees and Hedgerows	• A tree-retention-first hierarchy should guide all proposals, ensuring existing trees are retained and protected as a priority and thoughtfully integrated into the landscape and overall site design. • 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).
Landscape Design	• 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. • Development within the 15m 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 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. • A comprehensive tree-planting strategy must achieve high canopy cover across the site. Planting must prioritise native and climate-resilient species along streets, within open spaces, and in SuDS landscapes.
Sustainable Drainage Systems (SuDS)	• Drainage systems must be designed as positive landscape features and well-integrated into the public realm: 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 • The development will prioritise surface water drainage within the design of the development to ensure surface water flood risk is improved and not exacerbated.