

DEVELOPMENT BRIEF – LAND AT BREEZEHURST FARM

Reference	Settlement	Address
ST4-20	Edenbridge	Land at Breezehurst Farm, Crouch House Road, Edenbridge



Introduction

The Council has prepared development briefs to set out high-level aspirations and design principles to guide future proposals, helping to ensure that development is both sensitively designed and appropriately ambitious for local communities. Development briefs help ensure that proposals for a site are well thought out, align with strategic planning goals, and respond to local needs and constraints. They are used to guide developers, inform planning applications, and support community engagement.

For the purposes of development briefs, allocated sites have been grouped into three categories according to scale. Smaller sites, comprising fewer than 50 dwellings, are supported by high-level guidance. Medium-sized sites, accommodating between 50 and 350 dwellings, are subject to more detailed guidance and may include a framework plan to illustrate key spatial principles. Larger sites, delivering more than 350 dwellings, are supported by more comprehensive guidance to reflect their scale and complexity, and may include additional spatial diagrams covering movement, nature and built form.

Policy Context

High-quality design is central to the delivery of the strategic objectives in this plan. All development is expected to prioritise design quality and adhere to the relevant Design Policies outlined in Chapter 5 of the Local Plan document. The development briefs provide additional and more specific policy and place-based guidance for allocated sites.

Development briefs have been prepared for sites which are allocated for development, as listed in Policy ST2 Urban Site Allocations – Housing and Mixed-use in Chapter 01 of the Local Plan, and they will be adopted as part of the Local Plan. Any future planning application relating to all or part of the site will be expected to demonstrate accordance with the development brief for that site. Where a proposal does not wholly comply with the development brief, the applicant must provide a clear and robust justification within the application, demonstrating how the alternative approach still achieves the overarching design and policy principles and provides significant benefits to the development.

The development brief should be read alongside the Local Plan and all relevant National and Local Plan policies applicable to the site and type of development.

Development Brief Guidance

The content and headings used throughout the development briefs are explained below.

Reference

This is the code used by the Council to identify the site.

Proposed Use

This outlines the use(s) proposed for the site, such as residential or commercial.

Proposed Net Density Range

This identifies the proposed net density range for the site, based on Policy H7 Housing Density and Intensification detailed within Chapter 2 of the Local Plan document. In accordance with this policy, the density ranges may differ if it has been considered that there could be a detrimental impact on local character or amenity. The site-specific net density will be determined as part of the development management process.

Proposed Residential Capacity

This is the proposed residential capacity range calculated using the net density range from Policy H7 and the developable area. The developable area is calculated using the formula in from evidence-base document Settlement Capacity Study Sevenoaks District Council Addendum May 2022. In some circumstances this may take into account site-specific constraints, for example ancient woodland, flood zones and proximity to designated heritage assets. The site-specific developable area will be established as part of the development management process.

Delivery Timeframe

This outlines the proposed timescales for when development on the site will be delivered, as defined by the Housing Trajectory for the Plan period.

Policy Priorities

All sites are expected to be fully policy compliant; however, this section outlines the key policies for the specific development and delivery of this site. All the policies noted can be found within the Local Plan.

Infrastructure Requirements

The infrastructure requirements set out in each development brief reflect the site-specific projects identified as necessary to support new development, either as required by policy or identified through engagement with the relevant infrastructure provider(s). Further detail on these projects is set out in the Infrastructure Delivery Plan, which will be kept under regular review. Where a need for on-site infrastructure has been identified, the development briefs consider the most appropriate location, design and integration of that infrastructure within the site. In such cases, the development will be expected to deliver or contribute land towards the required provision, ensuring it is coordinated with the wider masterplanning and phasing of the site.

The development briefs focus on the key physical infrastructure that requires land to be safeguarded within each site, such as new schools, open space, children's play space and active travel routes. Infrastructure that is to be delivered off-site is not included within the

development briefs, as this will be secured through the mechanisms set out in the Infrastructure Delivery Plan and through planning obligations. Infrastructure planning is a dynamic and iterative process, and engagement with infrastructure providers will continue throughout the lifetime of the Local Plan to ensure that requirements remain up to date, deliverable and aligned with the most up-to-date evidence.

Infrastructure requirements should be read alongside Chapter 9 of the Local Plan and the Infrastructure Delivery Plan, which together provide a comprehensive overview of infrastructure priorities across the District and the mechanisms for their delivery.

SDC Vision

This is a high-level statement that outlines the long-term aspirations and guiding principles for how the Council wish the site to evolve to support the Local Plan. It sets the tone and direction for future development by describing the key design considerations and overarching goals including connectivity, uses, public realm, character and landscape. Proactive, meaningful and ongoing community engagement should help shape the detailed design vision for the development

Design Requirements

Some briefs include a set of site-specific design principles that development on the site should follow in order to align with National and Local design policy. The design requirements have been structured around the 10 characteristics of a well-designed place from [The National Design Guide \(2021\)](#). Other local guidance used to inform these design requirements include [Sevenoaks District Character Study](#), [Sevenoaks Residential Character Area Assessment](#), [Edenbridge Character Area Assessment](#), and [Sevenoaks District Landscape Character Assessment](#).

Framework Plan

Some briefs include a site plan indicating spatial design guidance such as key routes, active frontages and open space. These diagrams translate elements of the design requirements into a clear visual format. The annotations are indicative and diagrammatic.

Housing Types and Mix

For all sites promoted for residential development, the Targeted Review of Local Housing Needs Jan 2025 should be used to guide the type and mix of housing delivered on the site.

Glossary

Active frontage: The front of buildings have doors and windows onto public space to generate activity and engagement between the building interior and the space outside, particularly entrances.

Natural surveillance: When buildings around a space are designed with features that are likely to lead to people overlooking the space. These may be windows, balconies, front gardens or entrances. This helps to prevent anti-social behaviour within those spaces.

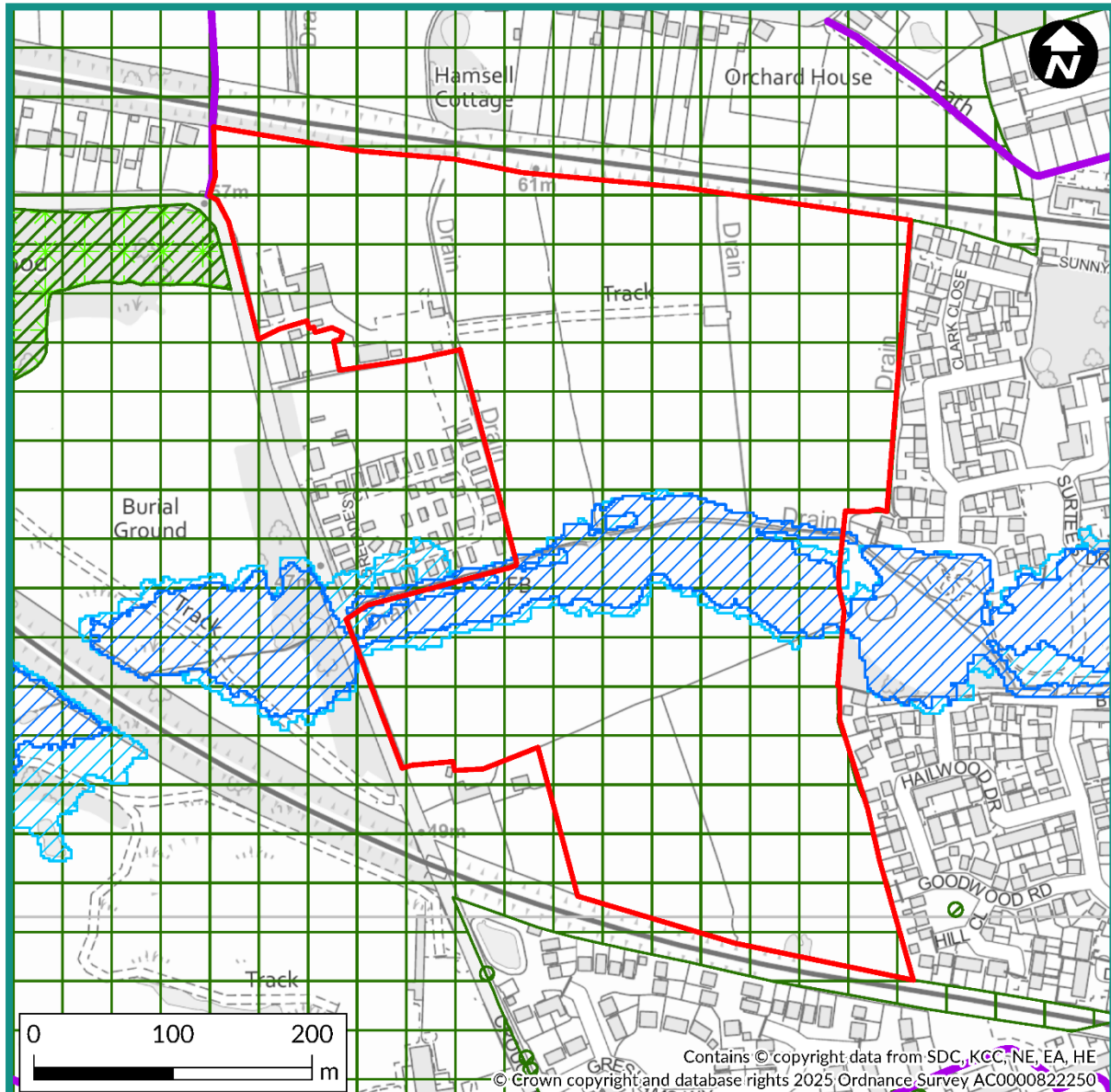
Active travel routes: Route designed specifically for walking, wheeling and cycling.

Landscape-led: An approach to planning and design that places the landscape at the heart of the development process. Rather than treating landscape as an afterthought or a decorative element, it is used as the primary framework for shaping places. The layout for a landscape-led scheme should be driven by existing landscape features such as topography, trees, water features etc.

Recontouring: The reshaping of existing ground levels to achieve design, landscape or heritage objectives.

SuDs (Sustainable Drainage Systems): Sustainable Drainage Systems are a set of water management practices designed to align modern drainage with natural water processes. They aim to manage surface water runoff in a way that mimics natural drainage, reduces flood risk, improves water quality, and enhances biodiversity and amenity.

LAND AT BREEZEHURST FARM



Legend:

- | | |
|------------------------------------|-------------------------|
| 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 |
| Area of Outstanding Natural Beauty | |

Site Overview

Reference	ST4-20
Address	Land at Breezehurst Farm, Crouch House Road, Edenbridge
Site Description	The site comprises a large parcel of greenfield land in the Green belt adjacent to Edenbridge. There is a small element of brownfield land, in the form of an industrial park to the north-west of the parcel, included in the site boundary, which contains a number of workshops. The remainder of the site contains agricultural fields used for grazing, separated by trees and hedgerows. The site is bound to the north and south by railway lines, Crouch House Road and residential to the west, and residential to the east.
Site Area	17.93 ha
Proposed Use	Mixed use – residential and employment
Proposed Density Range	40 – 60 dph
Proposed Capacity	Approx 450 residential units, 1.4 ha of employment land, community use, open space and allotments.
Delivery Timeframe	Years 6 - 10
Policy Priorities	• Sustainable Movement and Movement Network (T1 and T2) – prioritising public transport and active travel, and ensuring good site access, including walking and cycling linkages through adjacent site to East (Bellway) • Affordable housing (H2) – provision of policy compliant affordable housing in sustainable location • Specialist and Supported Housing Needs (H4) – site may be suitable for older persons accommodation • Sustainable Design and Construction (CC2) – ensuring new development is built to reduce carbon emissions and be adaptable and resilient to a changing climate • Open Space provision (OS1) • Amenity (noise) in relation to adjacent railway lines (HW2) • Flood risk (W1) • Surface Water Management (W2) • Landscape, including National Landscapes (NE1) - medium to high landscape sensitivity • New employment Land (EMP2) and ensuring this co-ordinates with other existing and proposed uses • Community Engagement (DE1)
Site Specific Infrastructure Requirements	• The site is adjacent to Edenbridge LCWIP routes 1 and 4 and should deliver LCWIP-aligned walking and cycling interventions through the site (and beyond where appropriate) • Water supply network reinforcement

	• Wastewater network reinforcement • 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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Summary of Placemaking Deliverables

- Extended central park linking to Crouch House Road
- New footpath along the eastern side of Crouch House Road
- Employment area and job opportunities
- Allotments, orchards or community gardens within the central park
- Smaller scale play areas within the neighbourhood
- A high percentage of affordable homes.

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.

Opportunities and Constraints Plan



Opportunities and Constraints

Site Opportunities

- The flood zone offers the chance to create a defining east–west linear park that shapes the layout, provides amenity and ecology, and becomes the heart of the new neighbourhood, linking to the existing eastern neighbourhood.
- Existing hedgerows, tree belts, topography and historic field patterns can be retained, enhanced, and used to structure routes, green corridors, and integrate SuDS.
- New access points from Crouch House Road can act as clear gateways into the site.
- Potential for a signal-controlled vehicular crossing adjacent to the existing bridge. This would create safe opportunities for pedestrians, enabling a footpath extension beneath the bridge where space is constrained.
- Provision for allotments, community spaces, and high-quality public realm strengthens the social and recreational offer.
- New employment uses can be integrated sensitively to provide local jobs without undermining residential or landscape quality which contributes to the sustainability of the site.
- Tenure-blind affordable housing distributed across the site in smaller clusters creates a balanced and inclusive neighbourhood.

Site Constraints

- The central floodplain limits development potential but must be carefully managed as the structuring green space.
- The southern and northern boundaries are defined by the railway, limiting connections.
- Crouch House Road is currently narrow and constrained; requiring upgrades for safe pedestrian, cycle, and vehicular access.
- Higher ground to the north and south creates visual sensitivity, requiring careful massing and protection of long views.
- Proximity to Crouch House Road and railway corridors may create noise and air quality impacts requiring mitigation.

Development Vision



Legend

- | | | |
|---|--------------------------------|-------------------------|
| Site boundary | Enhanced structural landscape | Neighbourhood uses |
| Development parcels | Existing hedges/ tree clusters | Link to employment area |
| Central park | Primary route | Gateway |
| Amenity green space | Key routes | |
| Community orchard/ community allotments | Pedestrian/ cycle routes | |
| Existing drains | | |

SDC Vision

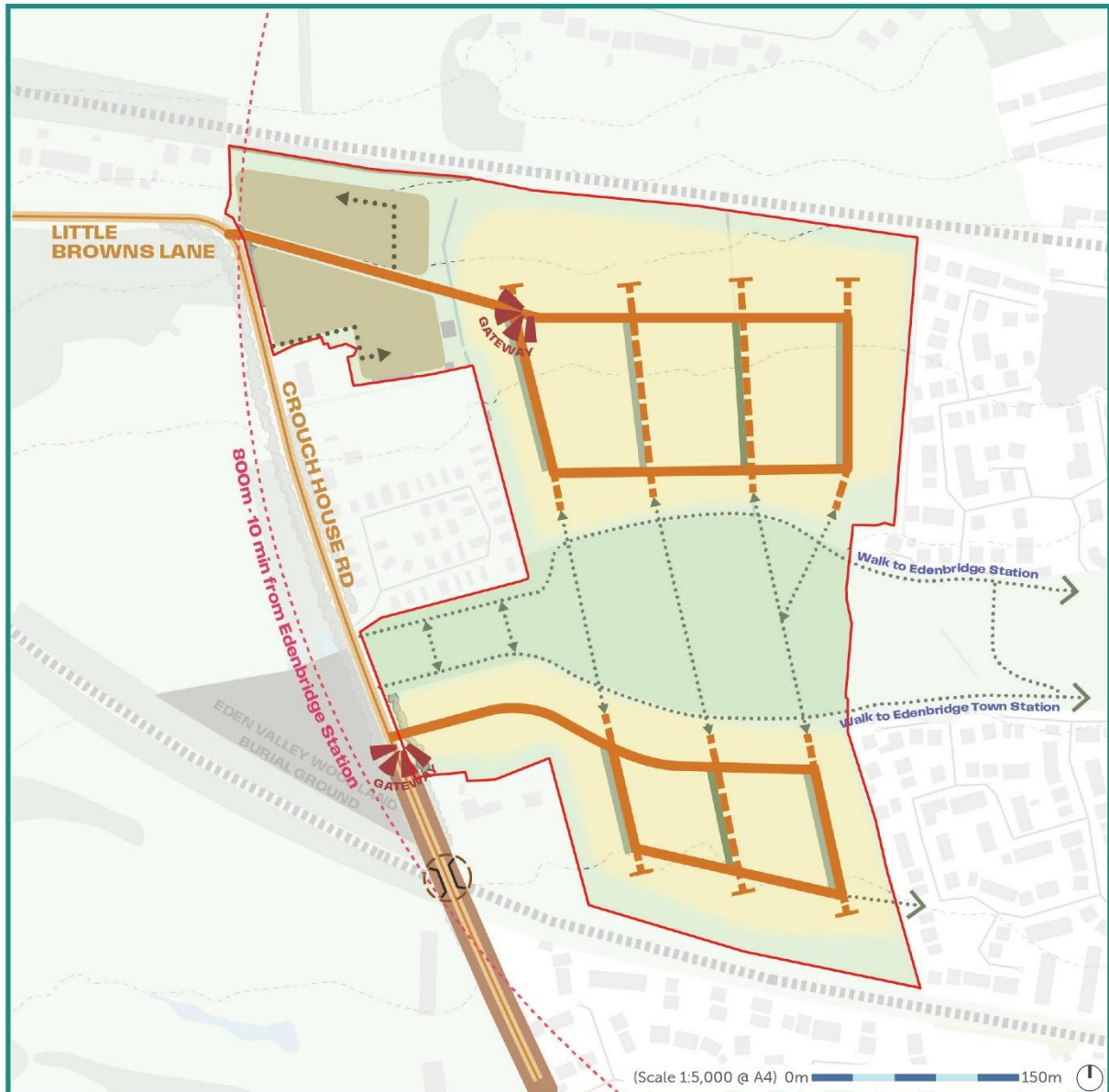
The neighbourhood at Breezehurst Farm will be defined by a central east–west green park shaped by the flood zone, forming the heart of the development and embedding landscape into daily life. Streets and pathways will flow naturally into this corridor, ensuring strong east–west permeability introducing a central space with rural landscaping qualities that link to the eastern neighbourhood. Existing hedgerows and trees will be retained and enhanced, with historic field patterns inspiring the alignment of routes and new green infrastructure.

Two primary east–west streets will structure the site north and south of the park, with secondary streets extending from them and integrating SuDS corridors into their layout. The central park will be framed by active frontages prioritising walking and cycling, while new access points from Crouch House Road will create legible gateways marked by landmark buildings.

The new neighbourhood will include higher densities at the gateways and around the central park. Development will step down in scale towards the railway and higher ground, where lower densities and softer edges will respond to topography, landscape, and views. Landmark buildings will mark key gateways and terminating vistas, reinforcing legibility.

Affordable housing will be integrated in smaller clusters, employment land will be designed to sit comfortably within the settlement structure, and community spaces, allotments/ community orchard land and green routes will form part of a high-quality and inclusive public realm.

Movement Plan



Legend

- | | |
|---|---|
| Site Boundary | Retained landscape |
| Primary street | Potential extension of existing footpath |
| Secondary streets | Potential signal-controlled underpass |
| Active travel routes | Gateway |
| Link to employment area | |
| Planted landscape verge | |

Movement

Movement will be structured around the central east–west green park, with streets and paths flowing naturally into this space to create clear and legible connections. Two primary east–west routes north and south of the park will provide the site’s main vehicular movement corridors, with secondary streets extending from them, aligned with hedgerows and field patterns. Two new vehicular access points from Crouch House Road will form welcoming gateways, marked by landmark buildings and new public realm. The central park itself will be fronted by strong active building edges and prioritise walking and cycling, with no through vehicular movement.

Design Requirements	
Movement	
Active Travel	• Provide a comprehensive walking and cycling network connecting all neighbourhood clusters into the central east–west park, eastern neighbourhood, Edenbridge Station and Edenbridge Town Station. • Establish clear and legible connections into the new residential scheme to the east. • Upgrade Crouch House Road with continuous pavements and improved cycle provision, enabling safe movement, where possible. • Ensure all routes are inclusive, safe, overlooked, and well-signed. • All new homes must provide (and demonstrate) easy and convenient cycle parking facilities to prioritise active travel. Cycle parking facilities are required at key public spaces and at mixed-uses on site. • The development will support the implementation of identified routes in the Local Cycling and Walking Infrastructure Plans; Edenbridge LCWIP routes 1 & 4.
Street Hierarchy	• Primary routes: two main east–west routes north and south of the park, carrying vehicular movement from Crouch House Road and safe pedestrian crossings, including Copenhagen style crossings along its length • Secondary streets: branching from the primaries and central open space, aligned with field patterns and integrating SuDS and clustered trees. • Central Park frontages: active, pedestrian- and cycle-prioritised frontages on both sides of the park, with no vehicular through traffic. • Shared surfaces/home zones: designed for low speeds, pedestrian priority, and a green, human-scaled character. • Gateways: access points from Crouch House Road framed by landmark buildings and welcoming public realm.
Parking	• Parking along the central street must not dominate the street scene.

	• Parking must be hidden from the primary frontage overlooking the central park. • Visitor bays should be provided in small, overlooked clusters with street trees integrated at regular intervals (approximately one tree per three parallel bays or four perpendicular bays) and a grass verge along one side of the street.
Crouch House Road Enhancements	• Explore the possibility to provide continuous pedestrian pavements along Crouch House Road, extending south from the southern access point. • Explore a future signalised crossing south of the railway underpass to enhance wider connections for active travel. • Improve visibility and legibility at junctions with new site entrances.

Nature and Public Spaces Plan



Legend

Site boundary

Existing hedgerows and trees

Landscape buffer towards the railway line

Central park

Open space including pocket parks and village greens

Community orchard/ community allotments

Landscape verge with integrated SuDs or rain gardens

Retained and enhanced landscape features within street verge

Walking routes

Nature and Public Spaces

The character of the site will be defined by the east–west central park, bringing landscape into the heart of the neighbourhood. Existing hedgerows and trees will form a natural framework for new streets and open spaces, while SuDS features will be woven into routes and green corridors to combine drainage, biodiversity, and placemaking.

Design Requirements	
Nature	
Green and Blue Network	• Deliver an east–west central park structured by the flood zone as the defining landscape feature, linked to the open spaces within the existing eastern neighbourhood, which reflects the area’s rural landscape qualities. • Retain and enhance hedgerows and tree belts to frame neighbourhood edges and street layouts. • Integrate north–south SuDS corridors (swales, rain gardens, attenuation ponds) into secondary streets and spaces to manage drainage and create biodiverse links. • Include pocket greens and other small open spaces within the new neighbourhood, incorporating doorstep play areas. • Any historic field boundaries and landscape features (e.g. hedgerows, ponds 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). • Engage the local community in co-designing open spaces, play areas, or other community assets.
Biodiversity	• Provide a hierarchy of open spaces, from smaller doorstep play areas to the larger neighbourhood park by the new homes. • Incorporate allotments, community gardens, or orchards within the central open space, creating multifunctional and attractive green features that support community life.
Planting Strategy	• Retain mature trees and hedgerows of ecological or landscape value. • Introduce climate-resilient, native species across all streets and spaces for shade, air quality, and identity. • Provide informal cluster of trees running along north-south streets to enhance rural character and ensure they contribute to a strong overall canopy cover and create a visual link to the central park. • Ensure tree planting contributes to a strong overall canopy cover.
Sustainable Drainage Systems	• SuDS must be designed as multifunctional corridors, incorporating swales, rain gardens, and attenuation ponds that form part of a wider green and blue network.

	• Drainage features should be combined with ecological habitats, play opportunities, and accessible amenity to maximise community and environmental value. • All SuDS spaces must be attractive, safe, and seamlessly integrated into the public realm, contributing to character and placemaking. • Drainage, SuDS, and green infrastructure must be embedded into all streets and open spaces to manage surface water, mitigate climate risks, and enhance biodiversity. • The new green infrastructure and SuDS network must be delivered early in the development to structure neighbourhood layout, requiring coordinated phasing and cross-disciplinary design.
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Placemaking and Built Form Plan



Legend

Site

Key routes

Primary landmark

Feature building

Vista stop house

Key frontage (park view)

Frontage with no vehicular access

Approx 25-35 dph

Approx 35-45 dph

Approx 45-55 dph

Employment area

Placemaking and Built Form

The development will create a mixed-use neighbourhood that integrates homes, employment, and open spaces within a clear landscape framework. The central east–west park will act as the defining feature, with active frontages and public spaces creating a sense of identity. Building heights and densities will be concentrated around the central park, with more urban forms more appropriate in this location. These will then step down to less formal, lower-scale development towards the northern and southern edges next to the railway. Distinct street characters along key routes will be established through repeated built form massing and boundary treatments, materials, and landscape that varies along each street.

Uses

Design Requirements	
Uses	
Community provision	• Deliver a balanced mix of residential and employment uses within a clear landscape framework • Integrate allotments and community orchards into the public realm, located to enhance biodiversity, support food growing, create attractive green edges and support a sociable neighbourhood.
Employment land	• Employment uses should be designed with flexibility to accommodate a range of future workspaces, avoiding large industrial “shed” forms and taking inspiration from the surrounding farmstead typologies, materials and detailing. • Employment uses must be carefully designed to avoid severance from the residential heart of the neighbourhood. • Design of employment spaces to be flexible and future-proofed, allowing for changes in demand or potential future uses.
Affordable housing	• Distribute affordable homes evenly across the site in smaller clusters, designed to be tenure-blind and located on key streets and fronting open spaces.

Built Form

Design Requirements	
Built Form	
Density and typologies	• Densities and housing typologies must respond to the site’s topography: higher-density development at gateways along Crouch House Road and framing the central park; medium densities stepping up through the neighbourhood; and lower densities along the railway corridors.
Layout and block structure	• Development must be structured by the central park and two primary east–west streets, with secondary and tertiary streets aligned to hedgerows and field boundaries, as per the adjacent plan.

Frontages	- Continuous frontages must frame the central park, with no vehicular access along its frontage. - Corner plots must address key routes with secondary frontages with consistent placement of windows.
Heights and massing	- Taller and more enclosed forms should define gateways and the park edge, stepping down in height towards the railway line and softer countryside edges. - Roof forms and massing along the north/ south streets that land in the central park, should be coherently designed as a considered streetscape to create a distinctive character along each street.
Landmark Buildings	Use distinctive landmark buildings at Crouch House Road gateways to aid legibility and identity at key view corridors, such as the employment land and the central park.

Other Design Requirements

Design Requirements	
Identity	
Distinctive Character	- The neighbourhood's identity will be anchored by the central east-west park, with strong frontages and distinctive landscape character shaping everyday life. - Materials and architectural detailing should draw inspiration from local vernacular farmsteads and field-edge settlement patterns, avoiding a generic suburban feel, focusing on an interpretation of the rural character. - Landscape features such as SuDS corridors, allotments, and mature trees must be celebrated as defining elements of place. - The north/ south streets should be distinctive with a defined and unified character that relates to repeated massing and built forms, materials, colours and front boundary treatments with each street defining a unique character. - A strong northern and southern frontage along the central park must define coherence in materials, colours and repeated massing forms.
Landscape Character	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.
Legibility	Entrances from Crouch House Road must be marked by primary landmark buildings and high-quality public realm to signal a welcoming arrival.

	- Views along primary streets should terminate in green spaces or landmark buildings to aid orientation and promote strong placemaking. - The central park will act as a continuous east–west spine, ensuring clear wayfinding.
Homes and Buildings	
Amenity	- Homes must provide a high standard of amenity, with access to green space, safe walking and cycling routes and in close proximity to both Edenbridge and Edenbridge Town Railway stations. - Affordable housing must be tenure-blind and integrated across all hamlets, with equal access to shared facilities and public spaces. - All homes must provide good internal space standards and have access to both private and high-quality shared amenity spaces. - Overlooked, safe play areas and green spaces must be within short walking distance of all homes.
Light/aspect/privacy	- All homes must be designed to achieve good levels of natural light, dual aspect where possible, and private outdoor space. - Overlooking and overshadowing must be minimised through careful layout, orientation, and building height transitions. - All car parking spaces whether public or private spaces, must provide EV charging facilities.
Resources	
Energy Hierarchy	- Development must follow the energy hierarchy: reduce demand first, then use efficient systems, then supply with renewables. - Building fabric must be optimised to reduce heat loss, with passive design for ventilation, shading, and daylighting.
Embodied Carbon	- Materials with low embodied carbon, such as timber and recycled products, must be prioritised. - Construction should promote modern methods of construction.
Water	- All homes and public spaces must incorporate water efficiency measures. - Landscape-led SuDS must manage surface water on site, reducing run-off the central open space.
Lifespan	
Delivery	Long-term management of green and blue infrastructure must be secured from the outset, with opportunities for community involvement and review to support stewardship over time.
Management	- A long-term management plan must be secured for flood zone landscapes, SuDS, and ecological corridors to ensure resilience, safety, and biodiversity. - Opportunities for resident involvement in management and review (e.g. green space stewardship, monitoring biodiversity, or programming community facilities) must be embedded to create ownership and resilience over time.

	• Each home must have a considered refuse and recycling bin approach that ensures bins are located in a convenient and easily accessible location, are well-designed and attractive, and support correct use.
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