

DEVELOPMENT BRIEF – FORMER OASIS ACADEMY, 37 EGERTON AVENUE, HEXTABLE

Reference	Settlement	Address
ST3-6	Hextable	Former Oasis Academy, 37 Egerton Avenue, Hextable



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.

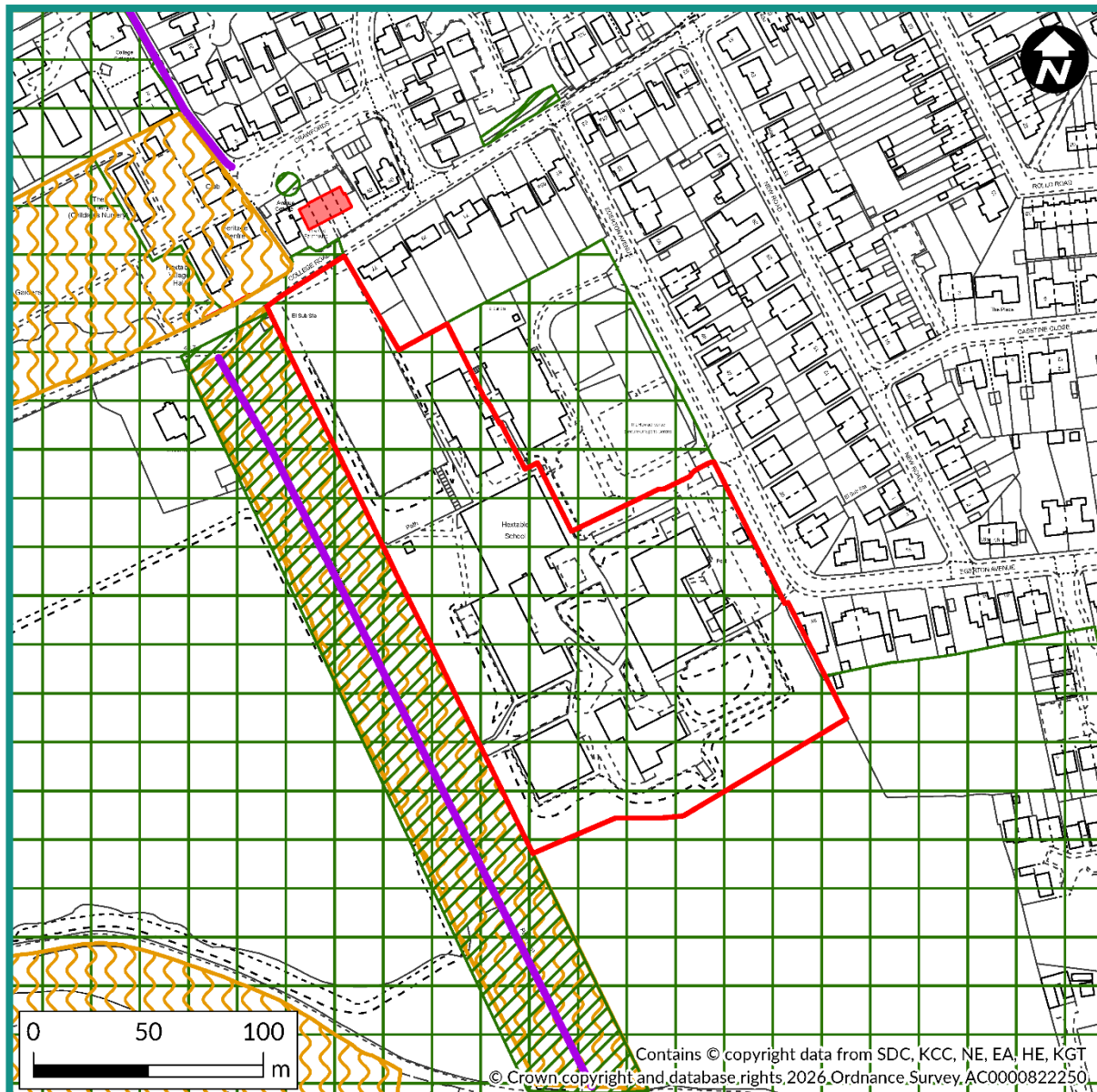
Active travel routes: Route designed specifically for walking, wheeling and cycling.

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.

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Legend:

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

Site Overview

Reference	ST3-6
Address	Former Oasis Academy, 37 Egerton Avenue, Hextable
Site Description	The site occupies an edge-of-settlement location in south-west Hextable and formerly accommodated Hextable School. It comprises brownfield land currently occupied by derelict school buildings. The surrounding built form to the north and east is predominantly residential, with the exception of The Howard Venue, a dance and community events facility, located adjacent to the site at the north-eastern corner. To the west of the site lies the Avenue of Limes, part of Hextable Gardens, beyond which are playing fields. Land to the south is characterised by scrub vegetation. The site boundary extends to College Road to the north and Egerton Avenue to the east, with existing vehicular access currently taken via The Howard Venue site.
Site Area	2.77 ha
Proposed Use	Residential
Proposed Net Density Range	30 - 60 dph
Proposed Residential Capacity	52 – 104 Units
Delivery Timeframe	6-10 Years
Policy Priorities	• COM1 (retention of community uses) – development must be designed to respect the existing use of the retained Howard Venue (which falls outside of the allocation) • 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, linkages with adjacent open space • Sustainable Movement and Movement Network (T1 and T2) – prioritising public transport and active travel, and ensuring good site access and linkages to Swanley (e.g. via LCWIP route) • Protecting and Enhancing the Historic Environment (HEN1) – potential to affect designated and non-designated heritage assets • Sensitively Managing Change in the Historic Environment (HEN2)

	• Biodiversity in New Development (BW3) – must align with the LNRS • 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	• The site is adjacent to Swanley LCWIP walking route 4 and cycling route 3 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

SDC Vision

The vision retains The Howard Venue, which has been removed from the allocation at Regulation 18 stage, ensuring it continues to function alongside and complement the new development. An east–west pedestrian and cycle route will form the primary structuring element of the scheme, binding together the mix of uses across the site and creating a movement spine between Egerton Avenue and the Avenue of Limes. The connection to the Avenue of Limes will be sensitively designed to preserve and respect its established character. Permeability and connectivity are central to the approach, enhancing walkability and providing a more direct connection to Swanley Park from the east.

Built form will respond positively and sensitively to the adjacent Hextable Gardens, respecting its character and drawing upon its qualities to create a strong and distinctive sense of place. The scheme will capitalise on existing landscape features to establish a distinctive, site-specific identity. Existing mature trees and areas of soft landscaping will be retained and integrated as communal gardens where feasible, creating a strong green framework that reinforces local character and supports health and well-being.

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 is within the Hextable Settled Farmland 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.
Heritage	• The site is within the setting of the Grade II listed Gates, wall and railing to Hextable House and Old Farmhouse designated heritage

	assets as well as Hextable Gardens non-designated heritage asset; development on the site will need to be informed by a robust understanding of their significance and respond positively to the local historic character. • The development will be informed by the surrounding heritage and will provide a sympathetic setting for the heritage assets, including how development of the site conserves or better reveals the character and appearance of the avenue of trees in Hextable Gardens, which runs immediately adjacent to the site.
Archaeology	• Archaeological potential: 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.
Identity	
Local Character	• Residential development surrounding the site emerged during the inter-war period, with houses orientated towards and aligned with the existing street network. This street-based settlement pattern has been broadly retained by subsequent development, largely characterised by two-storey semi-detached dwellings with pitched roof forms. • The Avenue of Limes, a distinctive tree-lined avenue that's part of Hextable Gardens, runs adjacent to the site's western boundary. This creates a generous and visually striking pedestrian route, forming an important landscaped connection between College Road and Swanley Park.
Public Spaces	
Open Space	• Opportunity to repurpose the car parking area on the eastern boundary (annotated on the framework plan at the end of this document) as open green space, with parking relocated to the west of the Howard Venue (subject to consultation with The Howard Venue). • In accordance with Policy OS2, the scheme must provide a Local Area for Play (LAP) and an 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.
Movement	
Active Travel & Permeability	• An east-west pedestrian and cycle route will be provided through the site, linking Egerton Avenue with the Avenue of Limes to the west. This will enhance permeability and walkability, while offering a more convenient and direct connection to Swanley Park to the south. • 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.

	The design shall incorporate appropriate site connectivity and access to the proposed LCWIP Walking Route 4 and Cycling Route 3. • 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.
Built Form	
Sense of Place	• Built form will respond positively and sensitively to the adjacent Hextable Gardens, ensuring that the proposals respect its character and draw upon its qualities to create a strong and distinctive sense of place.
Nature	
Landscape Design	• The landscape design will capitalise on and respond positively to the site's existing landscape features, celebrating their character and identity to create a distinctive and site-specific identity. • Existing soft landscaped areas with mature trees are to be retained as communal gardens where feasible.
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 be designed to provide habitat and informal play space.

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.

