

DEVELOPMENT BRIEF – MEADOW VIEW (AKA FEN’S FARM)

Reference	Settlement	Address
ST4-43	Hextable	Top Dartford Road, 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.

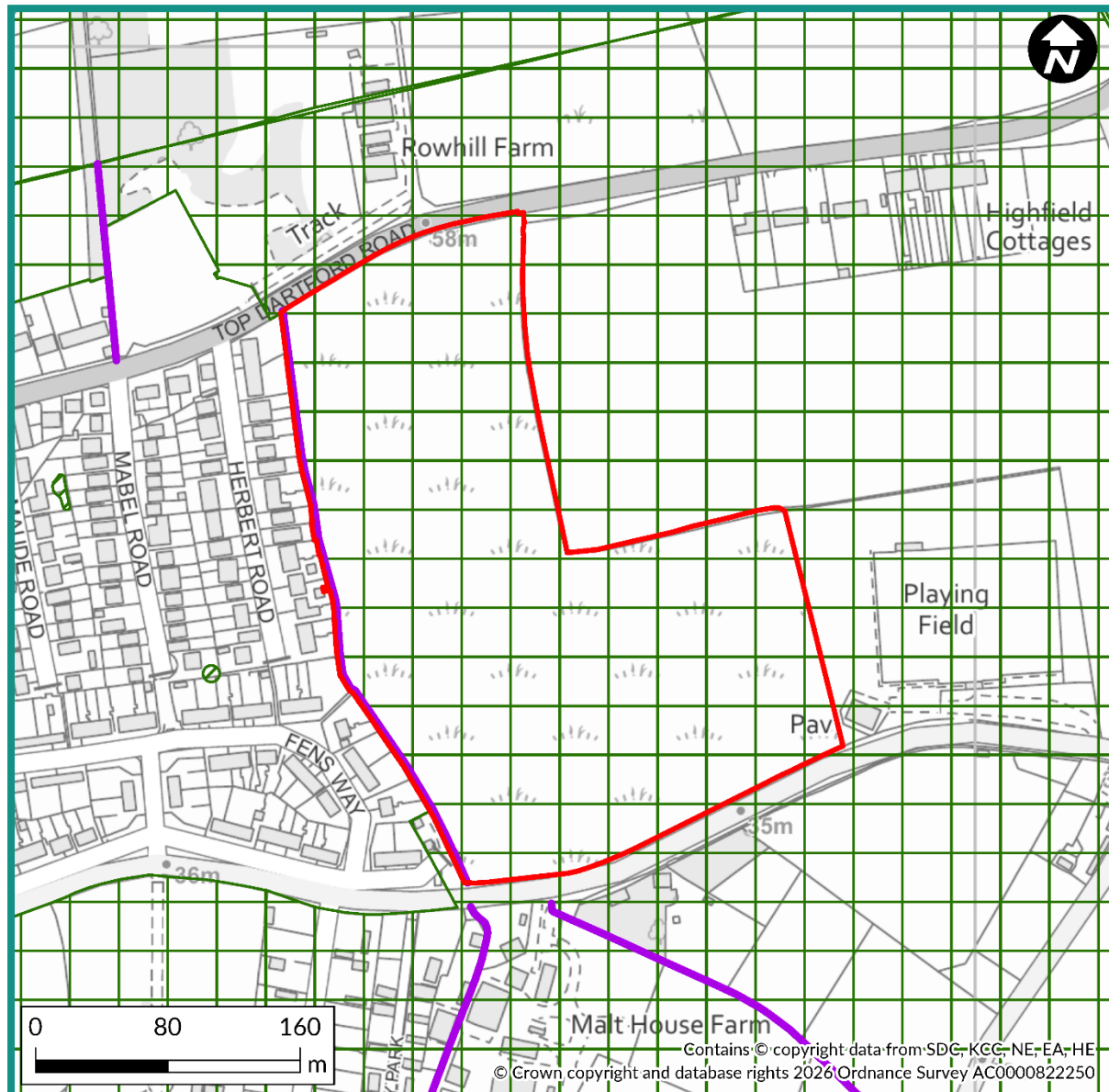
Active travel routes: Route designed specifically for walking, wheeling and cycling.

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.

MEADOW VIEW (AKA FEN'S FARM)



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	ST4-43
Address	Meadow View (aka Fen's Farm), Top Dartford Road, Hextable
Site Description	This is a greenfield site that lies to the east of Hextable. This is a large, L-shaped parcel containing agricultural fields. The site is bound to the north by the B258 (Top Dartford Road) and south by Lower Road. To the west lies residential development and to the east lies open fields and a football club. There is a Public Right of Way running along the site's western boundary. The site slopes downwards from north to south and there is a risk of flooding from surface water along the southern portion of the site. Mature trees and hedgerows line the site's boundaries.
Site Area	7.61 ha
Proposed Use	Residential
Proposed Net Density Range	40 – 60 dph
Proposed Residential Capacity	190 – 285 Units
Delivery Timeframe	6 – 10 Years
Policy Priorities	• 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 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) • Sustainable Design and Construction (CC2) – ensuring new development is built to reduce carbon emissions and be adaptable and resilient to a changing climate • Biodiversity in New Development (BW3) – must align with the Local Nature Recovery Strategy • Community Engagement (DE1) • Flood Risk (W1) • Surface Water Management (W2)
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)

	• Water supply 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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SDC Vision

This site presents an opportunity to create a coherent expansion to the eastern edge of Hextable, making efficient use of land that is well connected and contained within established field boundaries and vegetation. The design will respond positively to existing landscape features on site, taking cues from the wider landscape character and historic field patterns to shape a distinctive and high-quality layout that places green infrastructure at its heart.

The development will prioritise active travel, well-being and sustainability, delivering generous, connected open spaces and attractive walking and cycling routes that will thread through the neighbourhood, connecting proposals with the wider context. There will be a strong focus on connectivity and movement routes with existing development in Hextable, ensuring green infrastructure and services are easily accessible to all, knitting together existing and future communities.

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 Hextable Settled Farmland 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.
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.
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	
Local Character	The immediate built context lies to the west of the site and is predominantly characterised by low-rise housing of varying typologies. The site is open in nature and relatively detached from the surrounding street network. This condition presents an opportunity to introduce a compact and innovative residential typology, suited to 21st-century living, whilst finding ways to weave into the existing settlement through active travel routes and the provision of public open space which will help knit together existing and future communities.
Public Spaces	
Open Space	The existing PROW will be enhanced and form part of a wider network of green corridors across the development, which reflect

	historic field boundaries to help create identity and soften development from longer views. This will include an attractive pedestrian route running through it's centre that connects to the existing PROW. • A key open space will be provided along the PROW, adjacent to the pedestrian connection onto Fens Way, serving as a multifunctional area for recreation, play and community life, for the enjoyment of both new residents and the wider neighbourhood. • 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	
Building Line	• Whilst set back behind sufficient space to retain the existing vegetation-line, new buildings will provide frontage facing Top Dartford Road and Lower Road. • The development will be outwards facing along all open edges, including onto the existing PROW.
Movement	
Connectivity	• A pedestrian connection will be provided to connect the development with existing footpaths on Lower Road.
Sustainable Travel	• 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 towards local public transport services. • New active travel routes through the site will connect to existing Public Rights of Way and routes covered by the Local Cycling and Walking Infrastructure Plan. • The development will support the implementation of identified routes in the Local Cycling and Walking Infrastructure Plans; Swanley LCWIP Walking Route 4 and Cycling Route 3. • The development will be designed to encourage walking and cycling to the local supermarkets and services. Covered cycle storage will be provided at the front of dwellings so that it is easy to access. • The development will provide safe pedestrian crossing points over Lower Road where the existing Public Rights of Way meet Lower Road.
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	• Led by an Arboricultural Survey, existing mature trees and landscape features found within the site will be retained and strengthened wherever possible, specifically mature tree-lined boundaries.
Landscape Design	• The landscape design will capture the rural character found surrounding the site and introduce hedgerows, areas of re-wilding and new tree/shrub planting within new green spaces. • Primary movement routes will be tree-lined, providing trees in soft verges. Introduced species will be climate-resilient, native and across all streets and spaces for shade, air quality and identity.
Flood Risk	• Part of the site along the southern boundary falls within an area at risk of surface water flooding. The proposal will be designed to incorporate flood protection, resilience and mitigation measures appropriate to the nature and scale of the risk. It will incorporate measures which avoid an increase in flood risk, and where possible reduce the overall level of flood risk, both on the site and elsewhere. Drainage features should be combined with ecological habitats, play opportunities, and accessible amenity to maximise community and environmental value.
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.

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.

