

Swanley Neighbourhood Plan

Open Space Study

2019/2020

Swanley Neighbourhood Plan Open Space Study

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1. Introduction

This report is the result of a study undertaken by Swanley Neighbourhood Plan Steering Group members in 2019/2020.

It was undertaken because the Sevenoaks study of open spaces in Swanley, showed a number of errors – some sites were missing, some had been developed and some were mis-categorised in terms of type and therefore potential use by residents.

It was decided that to give an accurate picture of overall provision in terms of amount of space (the main standard used by Sevenoaks District Council to measure the adequacy of provision) and to demonstrate the quality of these spaces a site-by-site assessment was needed.

It was the view of the Steering Group that as consultation on the Neighbourhood Plan had indicated that open space was a priority for protection that any policies in the plan needed to be supported by comprehensive evidence of the available spaces and their quality.

The site assessments, which include photographs, record the location type, facilities, and main features of each space along with a commentary by the surveyor.

These have then been summarised to show whether the total quantity of types of open space meet the Fields in Trust (FIT) standards.

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2. Index of Open Spaces Assessed

Swanley Site Number	SDC Site Number	Site Name	Purpose	Area in Hectares	Site Assessment page
1	41	Lilac Gardens	Amenity Greenspace	0.20	10
2	42	Reeves Crescent	Amenity Greenspace	0.34	12
3	43	Farm Avenue	Natural & Semi Natural	1.03	14
4	48	Hart Dyke Crescent	Amenity Greenspace	0.15	16
5	58	Nursery Close	Amenity Greenspace	0.39	18
6	63	Conifer Way	Amenity Greenspace	0.21	23
7	64	Russett Way	Amenity Greenspace	0.13	27
8	65	Walnut Way	Amenity Greenspace	0.22	30
9	67	Leydenhatch Lane	Natural & Semi Natural	5.12	34
10	68	Alder Way	Amenity Greenspace	- 0.79 *	36
11	69	Alder Way	Amenity Greenspace	-	36
12	70	Shurlock Avenue	Amenity Greenspace	0.52	39
13	71	White Oak Leisure Centre	Amenity Greenspace	- 0.34 *	41
14	72	North View Playground	Children & Young People	0.03	45
15	73	Northview	Amenity Greenspace	0.20	47
16	75	Hilda May Avenue Woodlands B	Natural & Semi Natural	0.22	49
17	76	Hilda May Avenue Woodlands	Natural & semi Natural	0.61	52
18	77	Garden Close NSN	Natural & semi Natural	0.59	56
19	84	Kettlewell	Allotment	0.71	61
20	85	Swanley Park	Parks & Gardens	14.64	63
21	86	Swanley Park Playground B	Children & Young	0.15	68

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Swanley Site Number	SDC Site Number	Site Name	Purpose	Area in Hectares	Site Assessment page
			People		
22	87	Maple Close	Natural & Semi Natural	1.53	70
23	88	Swanley Park Playground A	Children & Young People	0.10	72
24	90	Archer Way	Amenity Greenspace	0.51	74
25	91	Five Wents	Amenity Greenspace	0.08	76
26	92	Swanley Lane	Amenity Greenspace	0.07	78
27	93	56 Archer Way	Amenity Greenspace	0.12	80
28	106	North View AGS	Amenity Greenspace	0.31	82
29	108	Bonney Way AGS	Amenity Greenspace	0.18	84
30	110	Bartholomew Way Park	Parks & Gardens	0.50	86
31	111	St Marys Church	Cemetery	0.75	89
32	125	Swanley Village Green	Amenity Greenspace	1.91	91
33	126	St Pauls Church	Cemeteries & Churches	0.59	94
34	127	St Pauls Swanley Village	Allotment	0.55	96
35	128	Swanley Village Rd.	Allotment	0.29	98
36	129	Morrello Close	Children & Young People	0.04	100
37	130	Morello Close AGS	Amenity Greenspace	0.46	100
38	131	Swanley Recreation Ground Play Area	Young People and Children	0.28	102
39	132	Waterton	Amenity Greenspace	0.02	104
40	133	Ellis Close NSN	Natural & Semi Natural	0.21	106
41	134	St Mary's Rd.	Amenity Greenspace	0.05	108

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Swanley Site Number	SDC Site Number	Site Name	Purpose	Area in Hectares	Site Assessment page
42	136	Swanley Recreation Ground	Outdoor Sports Facility	2.95	110
43	138	High Street AGS	Amenity Greenspace	0.39	112
44	147	Goldsel Road	Amenity Greenspace	0.05	114
45	150	Azalea Drive	Amenity Greenspace	0.13	116
46	156	Glendale Pond	Natural & Semi Natural	0.08	118
47	157	Glendale GC	Green Corridor	0.36	120
48	158	Pinks Hill AGS	Amenity Greenspace	1.83	120
49	167	Pine close Pond	Natural & Semi Natural	0.23	122
50	172	Petham Park Play Area	Children & Young People	0.07	124
51	173	Petham Park	Amenity Greenspace	1.08	124
52	174	Philip Avenue	Amenity Greenspace	0.08	126
53	1123	Pinks Hill adj. Primary School	Amenity Greenspace	0.07	128
54	1124	Pine Close AGS	Amenity Greenspace	0.35	130
55	1125	London Rd. adj. Salisbury Avenue	Amenity Greenspace	0.13	132
56	1126	Beech Avenue AGS	Amenity Greenspace	0.16	134
57	1127	Beech Avenue Play Area	Young People and Children	0.01	136
58	1129	Beechenlea Lane	Amenity Greenspace	0.99	138
59	1130	Olympic	Amenity Greenspace	0.35	143
60	1147	West View Green Space	Amenity Greenspace	0.43	145
61	-	The Glebe, Swanley	Outdoor Sports		149

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Swanley Site Number	SDC Site Number	Site Name	Purpose	Area in Hectares	Site Assessment page
		Village	Facility		
62	-	Sermon Drive	Amenity Greenspace		151
63	-	The Croft	Amenity Greenspace		153

* Green space lost to development of new sports facility.

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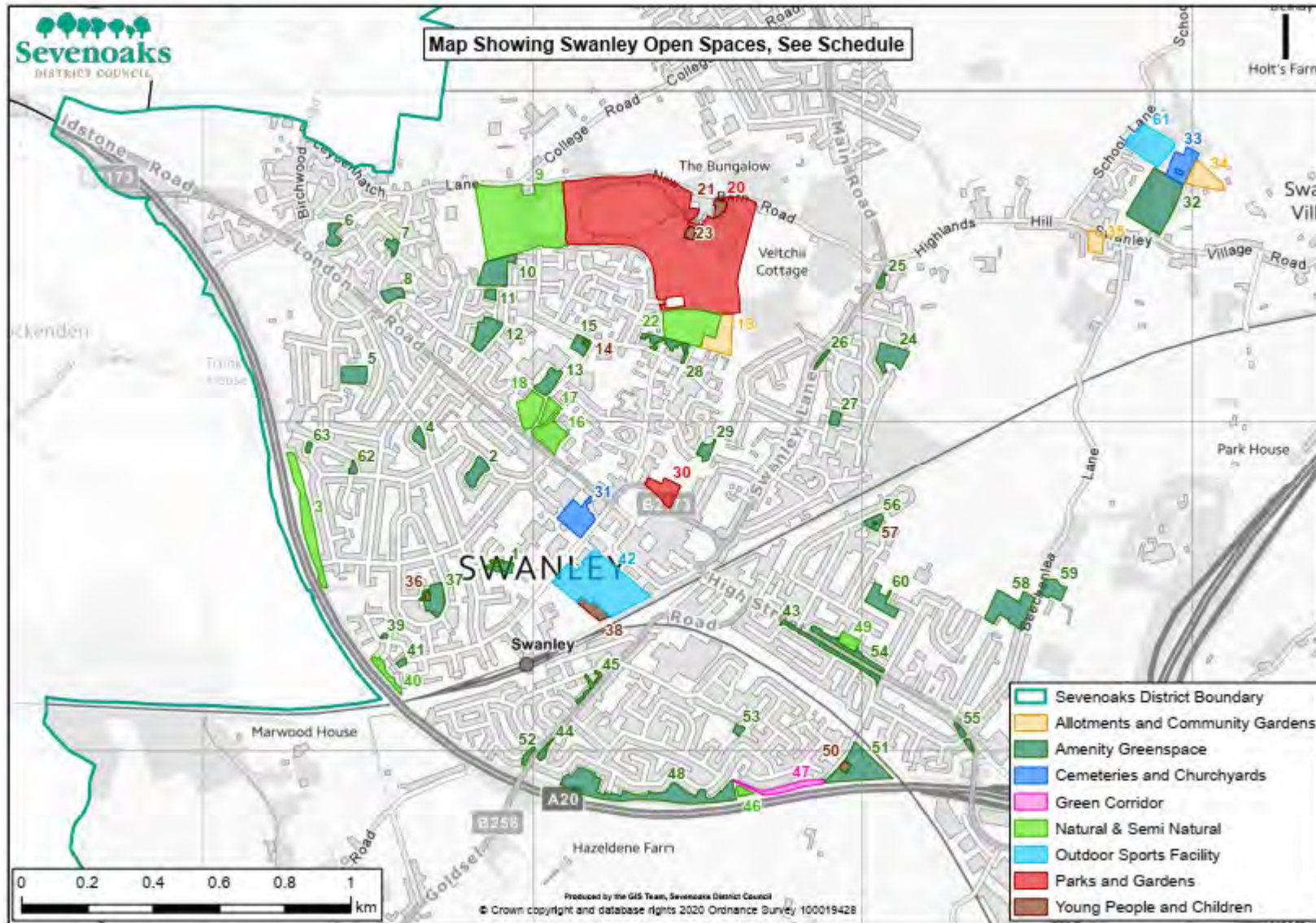
3. Summary of Open Spaces by Type and against FIT Standards

Summary of Open Space Allocations by Purpose				
Population of Swanley: 17,821 2021 Census figures				
Purpose	Provision in Hectares	FIT Recommendation	Total recommended area in Hectares	Comment
Amenity Green Space	9.45	0.60 hectares/ 1000 population	10.69 11.45 due to estimated population increase of 1267)	A deficit and poorly distributed around Swanley
Parks and Gardens	14.64	0.80 hectares/ 1000 population	14.25 (15.27 due to estimated population increase of 1267)	Walking distance exceeded in parts of town
Young People and Children	0.75	0.25 hectares/ 1000 population	4.45 (4.77 due to estimated population increase of 1267)	Needs greater provision
Outdoor Sports Facility	2.95	-	-	-
Natural and Semi Natural	9.62	1.8 hectares/ 1000 population	34.35 (due to estimated population increase of 1267)	Difficult to achieve in a town and access to open countryside beyond the Neighbourhood Plan area mitigates this
Allotments	1.55	-	-	-
Cemeteries	1.34	-	-	There is a need for a new cemetery as few spaces are left.

	Quantity requirements are met
	Current quantity requirements are met
	Quantity requirements are not met

The Population increase is based on the potential of 528 homes @ 2.4 people per household.

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Open Space Study Site Assessments

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Site	
- Name (Purpose)	Lilac Gardens (Amenity Greenspace)
- Swanley Site No.	1
- SDC Site No.	41
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This area of open space is provided specifically as part of the sheltered housing scheme for elderly people. The lawns front the bungalows which are arranged on three sides of a rectangle. Paths and steps provide access.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	This is a very pleasant green space. It is well maintained and whilst the landscaping is simple it is effective in giving the area a quiet and pleasant feel. It is not of great significance to the residents of the surrounding residential areas due to the specific purpose of the site however, it is a much-needed green open space in an otherwise densely populated area
Assessed by	Alan Thrussell
Date	November/December 2019
Photograph References	41/1 & 41/2

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Photograph Ref:

41/1



Photograph Ref:

41/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Reeves Crescent (Amenity Greenspace)
- Swanley Site No.	2
- SDC Site No.	42
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	<p>Site appears to be reasonably maintained. No particular landscape features. Site is a green oblong surrounded by Reeves Crescent on three sides and Oliver Road on the fourth. Eight medium sized trees at Oliver Road end of oblong and three medium sized trees at far end.</p> <p>Slopes steeply uphill along Oliver Road and top corner at Oliver Road to diagonally opposite corner at far end of Crescent with slope reducing along length of the oblong.</p> <p>No connected pathways/pavements. Accessed by crossing road from pavements on opposite side of roads.</p>
- Picnic Area(s)	No
- Play Area(s)	No formal/fixed facilities although advised children make frequent use of the space.
- Seating (what/where/how much)	No
- Walking	No provision to accommodate this.
- Other	No
Comments (character of area, use and importance of this site in its context)	<p>Local resident advised that despite lack of any amenities the site is highly prized by all residents and is considered to be a pleasing and calming space to look out on. Easy visibility provides parents with comfort when children use the space for play. Despite sign prohibiting ball games space said to be very popular with children living in the Crescent and neighbouring roads particularly during the summer and winter especially in the latter instance if there has been snow as the site provides a natural tobogganing slope. Stated to also be very popular with dog walkers in the locality.</p> <p>Visited site at approximately 3.45pm on heavily overcast day when raining lightly. Area very quiet but I suspect would be much noisier during evenings, weekends, days when children using the green.</p> <p>Appears to be a valued green space actively used by the community but there are no formal amenities.</p>

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	The sign prohibiting ball games suggests amenity use is officially discouraged.
Assessed by	John Roche
Date	November 28, 2019
Photograph References	42/1



Photograph Ref: 42/1

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Site	
- Name (Purpose)	Farm Avenue (Natural & semi Natural)
- Swanley Site No.	3
- SDC Site No.	43
- Ownership	Kent County council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This is the land between the rear of the Farm Avenue gardens and the A20 By-Pass it consists of mature trees and shrubs with a designated soft ground foot path through the middle.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	Yes, part of the network of footpaths around Swanley
- Other	No
Comments (character of area, use and importance of this site in its context)	An important natural wooded break between the By-Pass and the gardens of Farm Avenue to the South providing a sound barrier to the busy A20. An important strip of land for wild life. Unfortunately, people have been using it to dump rubbish in some parts.
Assessed by	Robert Brickell
Date	November 2020
Photograph References	3/1, & 3/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

3/1



Photograph Ref:

3/2

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Site	
- Name (Purpose)	Hart Dyke Road (Amenity Greenspace)
- Swanley Site No.	4
- SDC Site No.	48
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	Small semi-circular space adjacent to Hart Dyke Road with curved access road in front of houses connecting to Hart Dyke Road at both ends of the semi-circle. Appears to be reasonably maintained. No formal landscaping. Eight mature medium sized trees.
- Picnic Area(s)	No
- Play Area(s)	No formal/fixed facilities although advised children make frequent use of the space.
- Seating (what/where/how much)	No
- Walking	No provision to accommodate this.
- Other	No
Comments (character of area, use and importance of this site in its context)	<p>Sign prohibiting ball games. One resident advised that the space is used by children with some frequency although she will not allow her girls (2 junior school age) to play there as they would have to cross the busy Hart Dyke Road.</p> <p>She could not comment on value residents placed on the space.</p> <p>Visited site at approximately 3.30pm on heavily overcast day when raining lightly. Area very quiet but I know via times I have walked past the site when commuting etc. that it is noisier during evenings and weekends.</p> <p>The extent to which the community use this space is unclear but it is quite evident there are no formal amenities. The sign prohibiting ball games suggests amenity use is officially discouraged.</p>
Assessed by	John Roche
Date	November 28, 2019
Photograph References	4/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

4/1

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Site	
- Name (Purpose)	Nursery Close (Amenity Greenspace)
- Swanley Site No.	5
- SDC Site No.	58
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	<p>No formal landscaping. Frequency and nature of maintenance unclear. Some tall/large mature trees otherwise natural hedging and fences of bordering gardens relating to surrounding housing on four sides of the space.</p> <p>No access from Nursey Close. Access from Cedar Close and Woodview Road via narrow (one-person width) pathways running between adjacent houses. Accessing the space from Woodview Road there is a small power boosting facility on the right and a chain link fence with car parking space and garages for adjoining housing/maisonettes (Nursery Close).</p>
- Picnic Area(s)	No
- Play Area(s)	No formal/fixed facilities. I knew this space some years ago when my children and those from surrounding houses played here frequently. At that time there was a formal play area with swings, slides etc fenced off to prevent dogs accessing that area. I estimate those facilities were removed c.10 years ago. Reason unknown (teenage misuse/vandalism?).
- Seating (what/where/how much)	No
- Walking	<p>Flagstone pathway runs across the site to facilitate pedestrian access from either side of the site running between Cedar Close and Woodview Road.</p> <p>Frequently used morning and evening by commuters heading to/from Swanley rail station. Much used by dog walkers during the day.</p>
- Other	Litter bin at midpoint of path as it crosses the space. Bin to deposit dog waste towards Woodview Road end of the space.
Comments (character of area, use and importance of this site in its context)	The space conveys a feeling that it could be better maintained. Speaking with two dog walkers I was advised that this remains a popular site for dog walking and that many particularly those who are senior/aged and perhaps unable to walk far like to meet there to gain some (even limited) exercise and to socialise.

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	<p>The space is surrounded by mixed housing (semi's bungalows, maisonettes) in some density from which it provides welcome variation.</p> <p>Visited site at approximately 3.15pm on heavily overcast day when raining lightly. Area very quiet but I suspect would be much noisier during evenings, weekends, days when children using the green.</p> <p>Reasonably well used space but lacks any formal amenities. Condition suggests it is treated like an open-air dog latrine.</p>
Assessed by	John Roche
Date	November 28, 2019
Photograph References	5/1, 5/2 & 5/3

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Photograph Ref:

5/1



Photograph Ref:

5/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

5/3



Photograph Ref:

5/4

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Photograph Ref:

5/5



Photograph Ref:

5/6

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Site	
- Name (Purpose)	Conifer Way (Amenity Greenspace)
- Swanley Site No.	6
- SDC Site No.	63
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	<p>Small area mainly comprising a close with green space in two parts the first being a tall hillock with a few small trees. No formal landscaping or amenities. Appears to be reasonably maintained.</p> <p>The hillock provides a screen across the close in all directions principally blocking houses on one side of close from those on the other side and similarly hides garage block. No pavements adjacent to hillock. Access by crossing road from pavements on surrounding sides.</p> <p>Behind and to right of hillock and adjacent to garage block is a flat area which one resident told me is owned by four people i.e. different from ownership of the hillock. Advised it used to be a children's play area with some equipment which has since been removed. Evidently is now an open space accessed by two footpaths. One runs between Birchwood Road and Leydenhatch Lane which also provides access to another part of Conifer Way and Aspen Close. The second runs to yet another part of Conifer Way. Apparently, disagreement on use of flat area has effectively blocked development of that area.</p>
- Picnic Area(s)	No
- Play Area(s)	No formal/fixed facilities
- Seating (what/where/how much)	No
- Walking	No formal/fixed facilities
- Other	No
Comments (character of area, use and importance of this site in its context)	<p>Resident I spoke with would not object to development per se but advised that whilst Close quiet at time of my visit it is distinctly busier/noisier evenings and weekends. Parking of existing number of cars a distinct problem which leads to arguments. He paved</p>

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	<p>his front garden to have somewhere to park his car. Existing drainage stated to be a problem. Situation aggravated when SDC refuse truck stopped over a drain which collapsed under weight of truck.</p> <p>He has no doubt many other residents (one is a Town Councillor) would strenuously object to any development.</p> <p>Visited site at approximately 2.45pm on heavily overcast day when raining lightly.</p> <p>No formal amenities. The extent to which the community could use this space appears severely limited (hillock too steep, flat area private land). I was not able to obtain a clear understanding of the value the community place upon this green space but it seems that value varies across the members of the community.</p>
Assessed by	John Roche
Date	November 28, 2019
Photograph References	6/1, 6/2 & 6/3

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Photograph Ref:

6/1



Photograph Ref:

6/2

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Photograph Ref:

6/3

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Site	
- Name (Purpose)	Russett Way (Amenity Greenspace)
- Swanley Site No.	7
- SDC Site No.	64
- Ownership	Sevenoaks District council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	<p>Assessment somewhat academic. Search of SDC Planning website confirms this site was the subject of planning application dated July 2019 to build three 3 bedroomed houses and to provide an improved children's play area (no details). Application approved October 18, 2019.</p> <p>No formal landscaping/features. Maintenance unknown but I suspect is minimal. Principally an oblong reasonably flat area with short side to Russell Road. Bordered by Aspen Way Access via footpaths (from Aspen Close to one side and Conifer Way on the other), and from car parking/garage area at rear of Aspen Close. No access from Russett Way as separated by tall chain link fence.</p>
- Picnic Area(s)	No
- Play Area(s)	None apart from one small slide for young children situated to side of a house bordering the green area. Minimal refurbishment/updating would likely meet the 'improvements' approved by the Planning Authority
- Seating (what/where/how much)	No
- Walking	No provision for this although short paved path follows lines of access pathways across site from Aspen Close to Conifer Way
- Other	No
Comments (character of area, use and importance of this site in its context)	<p>One resident advised was aware of proposed development and has lodged planning objection. He feels the drainage system cannot cope with the existing housing. He carries drainage insurance and has had to take recourse to it on more than one occasion.</p> <p>He advised the green space is popular with young children and used heavily as a play space particularly in the summer. I have seen numbers of children playing there on some occasions when I have walked past the space on spring/summer days.</p> <p>He also advised it is popular with youths who gather</p>

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	<p>around the swing on most evenings to meet and socialise (sad reflection of lack of youth facilities elsewhere in the area). No known trouble resulting from these gatherings. No residents object to them.</p> <p>Visited site at approximately 2.00pm on heavily overcast day when raining lightly. Area very quiet but I suspect would be much noisier during evenings, weekends, days when children using the green.</p> <p>Given the above, it is difficult to determine how much of a green or amenity space will be left on this site once the approved development is completed.</p>
Assessed by	John Roche
Date	November 28, 2019
Photograph References	7/1 & 7/2

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Photograph Ref:

7/1



Photograph Ref:

7/2

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Site	
- Name (Purpose)	Walnut Way (Amenity Greenspace)
- Swanley Site No.	8
- SDC Site No.	65
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	<p>Reasonably sized approximately triangular space with busy/varied layout at the corner of Russett Way and Walnut Way. There are pavements adjacent to the space on both Russett Way and Walnut Way. The third boundary is comprised of housing and related car parking space.</p> <p>The hillock presents to the road junction and from that aspect masks the footpaths and slope down to housing on the third side of the space thus providing access to/from Wisteria Gardens. Looking back from this aspect one is looking uphill towards the hillock. This layout masks the lower floor of the two-storey housing from direct sight of London Road and the petrol station there. It was evident also that it provided a reasonable degree of noise insulation from the busy London Road. There are c.8/10 small/medium sized trees across the space which enhance the appearance of the site particularly with the trees showing their autumnal colours.</p> <p>Visited site at approximately 1.30pm on heavily overcast day when raining lightly.</p>
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	Facilitated by three to four footpaths passing in various direction providing access to the site from Conifer Way and two points on Walnut Way. The footpaths provide access to/from two separate car parks behind housing on Conifer Way. Used frequently by people accessing different parts of the larger Estate and cutting the corner to/from London Road.
- Other	No
Comments (character of area, use and importance of this site in its context)	Although there is some appearance of an attempt to make a small garden near one of the houses there is no formal or apart from the footpaths, hard landscaping. I am aware from other family members who live nearby that this space is valued by the residents as a pleasing space which

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	<p>provides variation from the continuity of the surrounding housing. It is well used to provide access to/from surrounding streets and areas including London Road and thus also the town centre</p> <p>It additionally affords the community a degree of dog walking space.</p>
Assessed by	John Roche
Date	November 28, 2019
Photograph References	8/1, 8/2, 8/3 & 8/4

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Photograph Ref:

8/1



Photograph Ref:

8/2

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Photograph Ref:

8/3



Photograph Ref:

8/4

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Site	
- Name (Purpose)	Leydenhatch Lane (Natural & Semi Natural)
- Swanley Site No.	9
- SDC Site No.	67
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	The land is to the west of Swanley Park and consists of slightly undulating land with mature trees and shrubs. A good habitat for wild life. There has been an extensive tree planting program carried out which is signposted as "Remembrance Wood" in memory of local people who lost their lives in WWI. There are various informal pathways across the site, one of which is wider and used to access a flat grassed area to the far west of the site used as an overflow car park for large scale events in Swanley Park.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	Yes, well used by those looking for a more natural environment than that offered by the park. It's also a good walking route for access to the park from the west of Swanley
- Other	Access to the site is good with one of the Swanley park car parks abutting the site. There is no public transport close to the site. There is no information or signage.
Comments (character of area, use and importance of this site in its context)	An important natural/semi natural green space which is in short supply in the town.
Assessed by	Robert Brickell
Date	May 2020
Photograph References	9/1 & 9/2

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Photograph Ref:

9/1



Photograph Ref:

9/2

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Site	
- Name (Purpose)	Alder Way (Amenity Greenspace)
- Swanley Site No.	10
- SDC Site No.	68
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This green space forms the larger part (c.70%) of a featureless green oblong with the footpath bisecting the total area between this site (left viewed from Alder Way) and site ST21 (right). The site is bordered by pavement alongside Alder Way with a low one rail wooden 'fence), tall garden fences/tall brick wall (left), low two rail metal 'fence' which separates the space from Swanley park at the end opposite Alder Way and a tall Beech tree hedge to the right. Footpath (no access to site) and housing behind the hedge.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	None although a tarmac surfaced footpath runs in a straight line to/from Alder Way/Swanley Park.
- Other	No
Comments (character of area, use and importance of this site in its context)	<p>Visited the site at 1.50pm on a sunny and bright afternoon.</p> <p>Totally open space. Quiet. No pedestrians. Site seemed in some way to generate a lonely/depressed/depressing feeling.</p> <p>Open access at far end from Alder Way through formal gap in low metal rail fence and up a slight rise into a waterlogged field which appears to form part of Swanley Park. Solitary dog walker told me the site used to be a training field for Swanley Rugby Club but Club obliged to relocate following summer fires one/two years ago.</p> <p>Unable to gauge how much use the community makes of the space or the value they place upon it (dog walker unable to comment on this). Given the relative locations and proximity of Alder Way I would not be surprised if Rugby Club members had accessed their field by crossing the green space.</p> <p>Despite the existence of the footpath I struggle to see how the overall area can be divided in two; it appears quite</p>

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	clearly to be an integral site. The lack of any facilities appears to be a decided negative. I struggle to understand how this site can be considered to be an amenity greenspace.
Assessed by	John Roche
Date	November 29, 2019
Photograph References	10/1 & 10/2

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Photograph Ref:

10/1



Photograph Ref:

10/2

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Site	
- Name (Purpose)	Shurlock Avenue. (Amenity Greenspace.)
- Swanley Site No.	12
- SDC Site No.	70
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	Reasonably flat large oblong space with two small stands of medium sized trees at either end along the Shurlock Avenue side. Site bordered by Shurlock Avenue (length) and Elm Drive (width) with housing along Larch Walk (opposite Shurlock Avenue) separated from the green by a narrow path and screened by some natural hedging and small trees. The end opposite Elm Drive is bordered by housing with a footpath running to/from Shurlock Avenue to Alder Avenue thus providing access to housing and associated car parking space. Other access to site from adjacent pavements along Shurlock Avenue and Elm Drive. Low level one rail wooden 'fence' between both pavement and the green. Larch Way also curves around the front of this housing to provide a second footpath. Lampposts along all footpaths. Dog litter bin (Elm Drive end). Two litter bins at opposite end of green. No other formal/hard landscaping.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	Visited the site at 1.35pm on a bright and sunny afternoon. Unable to gauge how much use the community makes of the space or the value they place upon it. One dog walker who told me she is new to the area and has only had her dog for one week. She has no feel for the use made of the space although she believes it is used by other dog walkers. I suspect the site would be much noisier during evenings, weekends, and possibly days when children using the green (seemed ideal for ball games to me).
Assessed by	John Roche
Date	November 29, 2019
Photograph References	12/1 & 12/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

12/1



Photograph Ref:

12/2

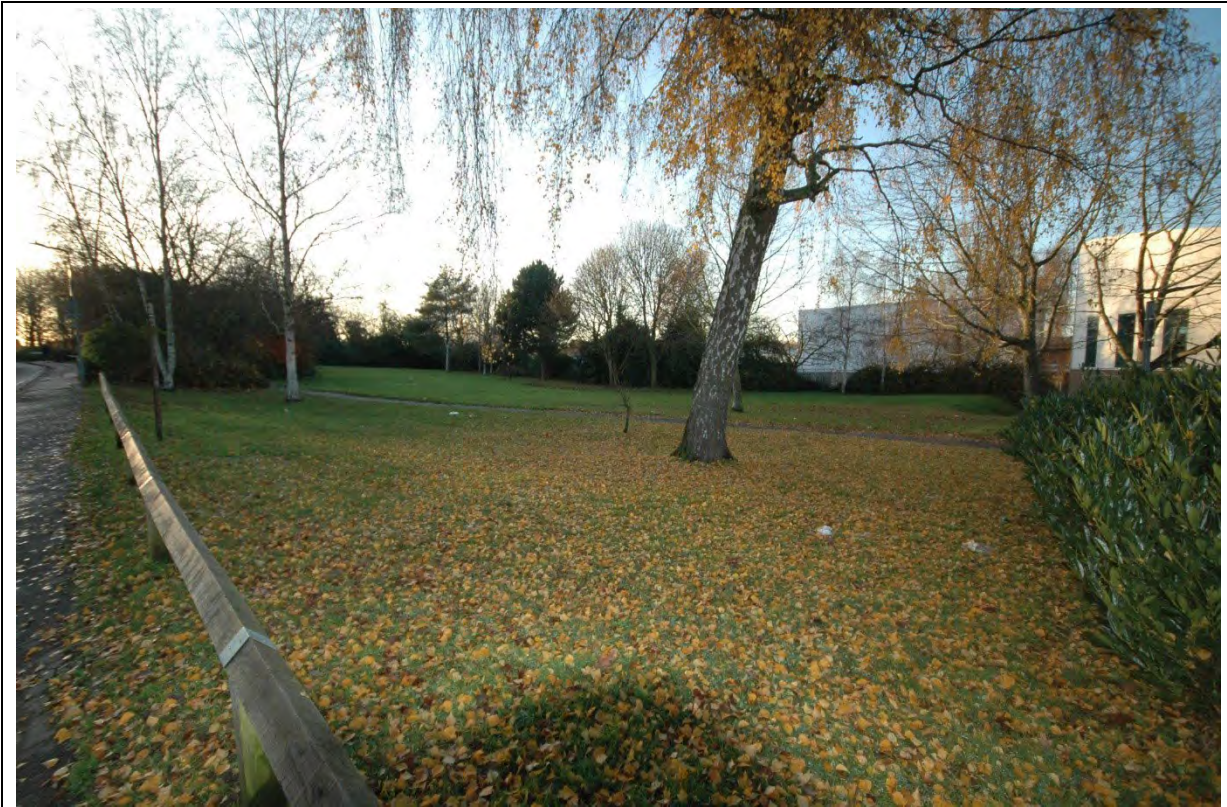
Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	White Oak Leisure Centre (Amenity Greenspace)
- Swanley Site No.	13
- SDC Site No.	71
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	<p>Medium sized rectangular space laid to grass with a variety of established medium sized trees. Bordered on the short side by the Leisure Centre, the opposite side being bordered by tall natural hedging screening Garrols Close. The long side is bordered by a pavement and low single rail wooden fence running along Hilda May Avenue, very short piece of tall natural hedging, the opposite being bordered by tall natural hedging which screens a tall metal fence which restricts access to the sports hall on the wider Leisure Centre site.</p> <p>No other or hard landscaping beyond the short footpath to Hilda May Avenue. Footpath provides access to the site.</p>
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	Via short footpath between Leisure Centre steps and Hilda May Avenue
- Other	No
Comments (character of area, use and importance of this site in its context)	<p>Visited the site at 2.55pm on a sunny and bright afternoon.</p> <p>Quiet. Few pedestrians.</p> <p>A pleasing and peaceful green area which provides welcome breathing space between the Centre and Horizon Primary School and housing on the opposite side of Hilda May Avenue. From personal frequent visits to the Leisure Centre I know that the footpath is well used. This is a valued space (provides calm and peace) despite the lack of any formal amenities.</p> <p>This site is also the subject of controversial plans under reference ST23 whereby Sevenoaks District Council wish to redevelop the Leisure Centre and build houses on this site and other parts of the existing Leisure Centre site to</p>

Swanley Neighbourhood Plan Open Space Study

	<p>fund the cost of the proposed redevelopment.</p> <p>SDC has submitted its redevelopment plans for formal planning approval thus unless the proposed redevelopment is not approved or materially changed, this green space will be lost to the residents of Swanley in the near future.</p>
Assessed by	John Roche
Date	November 29, 2019
Photograph References	13/1, 13/2 & 13/3

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

13/1



Photograph Ref:

13/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

13/3

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Northview Playground (Children & Young People)
- Swanley Site No.	14
- SDC Site No.	72
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	The playground is located on the corner of Hilda May Avenue and Northview and is surrounded by mature shrubs and trees. The play area is enclosed within a low-level metal fence.
- Picnic Area(s)	No
- Play Area(s)	Yes. The fenced area is laid to Astroturf, provides swings, roundabout and climbing frame with integral slide, all for small children
- Seating (what/where/how much)	There are four metal benches within the enclosure.
- Walking	No.
- Other	No.
Comments (character of area, use and importance of this site in its context)	This struck me as a pleasant is a little over shaded area which appears to have been designed with small children in mind; possibly a consideration relating to the number of low-level flats along Northview. Not possible to gauge how well used or valued the site is although the playground equipment appeared to be well used. Two young mothers waiting to collect children from nearby primary school told me they did not use the site. In their opinion it was not a nice place to take small children as the space is often vandalised by teenagers i.e., they gather there and leave a lot of broken glass behind them
Assessed by	John Roche
Date	November 29, 2019
Photograph References	14/1 & 14/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

14/1



Photograph Ref:

14/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Northview (Amenity Greenspace)
- Swanley Site No.	15
- SDC Site No.	73
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	<p>A pleasant fully landscaped small square site on the corner of Northview and Hilda May Avenue. Two footpaths provide access to/from Northview running across the site to a small central paved seating (4 benches) area with footpaths from there to/from Hilda May Avenue and the adjacent White Oaks Leisure Centre. Well treed area.</p> <p>Footpaths and central space paved with block pavements which adds to the feeling that some effort has been made in the presentation of this space.</p> <p>Site bordered by low hedging/small trees along both Northview and Hilda May Avenue. Tall natural hedging at side opposite Northview with gap for footpath to Leisure Centre. Fourth side principally comprises sides of adjoining houses partially/poorly screened by fencing and tall shrubs.</p> <p>Litter bin and dog waste bin on site.</p>
- Picnic Area(s)	Yes. As above
- Play Area(s)	Reasonable open space. Sign prohibiting ball games.
- Seating (what/where/how much)	Yes. As above.
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	<p>Visited the site at 2.10pm on a sunny and bright afternoon.</p> <p>Quiet. No pedestrians.</p> <p>I think the designation of the area as an amenity site is fair. The question of how well used and valued it is by the community is unknown.</p>
Assessed by	John Roche
Date	November 29, 2019
Photograph References	15/1 & 15/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

15/1



Photograph Ref:

15/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Hilda May Avenue Woodlands (Natural & Semi Natural)
- Swanley Site No.	16
- SDC Site No.	76
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	<p>Approximately triangular wooded area with little undergrowth but a good number of tall/large mature oak trees which give the impression of having been there for a long time. Open woodland site with very little undergrowth. Site runs around the side of a hill which slopes up to the fire damaged Woodlands Suite at the top of the hill.</p> <p>Site bordered by adjacent footpath running alongside Hilda May Avenue, a small access road to the Woodlands Suite running uphill from the Avenue, and housing which also slopes uphill from the Avenue.</p> <p>A footpath runs across the site alongside Hilda May Avenue and takes a diagonal direction towards the access road beyond which lies site 75 and London Road. The footpath and access road provide access to the road. As an open site it is easy to roam around it albeit it is steep in part.</p> <p>Whilst sites 75 and 76 are separately listed they are in fact one integral site divided by the small road providing access to the Woodlands Suite.</p>
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	Footpath busy/in frequent use.
- Other	No
Comments (character of area, use and importance of this site in its context)	<p>Site provides a distinct feeling of being in an old and established wood which provides a feeling that this is what a section of what is now the town must have looked like before growth and development of what is now Swanley began.</p> <p>Visited the site at 3.05pm on a sunny and bright afternoon.</p> <p>Given the time of year I visited the site there was a distinct autumnal feeling with coloured tree leaves across the site</p>

Swanley Neighbourhood Plan Open Space Study

	<p>floor as well as in the trees. It provides a distinctly different feel and impression from the rest of the town and relief from the nearby busy and noisy London Road (main thoroughfare through town).</p> <p>The site is reminiscent of the space now occupied by the relatively nearby ASDA car park before that came into existence and that area was concreted over. Some large and mature oak trees still stand on that site although they have been badly cared for and appear to be neglected.</p> <p>Despite the adjacent Hilda May Avenue and nearby busy London Road this is a pleasant and welcome area which provides a meaningful contrast to the wider surrounding built up area. I know that three colours of violets grow alongside the fence by London Road with one being reminiscent of the Swanley White. This plant was named by Swanley Nurseries in the nineteenth century and was the basis of a thriving export trade to northern Europe during the late nineteenth and early twentieth century.</p>
Assessed by	John Roche
Date	November 29,2019
Photograph References	16/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

16/1

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Hilda May Avenue Woodlands B (Natural & Semi Natural)
- Swanley Site No.	17
- SDC Site No.	75
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	<p>A busy approximately triangular wooded area with little undergrowth but a good number of tall/large mature oak trees which give the impression of having been there for a long time. Open woodland site with very little undergrowth. Site also runs around the side of a hill which slopes up to the fire damaged Woodlands Suite at the top of the hill.</p> <p>Site on the corner of London Road and Hilda May Avenue. Bordered by pavement to London Road and Hilda May Avenue with low single rail wooden fence running along the edge of the site by both roads.</p> <p>The footpath from site 76 is picked up as it crosses the access road passing through the remnants of a blue painted metal gateway and continues to the far corner of the site where it meets the pavement adjacent to London Road at the point where it also meets the fence dividing this site from the adjacent trading estate. The footpath also splits at roughly one third of its length to run down a slight slope to another point on the pavement at London road.</p> <p>Frontage to Hilda May Avenue is short until it meets the access road to the Woodlands Suite. There is a footpath on the side of the road adjacent to this site and both road and pavement bisect the footpath running across both sites passing the old gateway as it does so.</p> <p>Site also next to the Technology Centre trading estate which is accessed from London Road.</p> <p>The footpaths and access road provide access to the road. As an open site it is easy to roam around it albeit it is steep in part.</p> <p>Whilst sites 75 and 76 are separately listed they are in fact one integral site divided by the small road providing access to the Woodland Suite.</p>
- Picnic Area(s)	No
- Play Area(s)	No

Swanley Neighbourhood Plan Open Space Study

- Seating (what/where/how much)	No
- Walking	Footpaths busy/in frequent use.
- Other	Litter bin at London Road end of principal footpath.
Comments (character of area, use and importance of this site in its context)	<p>Visited the site at 3.05pm on a sunny and bright afternoon.</p> <p>As with the adjacent site 75 this site provides a distinct feeling of being in an old and established wood which provides the strong impression that this is what a section of what is now the town, must have looked like before growth and development of what is now Swanley began.</p> <p>Given the time of year I visited the site there was a distinct autumnal feeling with coloured tree leaves across the site floor as well as in the trees. It provides a distinctly different feel and impression from the rest of the town and relief from the nearby busy and noisy London Road (main thoroughfare through town).</p> <p>The site is reminiscent of the space now occupied by the relatively nearby ASDA car park before that came into existence and that area was concreted over. Several large and mature oak trees still stand on the site although from an aboricultural perspective they have been badly cared for and appear to be neglected.</p> <p>The remains of a tree lined avenue (tall well-established poplars or limes) continues to run alongside the length of the pavement at London Road. The floor bed of this part of the site suggests this used to be a well-used if not main thoroughfare in the past.</p> <p>Despite the adjacent Hilda May Avenue and London Road this is a pleasant and welcome area which provides a meaningful contrast to the wider surrounding built up area.</p>
Assessed by	John Roche
Date	November 29, 2019
Photograph References	17/1, 17/2 & 17/3

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

17/1



Photograph Ref:

17/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

17/3

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Garden Close (Natural & Semi-Natural)
- Swanley Site No.	18
- SDC Site No.	77
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	<p>Large rectangular site on the opposite side of Hilda May Avenue from the woodland site 75/76. Principally a grassy area with a few trees in two/three stands one of which comprises a few oak trees. These are not as old as those on the opposite side of Hilda May Avenue.</p> <p>Site bordered by pavement running along Hilda May Avenue and London Road. Separated from both pavements by low single wooden rail fence. Side opposite London Road is bordered by Garrols Close (screened by tall natural hedging) and side opposite Hilda May Avenue bordered by what appears to be an old ditch/sunken pathway alongside which is a tree lined footpath. Whilst the path here has been covered with tarmac the linear alignment shows that this footpath is a continuance of the poplar lined path seen on the London Road side of site 76. As with site 76, the path is lined by tall well-established poplar trees.</p> <p>Access to the site either by stepping over the rail fence or around the bench referenced above.</p> <p>The footpath provides access to housing in Garrols Close and St. Luke's Close.</p>
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	One bench at junction of Hilda May Avenue and London Road adjacent to Litter bin.
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	<p>Visited the site at 3.20pm on a bright sunny afternoon.</p> <p>As with site 71 which is on the other side of Garrols Close this is a pleasing and peaceful green area which provides welcome breathing space between the Centre and Horizon Primary School and nearby housing. Informal conversations over the last few weeks, with various pedestrians passing the space and using the footpath</p>

Swanley Neighbourhood Plan Open Space Study

	evidence that this is a valued space (provides calm and peace) despite the lack of any formal amenities.
Assessed by	John Roche
Date	November 29, 2019
Photograph References	18/1, 18/2, 18/3, 18/4, 18/5 & 18/6



Photograph Ref:

18/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

18/2



Photograph Ref:

18/3

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

18/4



Photograph Ref:

18/5

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

18/6

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Kettlewell (Allotment)
- Swanley Site No.	19
- SDC Site No.	84
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	Located south east of Swanley Park this slightly sloping slatted metal fenced allotment site is well used, clean and maintained. Access is from a wide path through the adjacent natural/semi-natural adjacent space to the car park in Swanley park.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	The site is reasonably close to the 233-bus route via Sycamore Drive & Northview. Signage is provided at access to the site.
Comments (character of area, use and importance of this site in its context)	The site abuts a natural & semi-natural area and is in keeping with the rural setting. A much-needed facility and only one of three sites within the Swanley/Swanley village boundary.
Assessed by	Robert Brickell
Date	May 2020
Photograph References	19/1 & 19/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

19/1



Photograph Ref:

19/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Swanley Park (Parks & Gardens)
- Swanley Site No.	20
- SDC Site No.	85
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	The Park is a sloping site from the high ground in the south down to New Barn Road in the north. A 2.5-hectare lake is provided in the north east corner which is divided between a boating lake and wild life section with a wooded island not accessible to the public. Boating facilities offer a choice of pedaloos, rowing boats and canoes. The park has been landscaped with grassland and mature trees. There is a miniature railway that takes a circular route around the western end of the park, linking the south end car park to the lake. The view of the lake from the higher ground to the south is a particularly attractive feature of the park and it's here that people sit in their thousands having a picnic and enjoying the annual 1812 concert by the lake. There is a café and toilet facilities adjacent the lake and play areas.
- Picnic Area(s)	Yes, both formal and informal. There are seven formal picnic tables along the northern side of the park and a further eight in the café area.
- Play Area(s)	Yes, there are two play areas refer to site references 86 & 88 for details. There is a climbing frame/rope section for older teenage groups.
- Seating (what/where/how much)	Yes, thirty-three park benches are provided which tend to be adjacent to the formal footpaths.
- Walking	Yes, there are laid out gravel pathways around the periphery of the park that link the car parks to the lake, café and play areas. There is less formal walking access throughout the park area. Pathways are not pushchair or wheelchair user friendly.
- Other	The park is clean, well maintained and welcoming. There is a family enclosure to the paddling pool, watersplash and sand play areas offering added security and safety. Access to the park for motorists is good and there is free parking for local residents holding a pass. The southern car park has 73 spaces and the western car park 122 spaces plus a much larger overflow car park. Access for walkers from the north east of the town is not good due to there being no footpath along New Barn Road. Access via public transport is not good, the only service being via the 233-bus route to Northview and a walk via The Spinney and The Birches.

Swanley Neighbourhood Plan Open Space Study

	<p>Information about the park is readily available on the Town Council web site and signage to the park is acceptable however, the sign from London Road to Hilda May Avenue is missing.</p> <p>There is an adult exercise machine area.</p> <p>There are twenty-seven waste bins and eight dog waste bins throughout the park.</p>
Comments (character of area, use and importance of this site in its context)	<p>The park was originally a 14.65-hectare orchard and market garden known as New Barn Farm which was bought by Swanley Town Council and converted to a park in 1983. The park was awarded worldwide recognition in 2018 and has over 4000,000 visitors a year. The park is within green belt parcel 97.</p>
Assessed by	Robert Brickell
Date	May 2015
Photograph References	85/1 to 85/7



Photograph Ref:

20/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

20/2



Photograph Ref:

20/3

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

20/4



Photograph Ref:

20/5

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

20/6



Photograph Ref:

20/7

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Swanley Park Playground B (Children & Young People)
- Swanley Site No.	21
- SDC Site No.	86
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	Located in the North west corner of the park with the lake immediately to the south located in a secure area for families. The café is located to the west just outside the secure area with toilet facilities locally.
- Picnic Area(s)	Yes, informal
- Play Area(s)	There is a new paddling pool and watersplash facility together with sand play area and bouncy castle all within the secure safe area. There is a separate children's birthday party play area for hire.
- Seating (what/where/how much)	Yes, four park benches.
- Walking	No
- Other	Playground "B" is clean and well maintained. Nine waste bins are provided. There is a climbing frame with hanging ropes and platforms nearby for older children and teenagers.
Comments (character of area, use and importance of this site in its context)	This is an important facility which is well supported by local people with young children.
Assessed by	Robert Brickell
Date	May 2020
Photograph References	21/1 & 21/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

21/1



Photograph Ref:

21/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Maple Close (Natural & Semi Natural)
- Swanley Site No.	22
- SDC Site No.	87
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	The site backs onto the Maple close properties but is accessed from the park's southern car park to the north or Moreton Close to the south east. It's a semi natural area adjoining the park with mature trees and shrubs and longer grassed area. There are soft paths across the site linking Moreton Close and the car park,
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	Yes
- Other	No
Comments (character of area, use and importance of this site in its context)	The site is an important natural habitat for wild life.
Assessed by	Robert Brickell
Date	November, 2020
Photograph References	22/1 & 22/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

22/1



Photograph Ref:

22/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Swanley Park Playground A (Children & Young People)
- Swanley Site No.	23
- SDC Site No.	88
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	Located to the west of the lake, and adjacent to the miniature railway station and close to the café, is an enclosed area for children.
- Picnic Area(s)	
- Play Area(s)	Yes, with climbing frame, swings and small climbing wall.
- Seating (what/where/how much)	Yes, three park benches
- Walking	No
- Other	There is a separate enclosed area with a zip wire for older children. The site is clean and well maintained with a soft flooring for extra safety. There are two waste bins provided.
Comments (character of area, use and importance of this site in its context)	This is an important facility provided for older children than play area "B".
Assessed by	Robert Brickell
Date	May 2020
Photograph References	23/1 & 23/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

23/1



Photograph Ref:

23/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Archer Way (Amenity Greenspace)
- Swanley Site No.	24
- SDC Site No.	90
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This land was provided by the developer Gough Cooper as amenity green space for the new residents, when the land was taken out of the green belt in 1976, to develop the Newlands housing development. The site is a grassed area slightly sloping towards the farmland to the west. The northern boundary has mature trees and shrubs with the rear garden fences to properties to the south and east.
- Picnic Area(s)	No.
- Play Area(s)	None. The site would benefit from facilities for young children as the space provides the only access for ball games for this 200-dwelling housing development. There used to be a five a side football pitch with goal posts but these were removed when they reached the end of their life.
- Seating (what/where/how much)	One. The area would benefit from more seating as there are excellent views of the undulating grade II farmland and green belt to the east.
- Walking	The space is at the end of a cul-de-sac with no official through route however there is a worn path diagonally across the space to the open farmland and an unofficial path around the perimeter of the farmland, thanks to the owners, linking to the designated footpaths and wider countryside, which is well used.
- Other	The space is clean and well maintained with grass cutting. It is used by dog walkers and a dog waste bin is provided. The space is a safe place to play due to its location and only one end of road access point. Site access is provided by a narrow strip of land. There is no transport access, which is not needed. There is no signage, but its location and purpose are well known by residents.
Comments (character of area, use and importance of this site in its context)	The site has been well used in the past, especially by young children when there was a designated five a side football pitch. Green spaces are very important for health & wellbeing and there is a deficit in the town.
Assessed by	Robert Brickell
Date	May 2020
Photograph References	24/1 & 24/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

24/1



Photograph Ref:

24/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Five Wents (Amenity Green Space)
- Swanley Site No.	25
- SDC Site No.	91
- Ownership	Kent County council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This amenity green space was provided by the developer of this small Five Wents site of large detached houses. The land is situated between the Five Wents access road and Swanley Lane and consists of mature trees and grass.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	The area is left as a semi natural space.
Comments (character of area, use and importance of this site in its context)	Maintains the rural setting of this development on the periphery of Swanley.
Assessed by	Robert Brickell
Date	May 2020
Photograph References	25/1 & 25/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

25/1



Photograph Ref:

25/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Swanley Lane (Amenity Greenspace)
- Swanley Site No.	26
- SDC Site No.	92
- Ownership	Kent County council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This roadside green grassed area is provided along Swanley Lane either side of the access road to the Newlands (Archer Way development). There is a footpath between the road and the houses. There is a palm tree. Unfortunately, the flower bed has gone.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	Yes, this being the main route between Swanley and Hextable.
- Other	The areas are clean and well maintained.
Comments (character of area, use and importance of this site in its context)	Helps maintain the rural heritage of the area and usually provides good visibility onto the busy Swanley Lane, from this large housing development, providing cars are not illegally parked.
Assessed by	Robert Brickell
Date	May 2020
Photograph References	26/1 & 26/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

26/1



Photograph Ref:

26/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	56 Archer Way (Amenity Green Space)
- Swanley Site No.	27
- SDC Site No.	93
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This small rectangular open space is the only AGS at this end of the Newlands development. It is laid out to grass with shrubs to the west abutting Downsview Close. There is a pathway around the perimeter providing access to the houses around the green.
- Picnic Area(s)	Nothing formal but the space would be ideal for informal picnics for local residents.
- Play Area(s)	No, there is a sign saying no ballgames which is sensible for this small space.
- Seating (what/where/how much)	No
- Walking	Yes, its an access route from Newlands via Downsview Close to Swanley Lane.
- Other	The area is clean and well maintained. Site access on foot is good there is no access for transport the site being at the end of a cul-de-sac.
Comments (character of area, use and importance of this site in its context)	An important AGS which provides much needed green space to this end of the housing development.
Assessed by	Robert Brickell
Date	May 2020
Photograph References	27/1 & 27/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

27/1



Photograph Ref:

27/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Northview (Amenity Greenspace)
- Swanley Site No.	28
- SDC Site No.	106
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This is a communal grassed area with some shrubs and mature trees for residents of the two storey flats and bungalows only. There are hard pathways around the open space
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	Yes, timber benches, exact number not known but four can be seen from Northview road.
- Walking	No, just access to communal space.
- Other	No
Comments (character of area, use and importance of this site in its context)	An important amenity open space for the residents.
Assessed by	Robert Brickell
Date	November, 2020
Photograph References	28/1 & 28/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

28/1



Photograph Ref:

28/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Bonney Way (Amenity Greenspace)
- Swanley Site No.	29
- SDC Site No.	108
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A small flat rectangular space laid to lawn with a footpath diagonally across the space. The north and east of the space has mature trees offering good biodiversity. It was provided as part of the Squirells Close development as AGS, on the site of the old hospital laundry.
- Picnic Area(s)	Nothing formal but the space is suitable for informal picnics.
- Play Area(s)	No.
- Seating (what/where/how much)	No. The space would benefit from a couple of picnic type benches.
- Walking	Yes, is part of the main footpath on the eastern side leading from the town centre to Five Wents at the boundary of Swanley.
- Other	The space is clean and well maintained.
Comments (character of area, use and importance of this site in its context)	An important AGS for the residents of Squirells Close.
Assessed by	Robert Brickell
Date	November 2019
Photograph References	29/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

29/1

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Bartholomew Way Park (Parks & Gardens)
- Swanley Site No.	30
- SDC Site No.	110
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This is a small park to the north of Bartholomew Way laid out with grass, shrubs and, mature trees with preservation orders. The area is flat and there is a pathway that meanders through the park.
- Picnic Area(s)	Nothing formal.
- Play Area(s)	No
- Seating (what/where/how much)	There are seven park type benches spaced around the tarmacked footpath.
- Walking	Yes, but really only for access.
- Other	The park is clean and well maintained. There is signage at the left-hand entrance to the park. There are 'no dogs allowed' signs at both entrances. Site access is good for pedestrians and all bus services stop in Bartholomew Way. There is no site access for transport.
Comments (character of area, use and importance of this site in its context)	Sadly, this park close to the town centre is underused. The survey was carried out on a warm sunny afternoon and there was only one young family in the park. The Town desperately needs a new health and wellbeing hub and it would be a great benefit to the town if this could be incorporated in the park whilst maintaining all trees and as much green space as possible.
Assessed by	Robert Brickell
Date	May 2020
Photograph References	30/1, 30/2, 30/3 & 30/4

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

30/1



Photograph Ref:

30/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

30/3



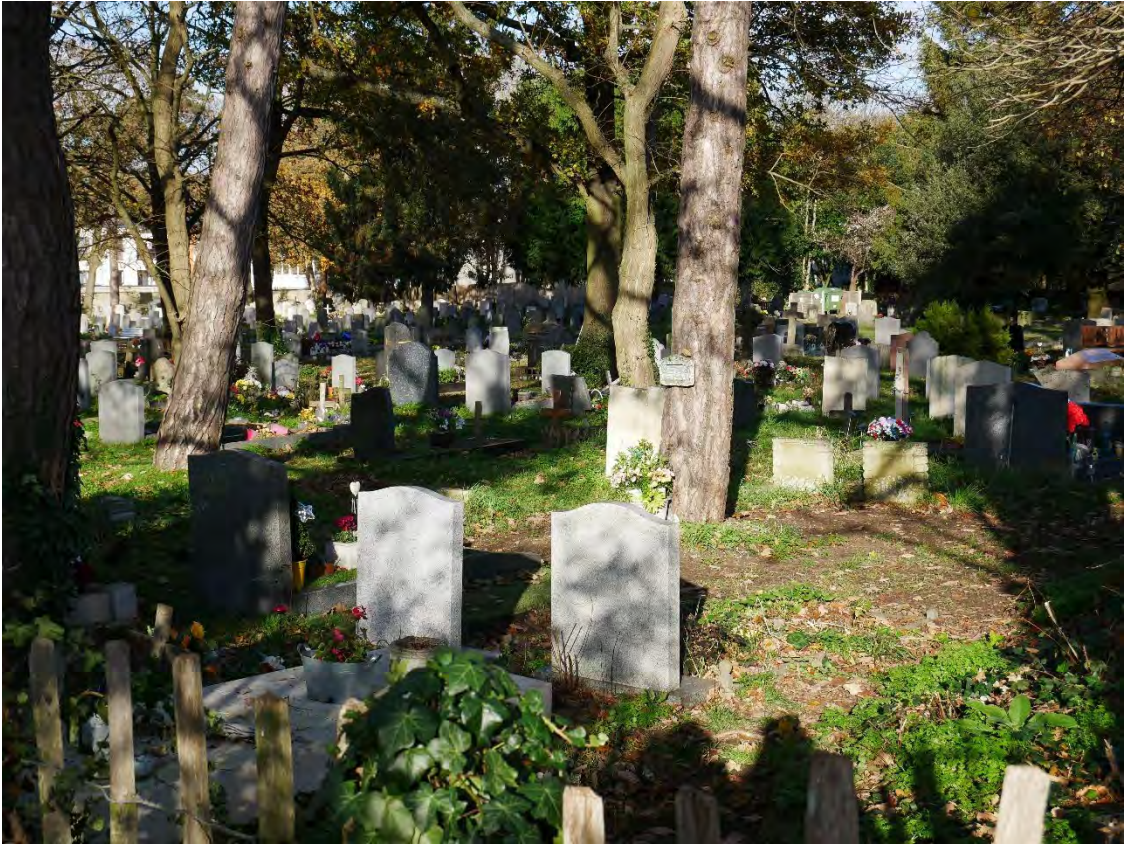
Photograph Ref:

30/4

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	St Marys Church (Cemetery)
- Swanley Site No.	31
- SDC Site No.	111
- Ownership	Church of England
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	The Cemetery is located on the corner of St Mary's Road with London Road. The graves are accessed via the grassed spaces between the graves there being no hard pathways. There are mature trees around the perimeter of the site with some interspersed among the graves.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	The Cemetery appears to be full with no further capacity. Swanley is in need of new Cemetery. The site is well maintained.
Assessed by	Robert Brickell
Date	November, 2020
Photograph References	31/1 & 31/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

31/1



Photograph Ref:

31/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Swanley Village Green (Amenity Greenspace)
- Swanley Site No.	32
- SDC Site No.	125
- Ownership	Swanley Village Trust
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This large flat AGS was provided as part of the agreement to build houses at Hotham Close and Hoggs Orchard, for the benefit of Villagers, and is administered by the Swanley Village Trust. It is laid to grass with mature trees and shrubs on all sides.
- Picnic Area(s)	There is a formal picnic area with 3 picnic tables in the north east corner and plenty of space for informal picnics.
- Play Area(s)	No. This is an area for quite relaxation.
- Seating (what/where/how much)	Yes, there are eight park benches spaced around the perimeter.
- Walking	Yes, provides a link between St Paul's Church and Swanley Village Road.
- Other	The area is clean and well maintained and very welcoming. Good signage and foot access are provided from Swanley Village Road and the St Paul's Church entrances. There is no formal access for transport.
Comments (character of area, use and importance of this site in its context)	A very important green space which maintains the rural aspect of the Village as a conservation area.
Assessed by	Robert Brickell
Date	April 2020
Photograph References	32/1, 32/2 & 32/3

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

32/1



Photograph Ref:

32/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

32/3

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	St Paul's Church (Cemetery & Churches)
- Swanley Site No.	33
- SDC Site No.	126
- Ownership	Church of England, Diocese of Rochester
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	The Cemetery is a flat area with only limited space still available for further burials. The church and Cemetery are accessed from School Lane and a private drive, with the Glebe green on the left, to a small car park for visitors to the church and the cemetery.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	The Church is very attractive both inside and out and is located in a quiet rural location and looks much older than its date of 1861. Both the Church and its Lych gate are grade II listed.
Assessed by	Robert Brickell
Date	May, 2020
Photograph References	33/1 & 33/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

33/1



Photograph Ref:

33/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	St Paul's Swanley Village (Allotment)
- Swanley Site No.	34
- SDC Site No.	127
- Ownership	Church of England
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A triangular shaped plot of land behind St Paul's Church. Access is via a narrow-unmade road off Swanley Village Road.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	A clean well-maintained allotment surrounded on all sides by mature trees and shrubs.
Comments (character of area, use and importance of this site in its context)	Located in a traffic free area within the Swanley Village Conservation area. An important well used allotment facility in the village.
Assessed by	Robert Brickell
Date	May, 2020
Photograph References	34/1 and 34/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

34/1



Photograph Ref:

34/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Swanley Village Rd. (Allotment)
- Swanley Site No.	35
- SDC Site No.	128
- Ownership	Swanley Village Trust
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A slightly sloping rectangular allotment abutting Swanley Village Road to the North with housing to the other sides.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	A clean well-maintained allotment.
Comments (character of area, use and importance of this site in its context)	Located centrally within the Swanley Village Conservation area. An important well used allotment facility in the village. The plot was bought by funds raised by residents and the Swanley Village Trust a few years back and was the subject of fierce bidding at auction.
Assessed by	Robert Brickell
Date	May, 2020
Photograph References	35/1 and 35/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

35/1



Photograph Ref:

35/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Morello Close (Amenity Greenspace)
- Swanley Site No.	36/37
- SDC Site No.	129/130
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A large play area consisting of grass with very little planting or landscaping. It has a significant amount of play equipment. There are no footpaths on the site. It is a very open site and clearly visible from surrounding residential areas.
- Picnic Area(s)	No designated areas.
- Play Area(s)	Extensive play facilities including a football/basketball arena, zip wire ride and other equipment. There is a fenced area with play equipment for younger children.
- Seating (what/where/how much)	Limited to 2 benches near play facilities
- Walking	No, but evidence of dog walking.
- Other	No
Comments (character of area, use and importance of this site in its context)	A play area and open space in a very densely populated residential area. The housing mix is primarily social housing and is part of the St Mary's housing estate. The site looks well maintained and has a very open character to the extent it looks rather bleak. Could be improved by some soft landscaping on the boundaries. Indications are that it is well used by local residents.
Assessed by	Alan Thrussell
Date	November/December 2019
Photograph References	36/1 & 37/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

36/1



Photograph Ref:

37/1

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Swanley Recreation Ground (Children & Young People.)
- Swanley Site No.	38
- SDC Site No.	131
- Ownership	Swanley Town Council (Trustees)
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	Within the recreation ground the formal play facilities for children and young people are situated on the SW boundary. They consist of a play area for young children and a separate BMX/skateboard arena.
- Picnic Area(s)	No
- Play Area(s)	Play Area- No surfaced footpath to this facility. Fenced with grass surface and limited safety surfaces around equipment. This facility would benefit from relocation to NE side of site and with complete refurbishment. BMX Arena – This is well equipped and well used. There is no surfaced path to this facility.
- Seating (what/where/how much)	1 seat in play area. 1 metal bench with cover close to BMX arena.
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	The Recreation Ground is an important open space in the town centre. It provides a major play facility for young people. It is located close shops and other facilities but the location of the play area within the site is poor and difficult to access particularly in bad weather when the approach is muddy. There may also be an issue of the safety of children with the remoteness of the location.
Assessed by	Alan Thrussell
Date	November/December 2019
Photograph References	38/1 & 38/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

38/1



Photograph Ref:

38/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Waterton (Amenity Greenspace)
- Swanley Site No.	39
- SDC Site No.	132
- Ownership	Swanley town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A small grassed area with shrubs around the perimeter
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	An important green space as a relief from the resident parking areas and St Mary's & Waterton Road.
Assessed by	Robert Brickell
Date	November, 2020
Photograph References	39/1 & 39/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

39/1



Photograph Ref:

39/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Ellis Close
- Swanley Site No.	40
- SDC Site No.	133
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A small featureless piece of land at the end of a cul-de-sac. Over shadowed by very elevated A20 road. Mounded at front to prevent vehicle access from Ellis Close.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	This open space does not add anything to the location in its current state. It may well have a better environmental impact if it was landscaped and planted in a way to enhance the natural features of the site.
Assessed by	Alan Thrussell
Date	November/December 2019
Photograph References	40/1 & 40/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

40/1



Photograph Ref:

40/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	St Mary's Road (Amenity Greenspace)
- Swanley Site No.	41
- SDC Site No.	134
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A small grassed area with shrubs around the perimeter
- Picnic Area(s)	No, but could be used informally by nearby residents.
- Play Area(s)	No
- Seating (what/where/how much)	Yes, one bench seat
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	An important small amenity green space which provides a break from the parking facilities in the adjacent Apple Orchard
Assessed by	Robert Brickell
Date	November, 2020
Photograph References	41/1 & 41/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

41/1



Photograph Ref:

41/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Swanley Recreation Ground (Outdoor Sports Facility)
- Swanley Site No.	42
- SDC Site No.	136
- Ownership	Swanley Town Council (Trustees)
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	The Recreation Ground is a large flat area of land to the rear of The Civic Centre and extends to a SE boundary with the railway line. To the NE it has a boundary with the shopping centre and to the SW with a primary school. Entrances from St Marys Road and the shopping centre. The only surfaced path follows the NE boundary.
- Picnic Area(s)	No designated areas but plenty of flat open space.
- Play Area(s)	Young children's' play area and a BMX arena. 6 Tennis courts fronting St Marys Road. There are 2 full size football pitches.
- Seating (what/where/how much)	Limited seating in formal play areas. 4 benches along the main footpath.
- Walking	Large enough area for exercise walking and for dog walking
- Other	Seasonal football. Tennis courts are of an excellent standard and can also be used for basketball and netball.
Comments (character of area, use and importance of this site in its context)	A very important open space and recreational facility for the town. Centrally located and well used. The site looks well maintained and is generally litter free with adequate litter bins and a dog waste bin. The main footpath is surfaced but needs some repair. There is an absence of footpaths on the SW side of the site. There is no street lighting on the main footpath. It provides a venue for events such as fetes, concerts, fireworks etc.
Assessed by	Alan Thrussell
Date	Nov./Dec. 2019
Photograph References	42/1 & 42/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

42/1



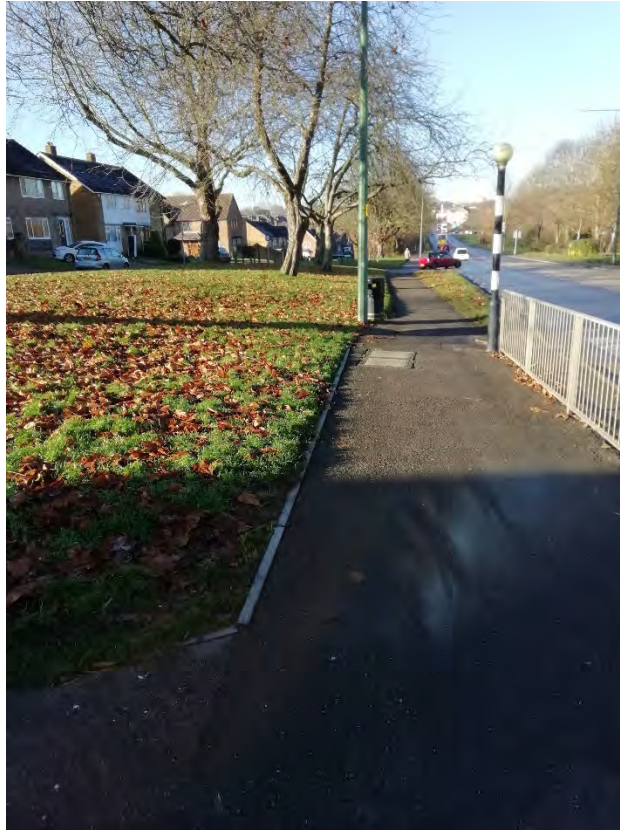
Photograph Ref:

42/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	High Street (Amenity Greenspace)
- Swanley Site No.	43
- SDC Site No.	138
- Ownership	Kent County Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	Avenue of trees and grass. Green corridor along the London Road entrance to Swanley from the south east with footpath.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	One old broken wooden slatted bench.
- Walking	No
- Other	Litter bin.
Comments (character of area, use and importance of this site in its context)	This area helps to reduce sound and air pollution for local housing from the B2173. It is one half of a green avenue along one of the main entrances to the town. The planting has not been particularly well maintained over the years and the trees are old. The grass is left to grow quite long and areas of planted bulbs are not well tended. There is a bank from the area to the estate road below and rubbish accumulates in the undergrowth. Although green the overall impression can be one of dilapidation. There has been a minimal amount of tree replanting.
Assessed by	Christine Peel
Date	December 2, 2019
Photograph References	43/1 & 43/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

43/1



Photograph Ref:

43/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Goldsel Road (Amenity Greenspace)
- Swanley Site No.	44
- SDC Site No.	147
- Ownership	Kent County Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A tear-drop shaped area of open space on the SE side of Goldsel Road and bounded by Leyhill Close and Pinks Hill. There are no boundary fences and it is accessed directly from the adjoining highway footpaths. It is primarily a grassed area although there is a small area of tree planting in the centre of the site. One litter bin on the corner of Pinks Hill.
- Picnic Area(s)	No official designated picnic area and over the years there has been no evidence that the public wish to use it for this purpose.
- Play Area(s)	None. The site is surrounded by roads including the busy B258, is unfenced and would provide an extremely hazardous site for play.
- Seating (what/where/how much)	None provided
- Walking	Not sufficiently large for walking but some evidence that it is used, from time to time, for limited dog exercise.
- Other	None
Comments (character of area, use and importance of this site in its context)	<p>This area is important in terms of visual amenity and open space in a fairly dense housing development. It is also the first open space that a visitor sees on entering Swanley from the direction of Crockenhill on the B258 road. It gives a pleasant feel of space surrounded by good quality housing.</p> <p>The maintenance of this area has not been consistent and at certain periods it has been neglected. The small planted area has given it more character and a little more sensitive treatment on the boundaries might well enhance the site. A small sitting area might be useful for walkers to take rest but that is a matter which requires discussion with local residents.</p>
Assessed by	Alan Thrussell
Date	24 June 2020
Photograph References	44/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

44/1

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Azalea Drive (Amenity Greenspace)
- Swanley Site No.	45
- SDC Site No.	150
- Ownership	Kent County council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	<p>This is a long and relatively narrow piece of land that runs in a northerly direction on the NW side of Goldsel Road (B258) from the traffic light controlled pedestrian crossing to the junction with Azalea Drive. It gives the impression of a wide road verge containing a footpath. At Erica Court the area of land opens out and a footpath leads through to another part of Azalea Drive.</p> <p>In general, this land is featureless being mainly rough grass. There is meter-controlled parking along the side of this land. A litter bin is sited on the junction with Azalea Drive.</p> <p>It is evident some residents have taken matters into their own hands and are trying to keep the grassed areas cut and tidy but unfortunately the area is untidy and neglected. The exception is at Erica Court where residents have cared for the area in front and at the side of their dwellings and together with some fine trees it presents a very pleasant, secluded area and no doubt much enjoyed by those who use the footpath to get to the railway station.</p>
- Picnic Area(s)	None
- Play Area(s)	Not applicable
- Seating (what/where/how much)	None
- Walking	Highway footpaths to and from railway station, town centre and many housing developments. Much used by dog walkers with associated fouling
- Other	
Comments (character of area, use and importance of this site in its context)	This land provides some visual softening for the busy B258 road and the land at Erica Court provides a pleasant open space for the residents in that location. To that extent this land is extremely important but in its current state and with constant lack of proper maintenance it is becoming an eye sore. It would benefit from a well thought out plan to increase hard and soft landscaping and a regular maintenance plan.
Assessed by	Alan Thrussell
Date	24 June 2020
Photograph References	45/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

45/1

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Glendale Pond (Natural & Semi Natural)
- Swanley Site No.	46
- SDC Site No.	156
- Ownership	Kent County Council Highways
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This is the site of a drainage pond. It is securely fenced and not open to the public. Sited off the footpath from Petham Court to Pinks Hill rear of Glendale.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	This site has no local use significance. It may provide a good habitat for wild life.
Assessed by	Alan Thrussell
Date	November/December 2019
Photograph References	46/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

46/1

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Pinks Hill (Amenity Green Space) Glendale (Green Corridor)
- Swanley Site No.	47/48
- SDC Site No.	157/158
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A very large open space, starting from an elevated position and descending to lower ground where it narrows and meets Glendale Green Corridor. Forms a green wedge between housing and A20 Swanley By-Pass. Surfaced footpaths. Limited tree planting. Good distant country views.
- Picnic Area(s)	None but upper part has potential for informal picnic use.
- Play Area(s)	No prescribed areas or equipment.
- Seating (what/where/how much)	Only one dilapidated seat on upper part.
- Walking	Provides a pedestrian route from Pinks Hill (via Goldsel Road) to far end of St Georges Estate. Heavy use by dog walkers
- Other	Upper part often used by local children for snow games in Winter.
Comments (character of area, use and importance of this site in its context)	<p>This is a very pleasant and extremely important open space. The site suffers from extensive road noise. The boundary with the A20 road is fairly dense planting of trees and hedgerow and forms a visual screen. A wooden barrier exists but does little to stop noise.</p> <p>Indications are that the grassed areas are reasonably well maintained however the vegetation to the various boundaries needs more attention. Access to the site is good and there several points of entry from Pinks Hill, Glendale and Overmead.</p> <p>The footpaths on the upper part are in very poor condition but the lower are well surfaced.</p> <p>The public footpaths are not well lit with street lighting only available close to the entrances. There is only one bench seat in the whole area and there several dog waste bins.</p> <p>The housing adjoining this site is good quality and assumed to be primarily owner/occupied.</p> <p>This is a valuable open space; it provides a large amenity area close to an extensive housing development; it forms an important barrier to the intrusion of the A20 road and helps to emphasise the small green area that exists between Swanley and the village of Crockenhill.</p>
Assessed by	Alan Thrussell
Date	Nov./Dec. 2019
Photograph Refs	47/1 & 48/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

47/1



Photograph Ref:

48/1

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Pine Close Pond. (Natural & Semi Natural.)
- Swanley Site No.	49
- SDC Site No.	167
- Ownership	Kent County Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	Natural pond with trees in an area prone to flood.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	The pond is surrounded by a high wire fence. It is not visible or accessible to the public. The level of the water is often very low and cannot be judged without gaining access but occasionally the water level is high enough to be seen through the wire fencing.
Assessed by	Christine Peel
Date	November 28, 2019
Photograph References	49/1 & 49/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

49/1



Photograph Ref:

49/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Petham Park (Amenity Greenspace)
- Swanley Site No.	50/51
- SDC Site No.	172/173
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This triangular piece of land is formed by the intersection of the A20 road and the railway line. It is accessed from St Georges Road through the railway arch or the Pinks Hill development by footpaths.
- Picnic Area(s)	No prescribed place but adequate open space
- Play Area(s)	Fenced area and provided with play equipment. Goal posts are erected on the open grassed area but no formal pitch markings.
- Seating (what/where/how much)	2 seats in play area and 1 on open land
- Walking	Mainly dog walking – 2 dog waste bins
- Other	No.
Comments (character of area, use and importance of this site in its context)	This is a well-kept small park with easy access from residential developments. Probably well used. The grassed area is flat and well screened from the railway. A pleasant band of trees to the A20 road. Road noise is very evident. The entrance to the site is narrow and muddy and needs improvement. No evidence of site signage or information on use regulation.
Assessed by	Alan Thrussell
Date	November/December 2019
Photograph References	50/1 & 51/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

50/1



Photograph Ref:

51/1

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Philip Avenue (Amenity Greenspace)
- Swanley Site No.	52
- SDC Site No.	174
- Ownership	Kent County Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	<p>This land was provided as part of the Greenacres housing development in the early 1960s and remains the only green open space within this housing development. Its size and ownership may have been determined as a result of the realignment of Goldsel Road when the A20 Swanley Bypass was constructed.</p> <p>The land is divided clearly into two distinct parts. There is a fairly wide road verge adjacent to the B258 road; it is not remarkable and consists of rough cut grass. Behind this is a clearly defined wire mesh fence which has been planted with substantial trees and shrubs – this forms a visual barrier from the road into Philip Avenue.</p> <p>The other side of the barrier the land has been well cared for and to all intents and purposes seems to form part of the garden of the property at No. 1 Philip Avenue. The grass is well maintained and there a several ornamental shrubs. There is no boundary fence to the land with access from the public footpath.</p>
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	None
- Walking	No
- Other	
Comments (character of area, use and importance of this site in its context)	<p>This land provides a pleasant visual impact in a reasonably dense housing development particularly as it is near the main entrance to the area from Goldsel Road. However, it does not provide, and may never have been intended to provide, a useable asset to the local community. The public do not enter onto the land or use it in any way and may well consider it to be the property of the owner of the adjacent property.</p>
Assessed by	Alan Thrussell
Date	25 June 2020
Photograph References	52/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

52/1

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Pinks Hill adj. Primary School (Amenity Greenspace)
- Swanley Site No.	53
- SDC Site No.	1123
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This area of open space is difficult to locate. It is accessed via a narrow footpath between 127 and 129 Pinks Hill. The land area is small approx. 20m x 30m. The land slopes up steeply from the footpath to the NE boundary. The NW boundary is formed by a substantial metal fence in front of which is an excessive natural hedgerow. The other boundaries are formed by the garden fences of adjoining residential property. There are two mature trees on the land.
- Picnic Area(s)	No designated area but could be used for informal picnic use
- Play Area(s)	None
- Seating (what/where/how much)	None
- Walking	Area too restricted for walking
- Other	
Comments (character of area, use and importance of this site in its context)	<p>Although this area is small it provides an alternative open space for the residents of the immediate area. It is used from time to time for informal play and in season for snow games due to its sloping topography. Dog walkers use the site but no waste bin is provided however the site seemed to be clear of fouling.</p> <p>There is no signage to indicate approved uses for the site. The maintenance seems relatively minimal with rough cut grass. The boundaries need attention with the cutting back of overgrowth and dense brambles.</p> <p>The entrance path is in extremely poor condition to the point that it may lead to tripping and falls.</p>
Assessed by	Alan Thrussell
Date	25 June 2020
Photograph References	53/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

53/1

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Pine Close (Amenity Greenspace)
- Swanley Site No.	54
- SDC Site No.	1124
- Ownership	Kent County Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	Avenue of trees and grass. Green corridor along the London Road entrance to Swanley from the south east with footpath.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	This area helps to reduce sound and air pollution for local housing from the B2173. It is one half of a green avenue along one of the main entrances to the town. The planting has not been particularly well maintained over the years and the trees are old. The grass is left to grow quite long and areas of planted bulbs are not well tended. There is a bank from the area to the estate road below and rubbish accumulates in the undergrowth. Although green the overall impression can be one of dilapidation. There has been a minimal amount of tree replanting.
Assessed by	Christine Peel
Date	
Photograph References	54/1 & 54/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

54/1



Photograph Ref:

54/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	London Rd. adj. Salisbury Avenue (Amenity Green Space)
- Swanley Site No.	55
- SDC Site No.	1125
- Ownership	Kent County council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A grassed area with some shrub planting and small trees located either side of Salisbury Avenue and parallel to London Road.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	An important site that maintains the green access way through to the centre of Swanley
Assessed by	Robert Brickell
Date	June, 2020
Photograph References	55/1 & 55/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

55/1



Photograph Ref:

55/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Beech Avenue (Amenity Green Space)
- Swanley Site No.	56
- SDC Site No.	1126
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	Grassed area in 2 parts.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	This small grass area is used by children for games that involve running around. It is limited for use as an area for ball games due to the proximity of the road. The fencing marks the border and stops cars from parking but does no more. It is not particularly well used and not at all by older children. It has a small catchment area and is not used by children from other than the immediate locality.
Assessed by	Christine Peel
Date	December 1, 2019
Photograph References	56/1 & 56/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

56/1



Photograph Ref:

56/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Beech Avenue Play Area (Children & Young people)
- Swanley Site No.	57
- SDC Site No.	1127
- Ownership	Sevenoaks District Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A small scale fenced and gated grassed area with limited play equipment and a bench.
- Picnic Area(s)	No
- Play Area(s)	Yes. Climbing frame with slide.
- Seating (what/where/how much)	One metal bench for 3 or 4 adults.
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	This is a fenced area aimed at primary aged children within a larger grass area. It is reasonably well used in the summer by parents and their children. The climbing frame is the only activity, the area would benefit from maybe swings or a roundabout or seesaw. It would also benefit from a litter bin. Older children use the area as a meeting place in the early evening. This is a relatively new area and is considerably smaller than the previous play area at West View Road although the site is more easily accessible. It is well maintained.
Assessed by	Christine Peel
Date	December 12, 2019
Photograph References	57/1 & 57/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

57/1



Photograph Ref:

57/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Beechenlea Lane (Amenity Green Space)
- Swanley Site No.	58 (RA31)
- SDC Site No.	1129
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A very large sloping field and grassed area in 2 sections divided by a fence with public footpaths going around and across. The grass is at Beechenlea Lane, the field at Moultain Hill.
- Picnic Area(s)	No
- Play Area(s)	Is used by football club who bring their own goal posts.
- Seating (what/where/how much)	No
- Walking	Both areas are regularly used by dog walkers. The footpaths are used by walkers both for access to The Olympic and they connect with other walking routes towards Swanley Village and Farningham Woods.
- Other	The grassed area has a litter bin and a dog waste bin.
Comments (character of area, use and importance of this site in its context)	Access to the site from Moultain Hill is via a dirt track with overhead height brambles, it is often muddy. The field slopes up and the footpath reaches railings which you have to climb under or over to continue to the grassed area. There are mature trees and scrubland surrounding this section. The lack of care and facilities will have discouraged those other than dog owners from using the site for pleasure. There are signs prohibiting the use of motorcycles on the site indicating that this may be a problem. I saw no evidence of this. There are 2 exit points along Beechenlea Lane, one almost opposite The Olympic with a locked gated for vehicle access and another next to the houses.
Assessed by	Christine Peel
Date	December 2, 2019
Photograph References	58/1, 58/2, 58/3 & 58/4

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

58/1



Photograph Ref:

58/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

58/3



Photograph Ref:

58/4

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

58/5



Photograph Ref:

58/6

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

58/7

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Olympic (Amenity Greenspace)
- Swanley Site No.	59
- SDC Site No.	1130
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This is a grassed area with low level hedge to Beechenlea Lane located at the end of the carpark to the Olympic site. There are two lamp posts at the far end of the area, one of which is damaged. There is an access path to the redundant golf driving range.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	There is a sign at the end of the car park saying No Public Access. There is no current use for this space but it may have been used as an overflow car park for the Olympic venue.
Assessed by	Robert Brickell
Date	June, 2020
Photograph References	59/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

59/1

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	West View (Amenity Greenspace)
- Swanley Site No.	60
- SDC Site No.	1147
- Ownership	Swanley Town Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A large L-shaped, sloped, grassed area.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	Possibly for dog walkers but there is no evidence that this happens.
- Other	No
Comments (character of area, use and importance of this site in its context)	This is the site of a large now disused children's play area. All equipment has been removed. There is currently no vehicle access to the site. The dirt/grass entrance path and grass field do not look to be maintained. The area appears only to be used by those on motorbikes looking for a scramble site. There is a fenced and gated area to one corner in the same condition which is shown separately on maps. The boundaries are all private gardens except at the bottom RH side which is land belonging to Downsvie School and is currently used as a play area. As a play area this site was previously used by children from across the entire Kingswood Estate and Moultain Hill areas. Children now must go the other side of the B2173 at Petham Court for equivalent facilities.
Assessed by	Christine Peel
Date	December 1, 2019
Photograph References	60/1 to 60/6

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

60/1

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

60/2



Photograph Ref:

60/3

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

60/4

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	The Glebe Swanley Village (Outdoor Sports Facility)
- Swanley Site No.	61
- SDC Site No.	-
- Ownership	Church of England, Rochester Diocese
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	A rectangular plot of land laid to grass with mature trees and shrubs around the perimeter. There is a narrow road from School Lane which provides access to the School, church and cemetery. The glebe is to the left of this access road.
- Picnic Area(s)	No
- Play Area(s)	No
- Seating (what/where/how much)	No
- Walking	Yes
- Other	<p>This clean well-maintained rectangular plot of land is used by St Paul's School as their outdoor sports facility but, unlike other school sports facilities, it is also open to public use. Indeed, it was the village green and the only amenity green space prior to the provision of the adjacent new Swanley Village Green.</p> <p>A local Archery club use the glebe and the locals use the football pitch when not in use by the school.</p>
Comments (character of area, use and importance of this site in its context)	The facility is located within the Swanley Village Conservation area and has an important multifunctional use.
Assessed by	Robert Brickell
Date	May, 2020
Photograph References	61/1 & 61/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

61/1



Photograph Ref:

61/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	Sermon Drive (Amenity Green Space)
- Swanley Site No.	62
- SDC Site No.	-
- Ownership	Kent County Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This is an island site surrounded by roadway. It consists of a raised kerb and brickwork to the perimeter and the whole area has been crazy paved with raised brickwork planters containing trees and shrubs.
- Picnic Area(s)	No
- Play Area(s)	No and there is a no ball games sign
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	The area is an important Amenity green space but the whole area is in need of refurbishment. The crazy paving is in poor condition and overrun with weeds. The trees and shrubs have been allowed to grow to such an extent that the brickwork planters have been damaged by tree roots.
Assessed by	Robert Brickell
Date	December, 2020
Photograph References	62/1 & 62/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

62/1



Photograph Ref:

62/2

Swanley Neighbourhood Plan Open Space Study

Site	
- Name (Purpose)	The Croft (Amenity Green Space)
- Swanley Site No.	63
- SDC Site No.	-
- Ownership	Kent County Council
Public/Recreational Facilities	
- Layout/Landscape Features (e.g. paths, roads, landmarks)	This is an island site surrounded by roadway similar to Sermon Drive. It consists of a raised kerb and brickwork to the perimeter and the whole area has been crazy paved with raised brickwork planters containing trees and shrubs.
- Picnic Area(s)	No
- Play Area(s)	No and there is a no ball games sign
- Seating (what/where/how much)	No
- Walking	No
- Other	No
Comments (character of area, use and importance of this site in its context)	The area is an important Amenity green space but the whole area is in need of refurbishment. The crazy paving is in poor condition and overrun with weeds. The trees and shrubs have been allowed to grow to such an extent that the brickwork planters have been damaged by tree roots.
Assessed by	Robert Brickell
Date	December, 2020
Photograph References	63/1 & 63/2

Swanley Neighbourhood Plan Open Space Study



Photograph Ref:

63/1



Photograph Ref:

63/2