



## Swanley Neighbourhood Plan

### Character Assessment

# Swanley Character Assessment January 2023

---

## Introduction

This report presents a summary of the character of the designated Neighbourhood Plan area of Swanley which lies within the Sevenoaks District shown on Map 1.

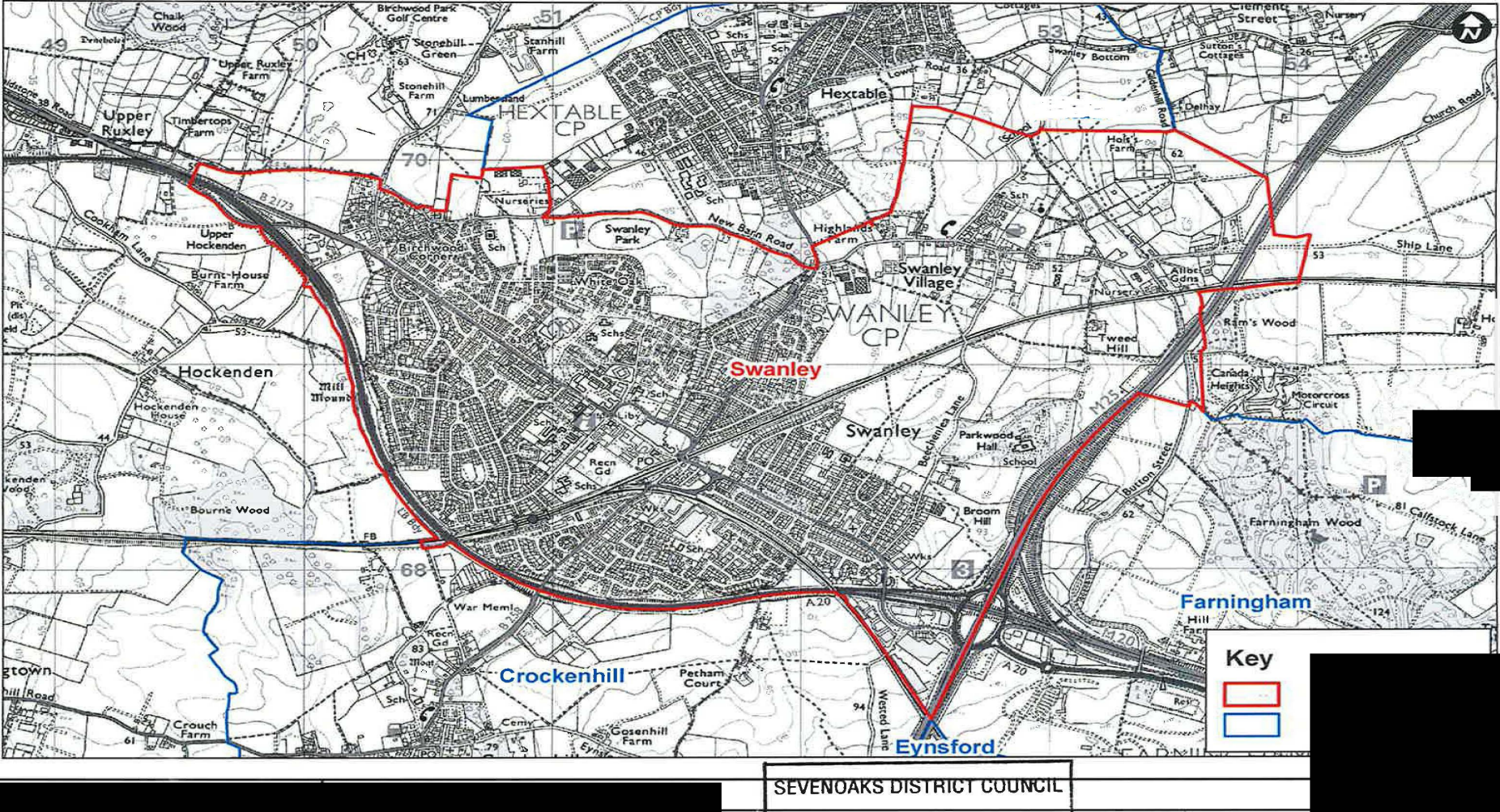
It has been prepared by members of the Swanley Neighbourhood Plan Steering Group (NPSG) and their Planning Advisor. It is based on an appraisal of the area carried out through desk study and fieldwork by the group using the guidance produced by Planning Aid “How to conduct a Character Assessment for a Neighbourhood Plan”.

## Contents

1. Public consultation
2. Approach
3. Context
4. Planning Policy Context
5. The Character Assessment
6. Character Area profiles
  - ❖ SCA1 – Swanley Town
  - ❖ SCA2 – Swanley Town Centre
  - ❖ SCA3 – Edge of Town Centre
  - ❖ SCA4 – Swanley Village
  - ❖ SCA5 – Green Belt
7. Appendix – Character Assessment Pro Forma and list of sites assessed.

The individual site assessments are produced as a separate document which accompanies this report.

Swanley Character Assessment January 2023



Map 1 - Swanley Neighbourhood Plan Area

## Swanley Character Assessment January 2023

---

This report is focussed on the character of the urban townscape of Swanley and its rural landscape context. Landscape is a broad, collective term that encompasses natural, rural, urban, and peri-urban areas. It is defined by the European Landscape Convention as “.... *an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*”. Character assessment is used to describe and articulate what is special and distinctive about a particular place. The principles of character assessment apply to all types of landscape, including urban townscape. It is used to identify recognisable patterns of elements or characteristics that make one place different from another.

The information generated through the process of preparing this report can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework 2021 para 125 (NPPF), which states that “neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”.

### 1. Public Consultation

The Swanley Neighbourhood Plan Pre-Regulation 14 Consultation Statement outlines the work that the Steering group have done to consult with residents about opportunities and threats to their Neighbourhood Plan area. The consultations identified that:

- ❖ The current identity of Swanley and Swanley Village as separate settlements is considered an important element of the character of the neighbourhood Plan area and therefore preventing their coalescence is a priority for the NP Steering Group and residents in the area.
- ❖ The lack of sufficient open space and sports infrastructure, retail outlets and public transport links is a major concern.
- ❖ Employment space is in short supply and the Town Centre area is outdated.
- ❖ The capacity of the road network is limited and over capacity, producing issues such as noise and pollution which affect the amenity of residents and their ability to park and travel safely via other modes.
- ❖ That people value the semi-rural nature of Swanley and the Green belt that surrounds it.
- ❖ That recent development proposals for taller buildings in the Town Centre were a concern as they were 8-11 storeys in height which residents felt was completely out of scale and character for the existing town.

## Swanley Character Assessment January 2023

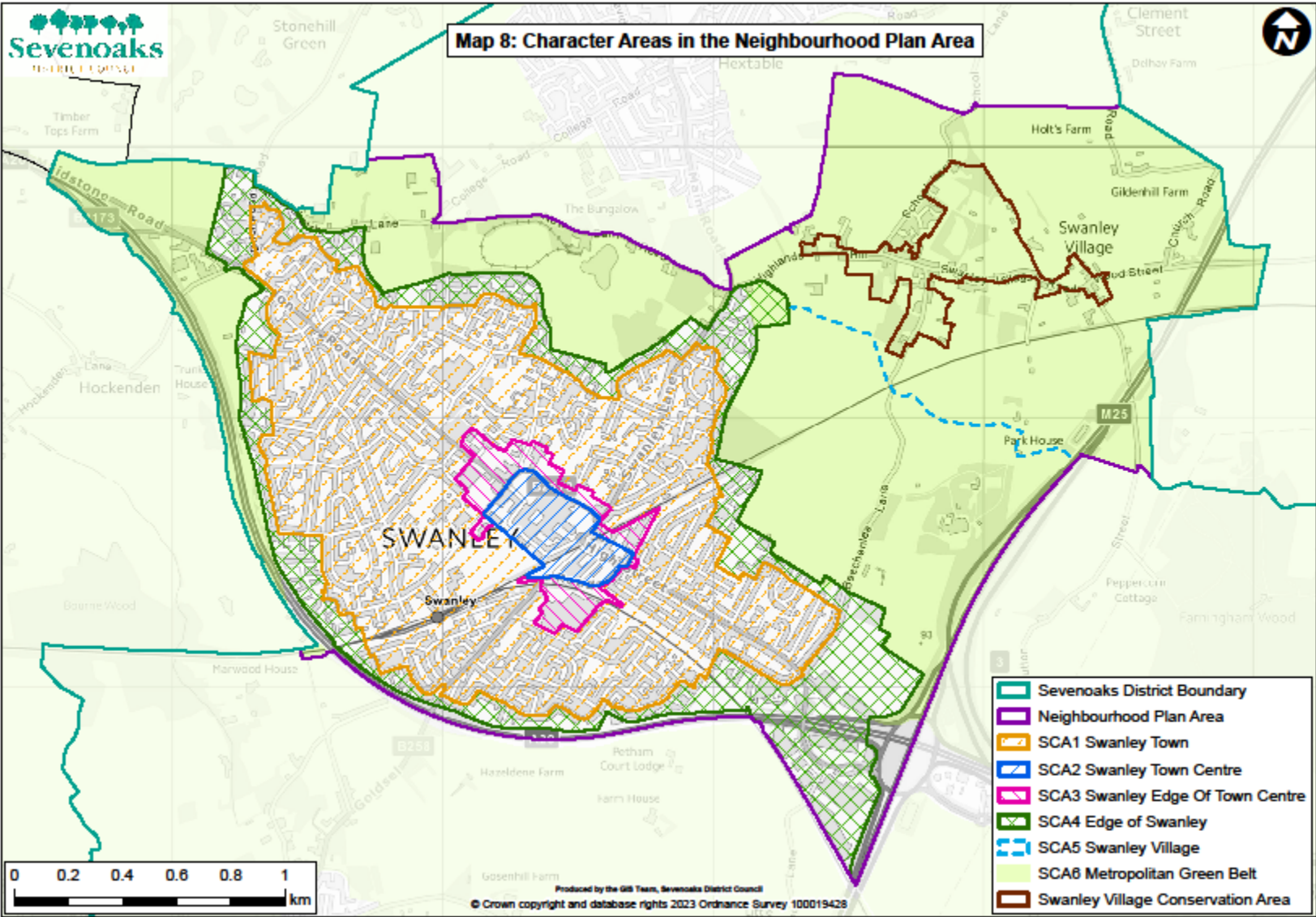
### 2. Approach

In autumn 2021 the Steering Group carried out further consultation on the development of its draft Neighbourhood Plan policies which included a policy related to taller buildings. This policy set a height that was felt to be suitable for Swanley, particular in the Town Centre. Sevenoaks District Council (SDC) suggested that a character assessment of the Neighbourhood Plan area would provide a more suitable way to evidence a policy towards taller buildings in the Neighbourhood Plan area and suggested that the Neighbourhood Plan's development could wait until SDC had been able to commission such an assessment for Swanley. In the event, the Steering Group decided to undertake an assessment to examine the issue further and potentially identify other areas that could be addressed in the Neighbourhood Plan related to design.

The group assessed 101 sites across the Neighbourhood Plan area. Sites were identified across the town looking at employment uses, housing, taller buildings, and views into and out of Swanley and heritage and civic buildings. This site fieldwork and desk research was analysed, and six-character areas have been identified for the Swanley Neighbourhood Plan area. These are described in the Table and shown on the Map below (Map 8 is included in the Neighbourhood Plan Document).

<b>TABLE 7: Swanley Neighbourhood Plan Character Areas 2022</b>	
<b>Character Area</b>	<b>Key Characteristics</b>
SCA 1 Swanley Town	Characterised by predominantly residential use of the Town in mainly low-rise buildings of 2 and 3 storeys with a diversity of residential types (predominantly detached and semi-detached in street layouts) and a very small number of apartment block homes
SCA2 Swanley Town centre	Characterised by a predominance of employment and service uses (retail and other Town Centre uses) with some mixed use including residential
SCA3 Edge of Town Centre	Characterised by commercial and industrial uses of 1 to 2 storey building with large footprints
SCA4 Edge of Swanley	Characterised by a mix of uses abutting open countryside and farmland designated as Green Belt
SCA5 Swanley Village	A historic hamlet washed over by the Green Belt with a conservation area and 15 listed buildings
SCA6 Green Belt land	Characterised by open countryside and farmland

Swanley Character Assessment January 2023



## Swanley Character Assessment January 2023

---

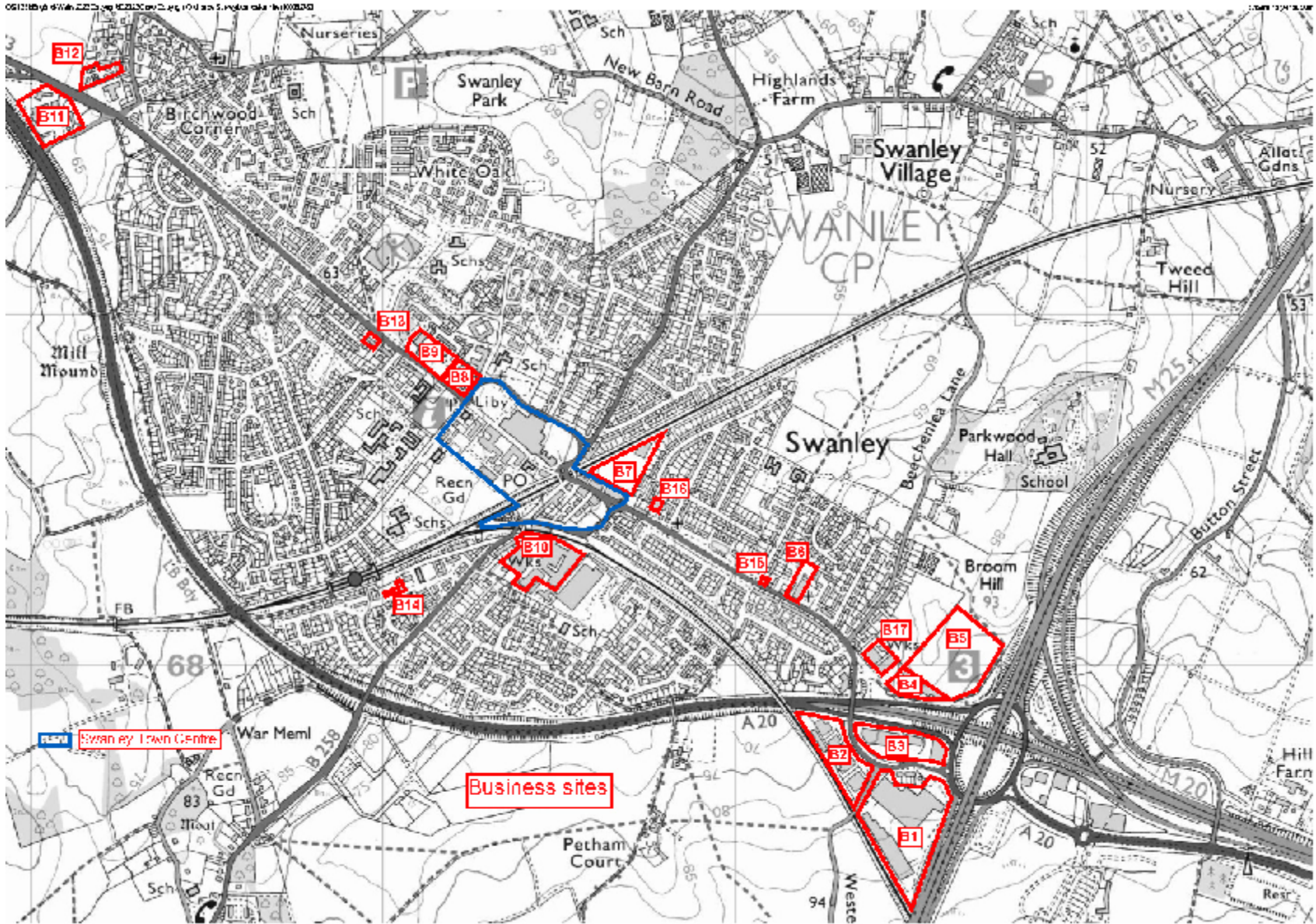
These areas have considered:

- ❖ Land use types and levels of connectivity
- ❖ Urban structure and built development including density and building height, enclosure, and architectural styles.
- ❖ Historical/heritage factors including heritage assets (both designated and non-designated).
- ❖ Views and their contribution to an understanding of the character of the area.

The sites assessed are listed in the Appendix to this Report and on the following maps of land uses inside and outside the defined Town Centre area.

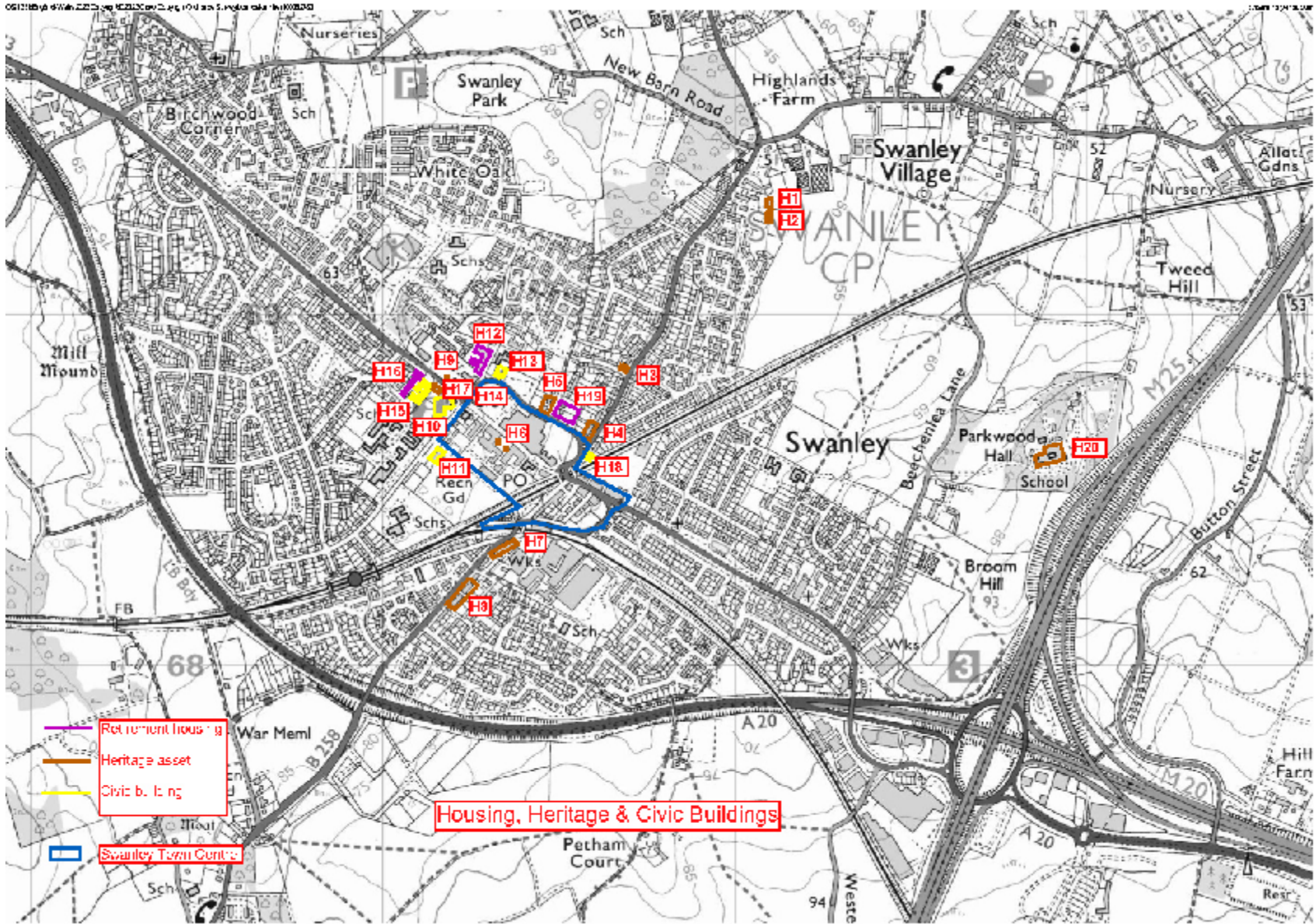
- Business Sites
- Housing Heritage and Civic Buildings
- Retail and Garages
- All tall buildings of 3 storeys and above
- The defined Town Centre area – all land uses
- Views into and out of Swanley

Swanley Character Assessment January 2023

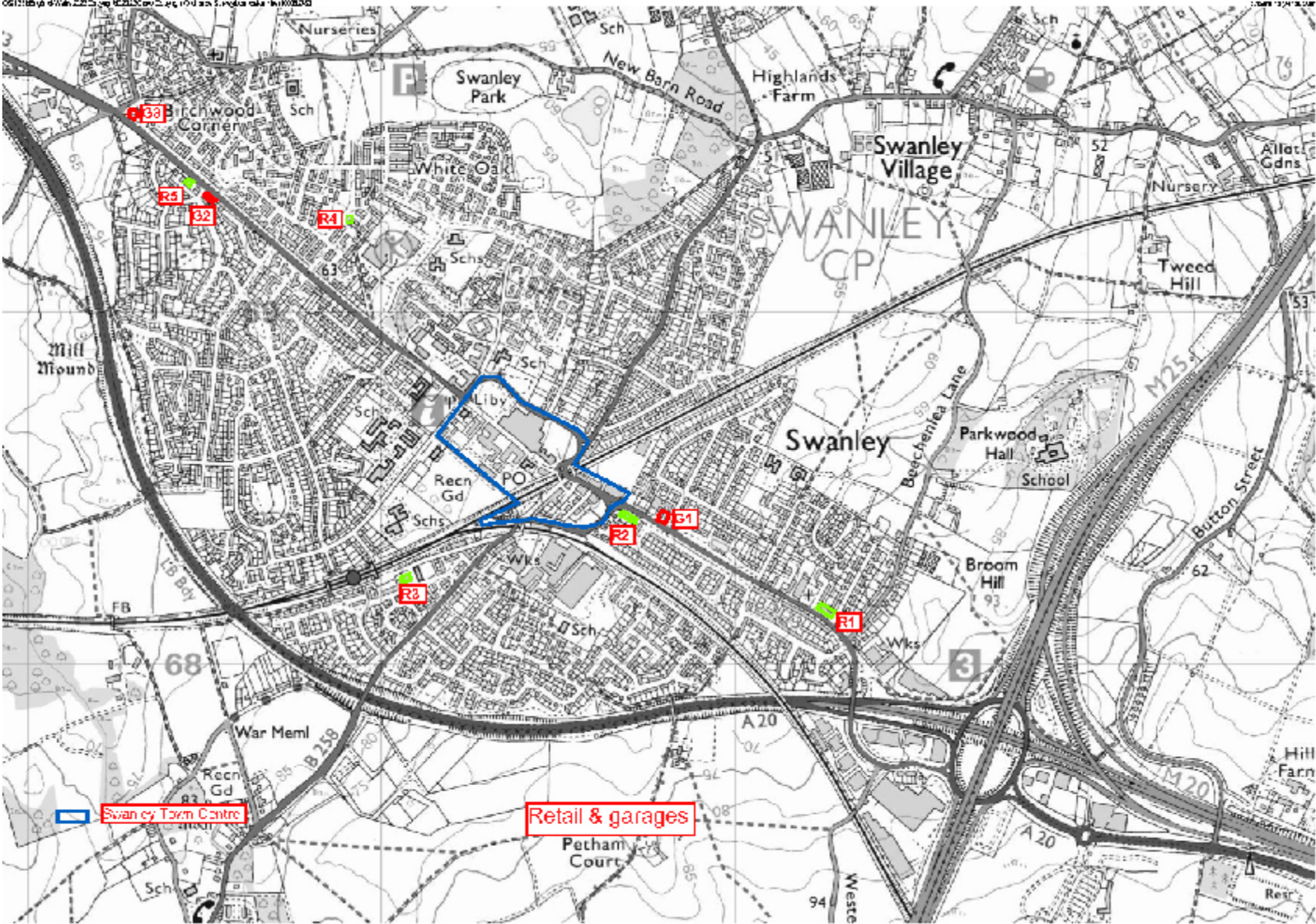




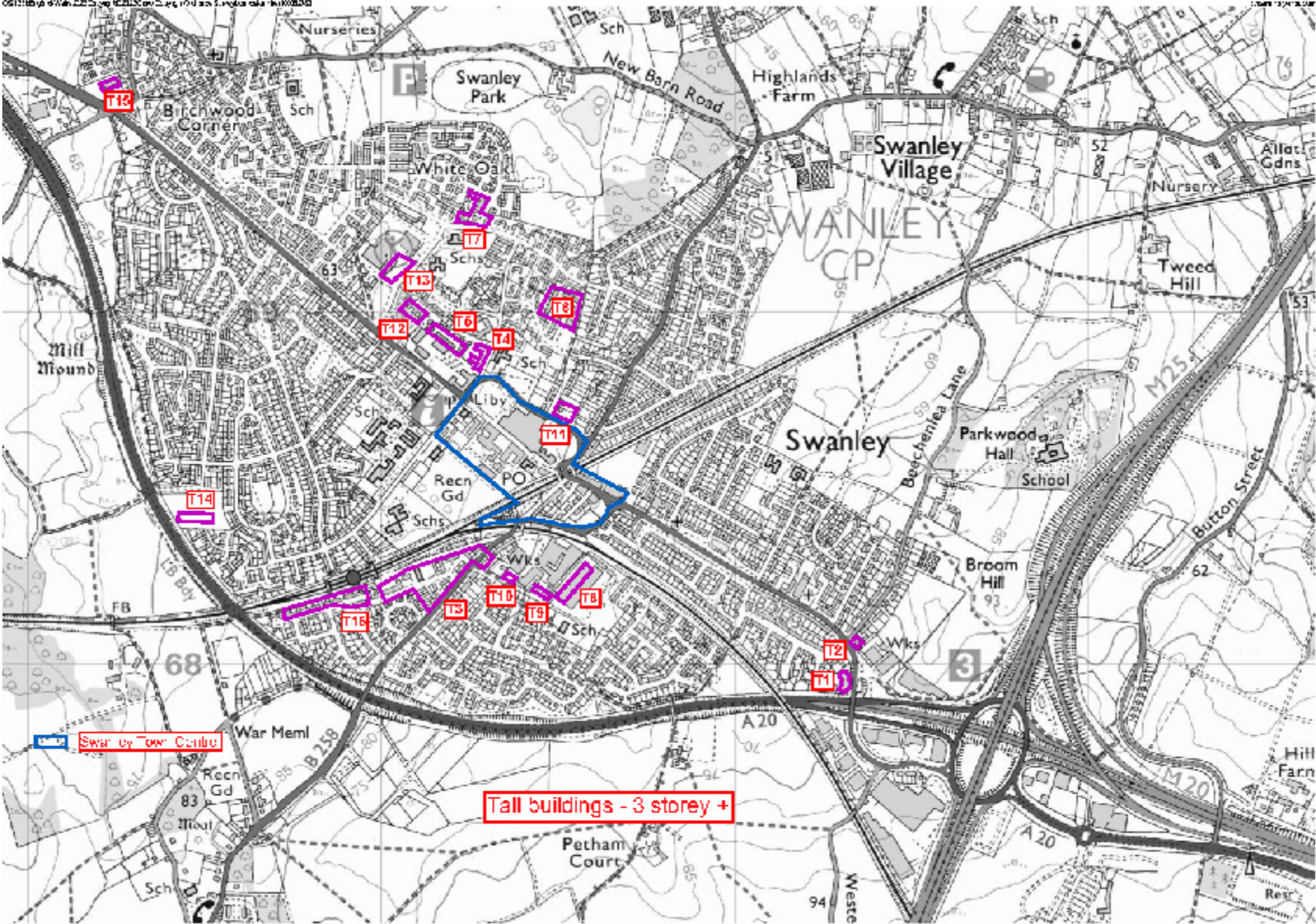
# Swanley Character Assessment January 2023



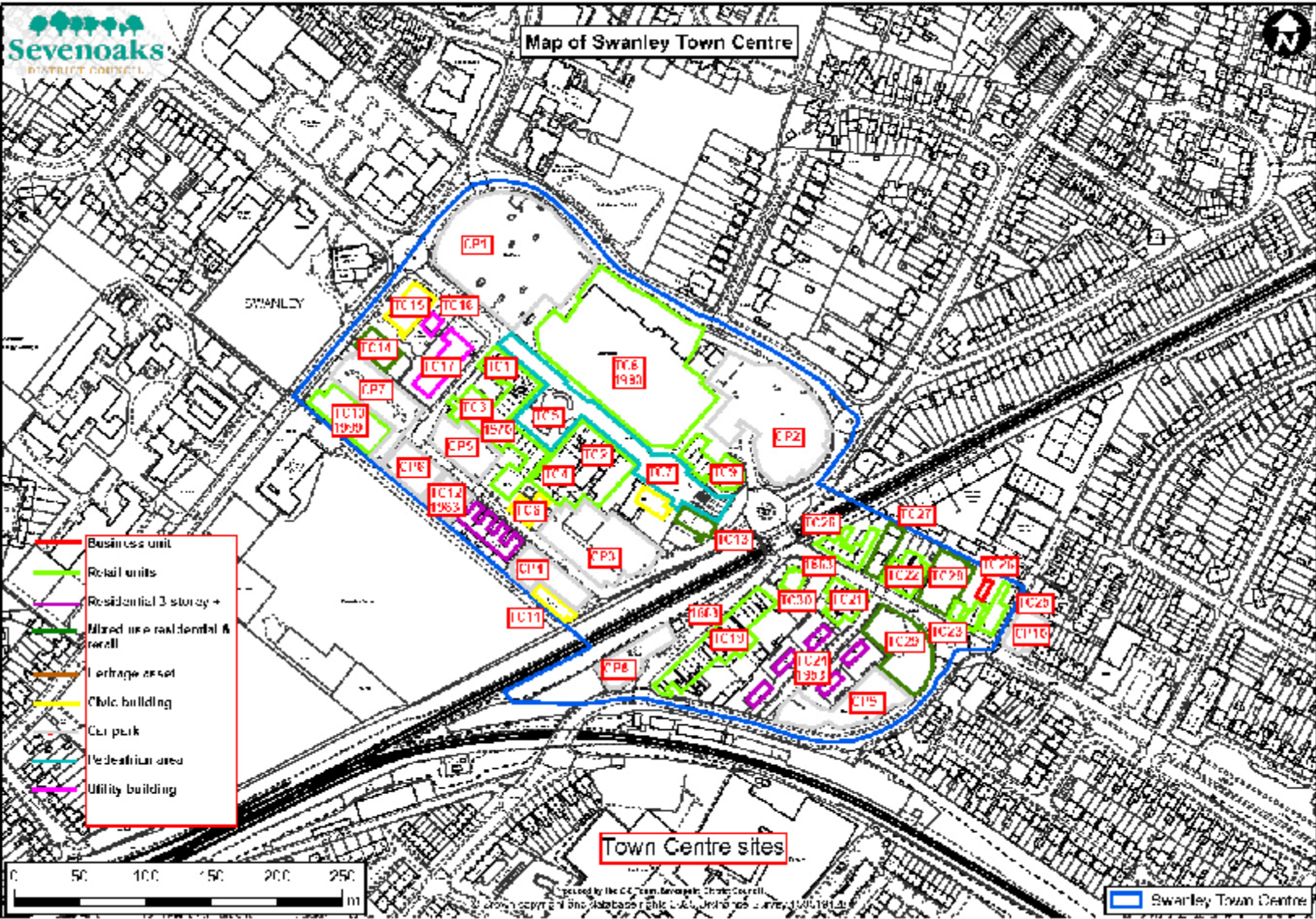
Swanley Character Assessment January 2023



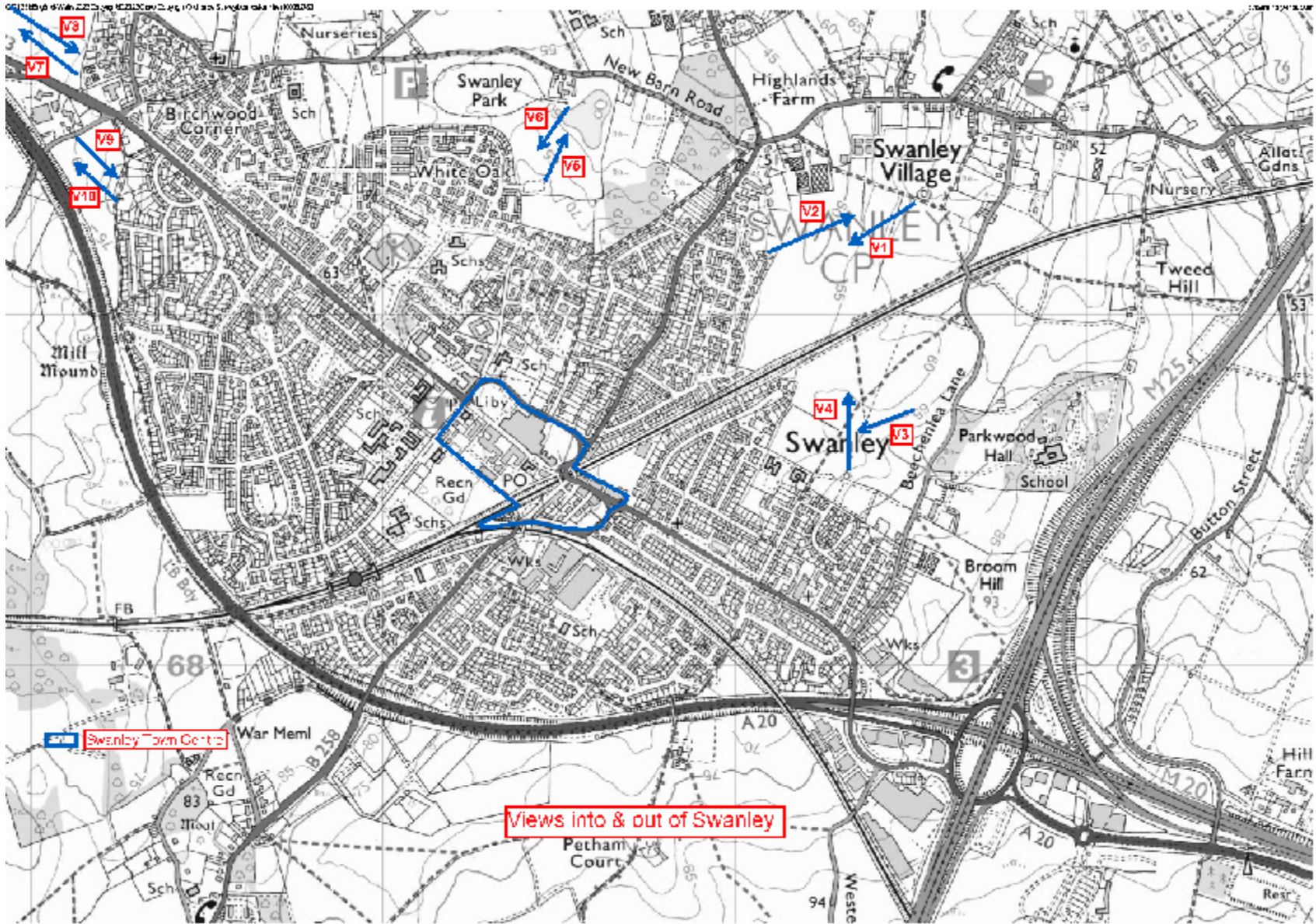
Swanley Character Assessment January 2023



# Swanley Character Assessment January 2023



# Swanley Character Assessment January 2023



### 3. Context

Swanley is a town and civil parish in the Sevenoaks District of Kent. It is the second largest of the five towns in the district and situated in the Metropolitan Green Belt area.

The town is located approximately 15 miles southeast of central London adjacent to the London Borough of Bromley which is part of Greater London. It is within the M25 motorway periphery. The population at the 2011 census was 16,226.

The local council is Swanley Town Council. The town is also administered by Sevenoaks District Council and Kent County Council. It is part of the Sevenoaks parliamentary constituency. The Neighbourhood Plan area shares boundaries with the parish Councils of Hextable, Crockenhill and Farningham and the London Borough of Bromley.

Swanley has a town centre defined in the SDC current and emerging Local Plan which provides the existing population of the town with employment, retail, and leisure opportunities, including its busy market which takes place on a Wednesday most weeks of the year and has recently begun to operate on a Sunday.

Swanley Village is the other settlement in the Swanley Neighbourhood Plan area. It is situated a mile and a half north-east of the modern town of Swanley. The M25 motorway is 350m to the east of the village and the railway line between London and east Kent runs just to the south, the nearest station being at Swanley. The village is set in agricultural land amongst a variety of farms, and has a school, church, and two public houses.

#### Natural Factors

Swanley is surrounded by settled farmland (See Sevenoaks Landscape Assessment 2017) characterised by:

- Gently undulated chalk and sandstone slopes overlain by mixed small and medium scale fields.
- Arable cultivation on fertile fields including small scale horticulture and rough unimproved grassland used for paddocks.
- Fields bounded by mature hedgerows with trees and wood and wire fencing.
- Areas of broadleaved and ancient woodland
- Nucleated villages (including Swanley Village) and scattered farmsteads.
- Suburban land uses including plant nurseries and glass houses.
- Recreation facilities like parks and golf courses.
- Varied sense of enclosure with larger scale open areas with long views and as well as wooded areas enclosed by trees.

Swanley itself, though urban, also has variations in topography with areas of Swanley Village and Swanley Town Centre being approximately 10m higher than other areas of the Neighbourhood Plan area.

### 4. Planning Policy Context

#### National

The National Planning Policy Framework (NPPF) of July 2021 makes several references to the importance of the local character of places when considering planning for the future of an area. These are made in relation to achieving sustainable development, neighbourhood planning and achieving well-designed places.

*“Para 9 states that “[Sustainable development] objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”*

Paragraph 13. Notes that *“The application of the presumption [in favour of sustainable development] has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies”*.

Paragraph 130 suggests that *“Planning policies and decisions should ensure that developments:*

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*
- b) Are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.*
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.*
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

- f) *Create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

This character assessment of Swanley is part of work on the Neighbourhood Plan to achieve these national policies in a way that addresses the distinctive character of the Neighbourhood Plan area and the views of residents.

### Local Policy

Only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

One of the basic conditions is general conformity with the strategic policies contained in the development plan. The Planning Practice Guidance (PPG) advises the following:

#### **What is meant by ‘general conformity’?**

When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy
- the rationale for the approach taken in the draft Neighbourhood Plan or Order and the evidence to justify that approach.

#### **What is meant by strategic policies?**

The National Planning Policy Framework sets out the strategic matters about which local planning authorities are expected to include policies in their Local Plans. The basic condition addresses strategic policies no matter where they appear in the development plan. It does not presume that every policy in a Local Plan is strategic or that the only policies that are strategic are labelled as such.



## Swanley Character Assessment January 2023

The PPG additionally advises that local planning authorities should set out clearly its strategic policies in accordance with the National Planning Policy Framework and provide details of these to a qualifying body and to the independent examiner.

Sevenoaks District Local Plan policy is contained within its Core Strategy adopted in February 2011 and the Allocations Development Management Plan of 2015. Sevenoaks are currently producing a new Local Plan after an unsuccessful examination of an emerging draft and withdrawal of a further draft Local Plan. Sevenoaks District are now working to an amended timetable and are producing a new Regulation 18 version which is currently being consulted on with the public.

As part of its work on the Swanley neighbourhood Plan Sevenoaks have advised that the Strategic Policies in the Core strategy of 2011 and Swanley specific policies contained in the ADMP of 2015 should be used for assessment of the Neighbourhood Plan against Basic Conditions.

The policies are shown in the table below. Whilst these policies are of importance to this report, the analysis contained has been prepared cognisant of the emerging policy, previous emerging plan versions and up to date evidence available from Sevenoaks District Council.

Sevenoaks District Council Strategic Policies: Core Strategy 2011	
<p><b>SP1 Design of New Development and Conservation</b></p> <p>Summary of policy aims: All new development should be of high design quality and respond to local character. Protect and enhance the District's heritage assets, landscapes, and views.</p>	<p><b>SP2 Sustainable Development</b></p> <p>Summary of policy aims: New homes must achieve high sustainability standards and incorporate SUDS. Reduce reliance on travel by car. Improve air quality.</p>
<p><b>SP3 Provision of Affordable Housing</b></p> <p>Summary of policy aims: The provision of affordable housing with new residential development.</p>	<p><b>SP4 Affordable housing in Rural Areas</b></p> <p>Summary of policy aims: The provision of affordable housing with new residential development.</p>
<p><b>SP5 Housing Size and Type</b></p> <p>Summary of policy aims: New development to deliver a mix of different housing types, including small units and those designed to lifetime homes standards.</p>	<p><b>SP6 Provision for Gypsies and Travellers and Travelling Showpeople</b></p>
<p><b>SP7 Density of Housing Development</b> Summary of policy aims:</p> <ul style="list-style-type: none"> <li>• New housing developments should achieve a density consistent with good design and the character of the District.</li> </ul>	<p><b>SP8 Economic Development and Land for Business</b></p> <p>Summary of policy aims:</p>

## Swanley Character Assessment January 2023

Sevenoaks District Council Strategic Policies: Core Strategy 2011	
<ul style="list-style-type: none"> <li>Housing development within Sevenoaks to achieve 40 dwellings per hectare.</li> <li>Housing development within Sevenoaks town Centre to achieve 75 dwelling per hectare</li> </ul>	<ul style="list-style-type: none"> <li>The retention and regeneration of existing business areas.</li> <li>The provision of new office space, space for start-up businesses and hotels.</li> </ul>
<p><b>SP9 Infrastructure Provision</b> Summary of policy aims:</p> <ul style="list-style-type: none"> <li>Development that creates a requirement for new physical, social, and green infrastructure will be expected to provide or contribute to this provision.</li> <li>Support development required to resolve infrastructure deficiencies.</li> </ul>	<p><b>SP10 Green Infrastructure, Open Space, Sport, and Recreational Provision</b> Summary of policy aims:</p> <ul style="list-style-type: none"> <li>Develop a green infrastructure network.</li> <li>Retain open space, sport, and recreational facilities.</li> <li>Residential developments to provide open space or financial contribution where there is a shortage.</li> </ul>
<p><b>Policy SP11 Biodiversity</b> Summary of policy aims:</p> <ul style="list-style-type: none"> <li>Conserve and enhance the biodiversity of the District.</li> </ul> <p>Protect nationally and locally designated sites of biodiversity importance while providing for appropriate levels of public access.</p>	<p><b>Policy LO 1 Distribution of Development</b>            Development will be focused within the built confines of existing settlements. The Sevenoaks urban area, which includes Sevenoaks town, Riverhead, Dunton Green, Chipstead and Bessels Green, will be the principal focus for development in the District in accordance with Policies LO2 and LO3. Swanley will be the secondary focus for development with the emphasis on maintaining and enhancing its role and promoting regeneration to meet the needs of the local community in accordance with Policies LO4 and LO5. Edenbridge will be a location for development of a scale and nature consistent with the needs of the town and the surrounding rural area it serves in accordance with Policy LO6. New Ash Green, Otford and Westerham will be locations for limited development in accordance with Policy LO7</p>
<p><b>Policy LO 4 Development in Swanley</b>            In Swanley provision will be made for approximately 660 dwellings (2006-2026) throughout the town on a range of sites suitable for residential use within the urban area.</p> <p>The local economy will be sustained through the regeneration and redevelopment of existing suitable employment sites to better meet the needs of business and through the allocation of additional land not in the Green Belt for employment purposes adjoining the M25.            Developments in Swanley will be accompanied by measures to increase the attractiveness of sustainable transport modes.</p>	<p><b>Policy LO 5 Swanley Town Centre</b>            Swanley town centre will be regenerated so that it better meets the needs of the population it serves. The regeneration scheme will contain a mix of uses including retail, offices, residential and community facilities (including replacement of existing medical facilities) and will bring about a substantial improvement in the environment of the town centre. The provision of a hotel will be supported. Links between the town centre and the station will be improved.</p>

## Swanley Character Assessment January 2023

### Sevenoaks District Council Strategic Policies: Core Strategy 2011

<p>In allocating sites for development in the Allocations and Development Management DPD, the emphasis in this area will be on:</p> <ul style="list-style-type: none"> <li>the town centre and adjoining areas</li> <li>for employment development, existing employment areas and land adjoining Junction 3 of the M25.</li> <li>providing additional public open space where opportunities arise and</li> <li>protecting the setting of the town and the physical and community identity of the adjoining settlements, and prevention of coalescence</li> </ul>	
--	--

### Sevenoaks District Council Strategic Policies: ADMP 2015

<p><b>Policy EMP1 - Land for Business</b></p> <p>In accordance with Policy SP8 of the Core Strategy the existing employment sites, as defined in Appendix 4, will be retained, intensified, and regenerated for B1. B8 uses. The provision of sites for small and medium size businesses and "start-up" facilities, will be supported.</p>
<p><b>Policy EMP4 - Business Allocation at Broom Hill, Swanley</b></p> <p>A comprehensively planned employment development at Broom Hill, Swanley, as defined in Appendix 4, will be supported by the Council, subject to confirmation through a Transport Assessment that the transport impacts of development will be acceptable. Proposals should include:</p> <ul style="list-style-type: none"> <li>Development of 4.1 ha of employment land.</li> <li>Improved public access to open space through on site provision and</li> <li>improvements in the quality and connectivity of open space on Green Belt land</li> <li>to the north</li> <li>The proposed layout of development should take account of the noise and air quality constraints that exist on the site and should be sensitive to the existing topography, green infrastructure features of the site and its surroundings and the amenity of nearby properties.</li> </ul>
<p><b>Policy TLC2 - Swanley Town Centre</b></p> <p>a) Within Swanley Town Centre, residential, business, leisure, entertainment, arts, culture, tourism, or community facility uses will be permitted where consistent with criteria b), and c): outside the Primary Retail Frontages, and on the upper floors of units within Swanley Primary Retail Frontages where there will be no adverse impact on the functioning of the ground floor use.</p> <p>b) Within the Swanley Primary Retail Frontage, at least 70% of the ground floor frontage will be maintained in A1 use. Where proposals would not lead to the percentage of A1 frontage falling below this level, A Class uses will be permitted where they would complement the predominant retail function and not lead to</p>

### Sevenoaks District Council Strategic Policies: ADMP 2015

- a dead town centre frontage during regular shopping hours. Proposals resulting in the change of use of existing non-A1 uses within the Primary Frontage to retail and other A class uses will be permitted where this would be complementary to the predominant retail function.
- c) Within the Swanley Secondary Retail Frontage, proposals for the use of ground floor premises for retail and other A Class uses will be permitted where they would not lead to a dead town centre frontage. Ground floor A Class uses will be maintained except where evidence is provided by the applicant to show that these uses are no longer financially viable units in these uses. In such circumstances, non-residential town centre uses at ground floor level would be permitted.

## 5. The Character Assessment

The maps included in each Character area profile, show the sites that were visited as part of the assessment. The numbers on them correspond to the individual assessments which can be found in an accompanying report to this assessment report– ***Swanley Character Assessment Appendix: Site Assessments***.

### 6. Character Area Profiles

Assessment of the Neighbourhood Plan area has identified six areas of different character. Each of the Area Profiles which follow contain the references to the individual Site Character Assessment reference numbers. The characteristics used to assess sites were as shown on the template in the appendix at the end of this report. The maps below show the sites and their reference numbers:

#### SCA1 - Swanley Town

##### Key Characteristics

This character area comprises the main parts of the Town within the outer settlement boundary and the Town Centre as it has been defined by Sevenoaks District Council. It is characterised by:

- ❖ Relatively compact settlement boundaries
- ❖ Predominantly residential uses
- ❖ Mainly low-rise buildings of 2 and 3 storeys
- ❖ A diversity of residential types (predominantly detached and semi-detached homes in street layouts)

---

Swanley Town is set in an undulating landscape and the main built-up area is characterised by small hills, with streets that similarly undulate. Some of the sites assessed demonstrate this and have differences in height of 3-5 metres.

This character area is essentially defined by the major road to its south, the A20 which links London with Dover and joins the M25 at the Swanley Interchange (M25 J3/M20 J1).

The town is currently criss-crossed by the B2173 (which is the old A20) and the B258 which crosses Swanley to connect to Dartford in the northeast and Crockenhill/St Pauls Cray in the southeast.

There is a main station in the centre of Swanley with railway routes serving London and other destinations in Kent.

The predominance of road connectivity means that the town suffers from congestion particularly in the peak hours and the area has little in the way of bus routes or cycle paths to connect residents with other locations.

## Swanley Character Assessment January 2023

---

The built form of Swanley Town is low rise residential buildings of less than three storeys. The style and type of homes across the whole of Swanley is very varied and includes Victorian Villas, Edwardian homes, and terraces. Principally these are in street layouts, but some are also arranged as cul-de-sacs.

Other uses like retail, businesses and garages are focussed on the main roads in the Town to provide access to services without having to visit the Town Centre.

The heritage assets of the neighbourhood Plan area are found principally in the Town Centre and Edge of Town Centre character areas.

There are limited greenspaces with significant facilities across Swanley – most are amenity spaces with few facilities for children’s play or other activities. The most significant exception to this is Swanley Park – the largest open space in the Neighbourhood Plan area which has a wide range of facilities for sports, recreation, and play.

Swanley Character Assessment January 2023



Swanley Park

Character Assessment site references

Business 6	Bus Garage	London Road East
Business 15	Retail	London Rd/West View
Tall Building 6	3 storey houses/flats (Old laundry site)	Squirrels Close
Tall Building 7	3 storey flats and retirement flats	The Spinney

### Swanley Character Assessment January 2023

---

Housing 3	Homefield Cottage	65 Swanley Lane
Retail 1	Manse Parade shops	London Road west
Retail 4	Terraced shop units	Shurlock Avenue
Retail 5	Terraced shop units	London Road corner of Crescent Gardens
Garage 1	Garage, fuel, and retail	London Road corner of Kingswood Avenue
Garage 2	Garage, fuel, and retail	London Road corner of Crescent Gardens



## Swanley Character Assessment January 2023

---

### SCA2 - Swanley Town Centre

This character area is based upon the defined boundary of Swanley Town Centre as defined by Sevenoaks District Council, which we have used for the purposes of the site assessments.

#### Key Characteristics

- ❖ Predominantly service uses (Retail and other Town Centre uses)
- ❖ Main area of town car parking provision

The Town Centre is in mixed use with retail, residential, civic buildings, and hospitality and heritage assets. The Town Centre was redeveloped in the 1970s and 1980s and as a result has a predominantly modern character with principal building materials of concrete and a town square and pedestrianised area that is dominated by hard landscape features.

Swanley Character Assessment January 2023



TC5 View of Town Centre 1970's shopping centre into the Town Square from the pedestrianized London Road



TC6 View of the pedestrianised London Road from the main roundabout with steps going up to the high point in the town

Retail uses in the core of the character area are dominated by larger stores in mall style formats or are provided with residential units above.

Swanley Character Assessment January 2023



TC9 The shopping units built as part of the 1980 development, looking from the eastern end of the pedestrianized London Road.



TC13 Nightingale House viewed from the main roundabout into the town and showing the entrance to the pedestrianized part of London Road.

Elsewhere in the Town Centre area, Station road and the High Street provide retail frontages in street layout with a variety of styles based on their age and their development over time.

Swanley Character Assessment January 2023



TC 22 The High Street showing two semi-detached units with terraced frontages that are a mismatch of styles.

TC 19 Station Road looking South towards Goldsel Road.

Residential uses in the Town Centre are mainly provided in block format and newer developments have higher densities and mixed uses.

Swanley Character Assessment January 2023



TC27 11-13, High Street view of a new mixed-use development.



TC12 Berkeley Court residential flats viewed from Nightingale Way. The recreation ground is to the rear.

Character Assessment Site References

H6	William Mitchell Concrete Murals	Town Square	TC16	Fire station	London Road
TC1	Retail shops	London Road	TC17	Telephone Exchange	London Road
TC2	Town Centre	London Road	TC18	Old Post office (now place of worship)	London Road
TC3	Wilkinson store	Nightingale Way	TC19	Retail	Station Road

## Swanley Character Assessment January 2023

TC4	Iceland store	London Road	TC20	Retail	High Street
TC5	Town square	London Road	TC21	Retail	High Street
TC6	Cedars doctor's surgery	Nightingale Way	TC22	Retail	High Street
TC7	Pedestrian area	London Road	TC23	Retail	High Street
TC8	Asda Superstore	London Road	TC24	Residential social housing	Bevan Place
TC9	Retail shops	London Road	TC25	Retail	High Street
TC10	Aldi store	Nightingale Way	TC26	Business unit	Park Road
TC11	Oaks Doctors Surgery	Nightingale Way	TC27	New residential/retail	High Street
TC12	Berkeley Court residential	Nightingale Way	TC28	New residential/ business	High Street
TC13	Nightingale House residential/retail	Nightingale Way	TC29	New residential/retail	High Street/ Bevan Place
TC14	Residential/office	St Marys Road/ Little Heath	TC30	Lullingstone Castle Public House	High Street
TC15	Swanley link	London Road			

### SCA3 – Edge of Town Centre

This character area essentially follows the Town Centre edge defined by Sevenoaks District Council. Like the Town centre character area, it is very mixed in use and includes some heritage assets, civic buildings that provide services to residents and residential properties that are varied in character.

#### Key Characteristics

- ❖ Characterised by commercial and industrial uses of 1 to 2 storeys.
- ❖ Buildings with large footprints

The edge of the Town centre benefits from some distinctive buildings like churches and remnants of former buildings.

## Swanley Character Assessment January 2023



H10 A view of St Mary's Church from the roundabout connecting London Road to Bartholomew Way and St Mary's Road. Note the war memorial to the right of the lamp post which used to be located at the junction of the High Street and Swanley Lane which is now part of ASDA's car park.



H14 A view of Roman Catholic Holy Apostles Church from the corner of Sycamore Drive and Bartholomew Way.



H9 Original main Gateway together with related pillars and short section of the wall (topped in part by iron railings) are all that remain of the former White Oak Hospital (opened 1903, closed 1950).

Residential properties in the area include those that date from the Victorian, Edwardian, and Georgian periods. Newer development of residential is mainly retirement flats or complexes that include ancillary uses to support residents (warden accommodation, communal facilities) and these are slightly taller than those represented in character area 1.



Swanley Character Assessment January 2023



H5 Birchwood Park Avenue



H12 A view of the three-storey private retirement development in Sycamore Drive taken from Bartholomew Way.

The edge of the Town Centre has business units that have a large footprint but are low rise and mainly accommodate uses that need large floor areas.

Swanley Character Assessment January 2023



B7 A view of newer light industrial units at Park Road



B9 London Road



B10 Goldsel Road

Character Assessment Site references

B7	Business units	Park Road	H4	Residential properties Late Victorian/Edwardian	21 & 23 Swanley Lane
B8	Offices	Bartholomew Road/London Road	H5	Residential properties Late Victorian/Edwardian	Birchwood Park Avenue
B9	Business units	London Road	H7	Row of Georgian semi- detached houses	Goldsel Road by bridge
B10	Business unit	Goldsel Road	H8	Row of Georgian semi- detached houses	Goldsel Road

## Swanley Character Assessment January 2023

B13	Business units	London Road/Oliver Road	H9	Gates to White Oak Hospital	London Road west
B14	Offices Media House	Azalea Drive	H10	St Marys Church	Corner of St Marys Road and London Road
B16	Western Tyres	London Rd (3 storey)	H11	Town Council offices	St Marys Road
T3	3 storey town houses/flats and 8 storey flats (Office block conversion)	Goldsel Rd., Lila Place, Azalea Drive	H12	Retirement Complex Kennett Court, Oakleigh Close	Off Sycamore Drive
T4	3 storey retirement flats	Sycamore Drive	H13	Small park	Bartholomew Way
T5	3 storey town houses	Oakleigh Close	H14	Holy Apostles Church	Sycamore Drive
T8	4 Storey new flats	Goldsel Road/ Discovery Drive	H15	Police station	London Road
T9	3 storey new flats (West Kent Housing)	Goldsel Road	H16	Retirement Complex	London Road
T10	3/4 Storey flats (currently a car park planning.)	Goldsel Road	H17	St Marys Vicarage	London Road
T11	4 storey retirement flats. Under construction	Bartholomew Way	H18	Army Cadets	Swanley Lane
T12	3 storey 75 bed care home	Hilda May Avenue	H19	Retirement Complex Churchill Retirement living	Birchwood Park Avenue/ Bartholomew Way
T13	3 storey equiv. new swimming pool	Hilda May Avenue	R2	Terraced shop units outside town centre	High Street
T16	3 storey flats & town houses	Ladds Way	R3	Terraced shop units.	Azalea Drive

## Swanley Character Assessment January 2023

### SCA4 – Edge of Swanley

#### Key Characteristics

- ❖ The edge of the Settlement abutting open countryside that is designated as Green Belt.
- ❖ Housing at the edge of the Town
- ❖ Business units/parks located close to the M25 interchange at its eastern end and the A20/B2173 at the western end.

The edge of Swanley is marked in places by hedgerows in others by fencing. As can be seen from the photos below Swanley is seen from the surrounding area as sitting in the countryside with few tall built structures on the skyline.



In places detached dwellings sit at the edge of Swanley located next to main routes out of the town and surrounded by fields.

Swanley Character Assessment January 2023



The Beeches



Keston



View of open land separating the Beehces from Swanley Town

In addition to these detached homes at the edge of Swanley there are also some new residential three storey blocks on the main London Road (A20).

Swanley Character Assessment January 2023



Searles Court



Discovery Road



Robina Court

# Swanley Character Assessment January 2023

The eastern and western edge of Swanley also have significant business sites due to their location close to the main roads which serve the town. These are predominantly low rise with large footprints.



Upper Hockenden Farm Business Units



The Interchange Wested lane

Character Assessment Site References

Business 1	Business units	Wested Lane West The Interchange	View 3	from the farmland, Beechenlea Lane high point, towards the Town
------------	----------------	----------------------------------	--------	---

## Swanley Character Assessment January 2023

Business 2	Business units	Wested Lane East Mark Way	View 6	from Swanley Park towards the Town
Business 3	Business units	London Road North Southern Cross	View 8	from the footpath across the farmland towards Birchwood Corner
Business 4	Business units	London Road North Gateway	View 9	from Hockenden Lane across the farmland towards the Town, Crescent Gardens
Business 5	New Business units planning approved	Broom Hill	Garage 3	Garage, fuel, and car dealers London Road corner of Birchwood Road
Business 11	Business units	London Road/ Hockenden Lane	Tall Building 14	3 storey new flats St Marys Road far end
Business 12	Business units	London Road west	Tall building 15	3 storey hotel Maidstone Road
Business 17	Broomfield Works	London Road North	Housing 1	The Beeches residential property Hawthorn Park off Swanley Lane
Tall Building 1	3 storey flats	London Road east	Housing 2	The Keston residential property Hawthorn Park off Swanley Lane
Tall building 2	3 storey flats	London Road east		



### SCA5 Swanley Village

#### Key Characteristics

- ❖ A historic hamlet washed over by the Green belt with a conservation area and 15 listed buildings.
- 

The consultation for the Neighbourhood Plan showed that the residents of Swanley Village were concerned to ensure that any new development in the Village properly addressed its unique character. As a result, as part of the Neighbourhood Plan process AECOM prepared a Design Guide for the village for inclusion in the Neighbourhood Plan so that any development proposals addressed its character.

No specific site assessments for this report since a full analysis of the village can be found in the Guide, which is appended to the Neighbourhood Plan. What follows is a summary of the character of the village as detailed in the Design Guide.

Swanley Village is located within the Hextable Settled Farmland Landscape Character Area as identified in the Sevenoaks Landscape Sensitivity Assessment of 2017. The area is defined by gentle undulating chalk and sandstone landform with small-scale fields, mature hedgerows, and woodland.

Swanley Village Road connects to Swanley town centre to the west and the east the road becomes Wood Street which passes under the M25 and continues to neighbouring village, Sutton at Hone. Due to the proximity to the M25, Swanley Village Road has high levels of traffic and can become congested at certain times of day. Traffic uses Beechenlea Lane and Button Street, which are mostly single tracks, to avoid Swanley or avoid northbound traffic on the M25. Furthermore, the road is not safe for pedestrians as there is no footpath along much of the road and where there is a footpath it is not generally very wide. The M25 produces high levels of noise and air pollution that effect the village.

To the north of Swanley Village Road is School Lane which leads to housing located outside of the conservation area, as well as the village primary school. This road is fairly wide and has a footpath along one side making it safe for pedestrians.

There are no public transport links from the village, with the nearest bus stop located to the west of the village, although there is no pavement to walk to the bus stop from the village. The bus runs services to Swanley town centre as well as towards Bluewater shopping centre. The nearest train station can be found in Swanley town centre with services into London and out towards Kent.

## Swanley Character Assessment January 2023

---

Swanley Village can be defined as a ribbon development with one main road, Swanley Village Road, running east-west through the village. Housing is generally set back from the road and is arranged in clusters along both sides of the road.

There are numerous public rights of way surrounding the village providing key views to the village and linking it to surrounding countryside.

There are two main public open spaces in the village. Firstly, the Village Green, which is owned and maintained by a charitable organisation, the Swanley Village Trust. The Glebe, which is owned by the church is located in between the church and the local primary school. This space is used by the school and for other local sports activities. The village also has two allotments for residents, one of which is owned by the church and the other by Swanley Village Trust.

Most of Swanley Village is included in a Conservation area designated in 1984. There is a mix of historic buildings dating from the late medieval to the early twentieth century. Furthermore, many of the buildings display traditional craftsmanship using original building materials and architectural features.

## Swanley Character Assessment January 2023

### SCA6 – Green belt

#### Key Characteristics

- ❖ Mainly open countryside and farmland

The Swanley Neighbourhood Plan contains a full description of the landscape character of the area around it, drawn from Sevenoaks District Council's Landscape Character Assessment (2017) and the Landscape Sensitive assessment (2017). These were prepared as part of the evidence base for its proposed new Local Plan. The Landscape Sensitivity Assessment looked at the edges of all settlements in Sevenoaks District, including Swanley/Hextable. Three areas were assessed for landscape sensitivity, which are shown on the map below. One of these – Assessment area SW1 fall partly within the Swanley Neighbourhood Plan area.

In relation to Swanley and Hextable the assessment summarized its sensitivity to development in principle as follows:

Area Code	Area Name	Residential Development	Commercial Development
<b>Swanley and Hextable</b>			
SW1	Swanley north including Hextable	L-M	L-M
SW2	Swanley east	L-M	L-M
SW3	Swanley south	M	M

## Swanley Character Assessment January 2023

Definitions of Sensitivity to Development	
Medium	The character and quality of the landscape or characteristics of the landscape are moderately susceptible to being changed because of introducing the development type, in principle
Low-medium	The character and quality of the landscape or characteristics of the landscape are low to moderately susceptible to being changed because of introducing the development type, in principle

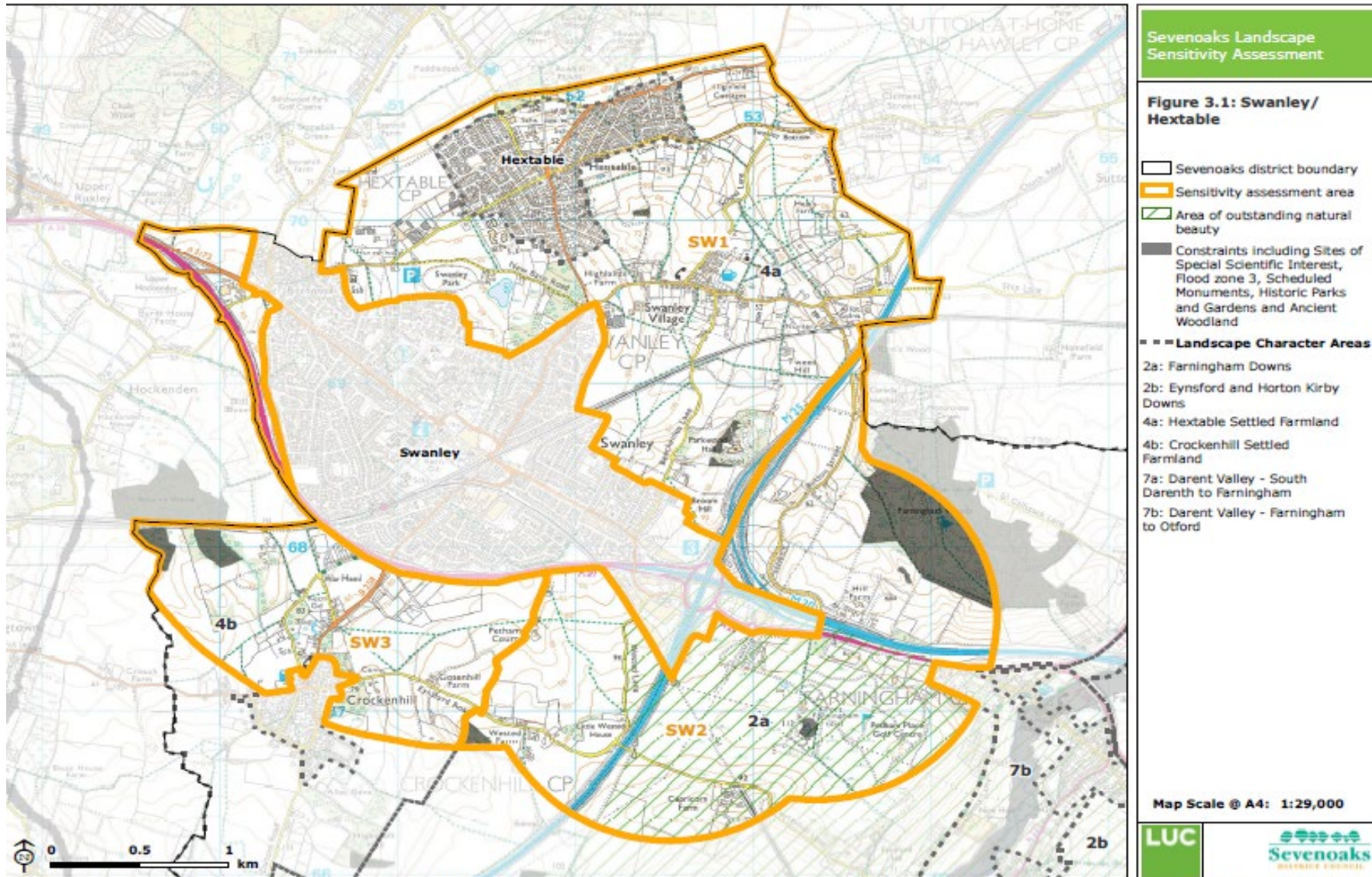
Of note in the report for Assessment area one – the north of Swanley, was that *“The area to the east of Swanley Village forms an important part of the rural setting of the village as it retains many characteristic features including mature hedgerows and trees and has less incongruous features than the west of the area resulting in increased sensitivity. Close to the edges of Swanley and Hextable there has been loss of some characteristic rural landscape features including hedgerows and the introduction of modern/suburban land uses including glass houses and horsiculture, which reduces sensitivity. The three settlements within the area are close together and are at risk of coalescence. Swanley Park and its surrounds form an important part of the gap between Hextable and Swanley”*.

In relation to its visual character the report noted that “this is a relatively low-lying landscape and is generally not particularly visually prominent. However, the slopes of the small hills within the areas are locally visually prominent, as are more open areas of the landscape which have seen historic hedgerow loss and now have a more open character, increasing visual sensitivity.”

The loss of rural features described in the sensitivity report is the main reason why this assessment has included the edge of Swanley as a separate character area.

The two other assessment areas, Swanley East and Swanley South fall outside the Swanley Neighbourhood Plan Boundary which is defined by the major roads (the A20 and the M25).

# Swanley Character Assessment January 2023



© Crown copyright and database rights, Ordnance Survey licence number 100019428, (2016)  
 © Natural England copyright 2016. Contains Ordnance Survey data © Crown copyright and database right 2016  
 Environment Agency copyright and/or database right 2015. All rights reserved. © Crown copyright and database right 2016  
 © Historic England 2016. Contains Ordnance Survey data © Crown copyright and database right

Source: SDG, LUC, Environmental Agency, Historic England, Natural England

## Swanley Character Assessment January 2023

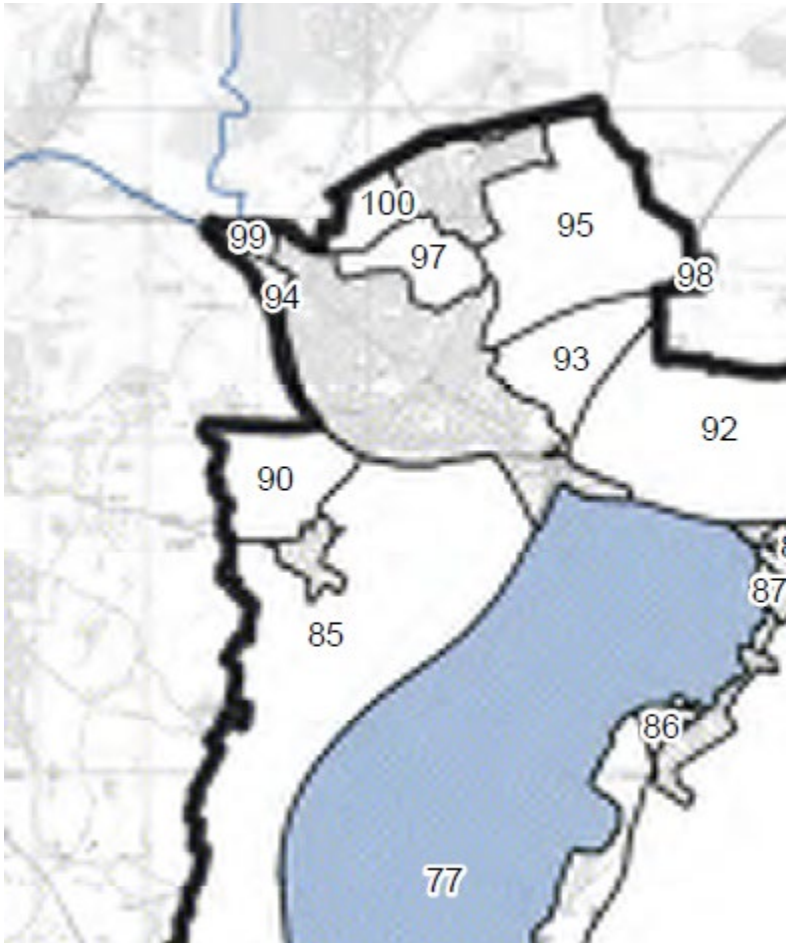
---

In addition, Sevenoaks District Council commissioned a Green Belt Assessment Report (2017) from Ove Arup which identified most Green belt in Swanley as well performing against all the purposes of the Green belt set out in paragraph 138 of the National Planning Policy Framework:

- a) To check the unrestricted sprawl of large built-up areas.
- b) To prevent neighbouring towns merging into one another.
- c) To assist in safeguarding the countryside from encroachment.
- d) To preserve the setting and special character of historic towns; and
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Eleven Green belt Parcels, which are both part of the Neighbourhood Plan area and adjacent to it, were assessed in this report which covered all the land at the edge of the settlement of Swanley. They are shown on the map extract below:

Swanley Character Assessment January 2023



The sites, their size, and the scores they were given against four of the Green Belt purposes is shown in the table below:

## Swanley Character Assessment January 2023

Green belt Assessment Summary 2017								
Parcel No.	Area (Ha)	Location	NPPF Purpose Assessment					Overall Summary
			Purpose 1 Check Unrestricted Sprawl		Purpose 2 Prevent neighbouring towns from merging, including ribbon development	Purpose 3 Assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	
			a) Parcel at edge of built-up area	b) Prevents sprawl of built-up area and serves as a barrier				
<b>77</b>	1655.5	<b>SW</b> Swanley Boundary	YES	3	5	4	1	Strong
<b>85</b>	654.9	<b>SW</b> Swanley Boundary	YES	3	3	4	0	Strong
<b>90</b>	105.6	<b>SW</b> Swanley Boundary	YES	3	5	3	0	Strong
<b>94</b>	21.3	<b>NW</b> Swanley Boundary	YES	3+	3	2	0	Moderate
<b>99</b>	61.8	<b>NW</b> Swanley Boundary	YES	3+	5	3	0	Strong
<b>97</b>	12.3	<b>N</b> Swanley Boundary	YES	3+	3	5	0	Strong
<b>100</b>	55.7	<b>N</b> Swanley Boundary	YES	3	5	3	0	Strong
<b>92</b>	314.8	<b>NE</b> Swanley Boundary	YES	3	3	4	0	Strong
<b>93</b>	98.7	<b>NE</b> Swanley Boundary	YES	3+	3	4	0	Strong
<b>95</b>	239.6	<b>NE</b> Swanley Boundary	YES	3+	5	3	0	Strong

As can be seen from the table, the Green Belt around Swanley mainly performs strongly against the NPPF purposes. For some of the parcels however Arup considered that three sub areas of parcels 93 and 94 should be assessed in more detail - these were considered less open in character.

As part of this character assessment it has not been possible to assess all sites in the Green belt character area that is defined in this report, but the site assessments we have undertaken of views into and out of the town demonstrate its open and rural character and its importance in separating



# Swanley Character Assessment January 2023

Swanley from adjacent settlements whilst still allowing easy access to the countryside – a feature much valued by local residents who have taken part in the consultations on the Neighbourhood Plan.

Nevertheless, views out of the Town to open countryside are much valued by local residents and are easily accessible to them. Below is a series of views out from the Town across the Green Belt. These show views across countryside towards Swanley Village, a view from the east of the Town and a view showing the Victorian reservoir and bore hole pump house.



Swanley Character Assessment January 2023



Character Assessment Site References

View 1	from the water tower Swanley Village
View 2	from the Green, Newlands to Swanley Village
View 4	From the town, Beechenlea Lane, across the countryside towards the railway.
View 5	from the town across Swanley Park towards the boundary with Hextable
View 7	across the farmland from the Town London Road Birchwood Corner end

## Swanley Character Assessment January 2023

---

### APPENDICES Character Assessment Pro Forma Swanley Neighbourhood Plan and List of Assessment Sites

---

**Swanley Character Assessment January 2023**

**Assessment Pro forma**

Ward:

Character area:	Reference:	Assessor(s):	Date

<b>Layout</b>	<b>Topography</b>	<b>Spaces</b>	<b>Roads, streets, routes</b>
Relationship between buildings, spaces, and routes and how these elements are arranged in relation to each other	Landscape setting/ gradient of the local area (flat, sloping, valley, plateau, hilltop etc.)	Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.	Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, etc.

## Swanley Character Assessment January 2023

<b>Swanley Character Assessment Sites Business</b>			
<b>Reference</b>	<b>Description</b>	<b>Location</b>	<b>Character Area (Swanley Town, Swanley Town Centre, Edge of Centre, Edge of Swanley, Swanley Village, Green Belt)</b>
B1	Business units	Wested Lane West The Interchange	Edge of Swanley
B2	Business units	Wested Lane East Mark Way	Edge of Swanley
B3	Business units	London Road North Southern Cross	Edge of Swanley
B4	Business units	London Road North Gateway	Edge of Swanley
B5	New Business units planning approved	Broom Hill	Edge of Swanley
B6	Bus Garage	London Road East	Swanley
B7	Business units	Park Road	Edge of Town Centre
B8	Offices	Bartholomew Road/London Road	Edge of Town Centre
B9	Business units	London Road	Edge of Town Centre
B10	Business unit	Goldsel Road	Edge of Town Centre
B11	Business units no photos	London Road/ Hockenden Lane	Edge of Swanley
B12	Business units	London Road west	Edge of Swanley
B13	Business units	London Road/Oliver Road	Edge of Town centre
B14	Offices Media House	Azalea Drive	Edge of Town Centre
B15	Retail	London Rd/West View	Swanley
B16	Western Tyres	London Rd (3 storey)	Edge of Town Centre
B17	Broomfield Works	London Road North	Edge of Swanley

<b>Swanley Character Assessment Sites Tall Buildings</b>			
<b>Reference</b>	<b>Description</b>	<b>Location</b>	<b>Character Area</b>
T1	3 storey flats	London Road east	Edge of Swanley
T2	3 storey flats	London Road east	Edge of Swanley
T3	3 storey town houses/flats and 8 storey flats (Office block conversion)	Goldsel Rd., Lila Place, Azalea Drive	Edge of Town Centre

## Swanley Character Assessment January 2023

Swanley Character Assessment Sites Tall Buildings			
Reference	Description	Location	Character Area
T4	3 storey retirement flats	Sycamore Drive	Edge of Town Centre
T5	3 storey town houses	Oakleigh Close	Edge of Town Centre
T6	3 storey houses/flats (Old laundry site)	Squirrels Close	Swanley
T7	3 storey flats and retirement flats	The Spinney	Swanley
T8	4 storey new flats	Goldsel Road/ Discovery Drive	Edge of Town Centre
T9	3 storey new flats (West Kent Housing)	Goldsel Road	Edge of Town Centre
T10	3/4 Storey flats (currently a car park planning.)	Goldsel Road	Edge of Town Centre
T11	4 storey retirement flats. Under construction	Bartholomew Way	Edge of Town Centre
T12	3 storey 75 bed care home	Hilda May Avenue	Edge of Town Centre
T13	3 storey equiv. new swimming pool	Hilda May Avenue	Edge of Town Centre
T14	3 storey new flats	St Marys Road far end	Edge of Swanley
T15	3 storey hotel	Maidstone Road	Edge of Swanley
T16	3 storey flats & town houses	Ladds Way	Edge of Town Centre

Swanley Character Assessment Sites Housing Heritage and Civic Buildings			
Reference	Description	Location	Character Area
H1	The Beeches residential property	Hawthorn Park off Swanley Lane	Edge of Swanley
H2	The Keston residential property	Hawthorn Park off Swanley Lane	Edge of Swanley
H3	Homefield Cottage	65 Swanley Lane	Swanley
H4	Residential properties Late Victorian/Edwardian	21 & 23 Swanley Lane	Edge of Town Centre
H5	Residential properties Late Victorian/Edwardian	Birchwood Park Avenue	Edge of Town Centre
H6	William Mitchell Concrete Murals	Town Square	Swanley Town centre
H7	Row of Georgian semi- detached houses	Goldsel Road by bridge	Edge of Town Centre
H8	Row of Georgian semi- detached houses	Goldsel Road	Edge of Town Centre
H9	Gates to White Oak Hospital	London Road west	Edge of Town Centre
H10	St Marys Church	Corner of St Marys Road and London Road	Edge of Town Centre

## Swanley Character Assessment January 2023

<b>Swanley Character Assessment Sites Housing Heritage and Civic Buildings</b>			
<b>Reference</b>	<b>Description</b>	<b>Location</b>	<b>Character Area</b>
H11	Town Council offices	St Marys Road	Edge of Town Centre
H12	Retirement Complex Kennett Court, Oakleigh Close	Off Sycamore Drive	Edge of Town Centre
H13	Small park	Bartholomew Way	Edge of Town Centre
H14	Holy Apostles Church	Sycamore Drive	Edge of Town Centre
H15	Police station	London Road	Edge of Town Centre
H16	Retirement Complex	London Road	Edge of Town Centre
H17	St Marys Vicarage	London Road	Edge of Town Centre
H18	Army Cadets	Swanley Lane	Edge of Town Centre
H19	Retirement Complex Churchill Retirement living	Birchwood Park Avenue/ Bartholomew Way	Edge of Town Centre

## Swanley Character Assessment January 2023

Swanley Character Assessment Sites Town Centre Mixed uses			
Reference	Description	Location	Character Area
TC1	Retail shops	London Road	Swanley Town Centre
TC2	Town Centre	London Road	Swanley Town Centre
TC3	Wilkinson store	Nightingale Way	Swanley Town Centre
TC4	Iceland store	London Road	Swanley Town Centre
TC5	Town square	London Road	Swanley Town Centre
TC6	Cedars doctor's surgery	Nightingale Way	Swanley Town Centre
TC7	Pedestrian area	London Road	Swanley Town Centre
TC8	Asda Superstore	London Road	Swanley Town Centre
TC9	Retail shops	London Road	Swanley Town Centre
TC10	Aldi store	Nightingale Way	Swanley Town Centre
TC11	Oaks Doctors Surgery	Nightingale Way	Swanley Town Centre
TC12	Berkeley Court residential	Nightingale Way	Swanley Town Centre
TC13	Nightingale House residential/retail	Nightingale Way	Swanley Town Centre
TC14	Residential/office	St Marys Road/ Little Heath	Swanley Town Centre
TC15	Swanley link	London Road	Swanley Town Centre
TC16	Fire station	London Road	Swanley Town Centre
TC17	Telephone Exchange	London Road	Swanley Town Centre
TC18	Old Post office (now place of worship)	London Road	Swanley Town Centre
TC19	Retail	Station Road	Swanley Town Centre
TC20	Retail	High Street	Swanley Town Centre
TC21	Retail	High Street	Swanley Town Centre
TC22	Retail	High Street	Swanley Town Centre
TC23	Retail	High Street	Swanley Town Centre
TC24	Residential social housing	Bevan Place	Swanley Town Centre
TC25	Retail	High Street	Swanley Town Centre
TC26	Business unit	Park Road	Swanley Town Centre
TC27	New residential/retail	High Street	Swanley Town Centre
TC28	New residential/ business	High Street	Swanley Town Centre



## Swanley Character Assessment January 2023

Swanley Character Assessment Sites Town Centre Mixed uses			
TC29	New residential/retail	High Street/ Bevan Place	Swanley Town Centre
TC30	Lullingstone Castle Public House	High Street	Swanley Town Centre

Swanley Character Assessment Sites Retail and Garages			
Reference	Description	Location	Character Area
R1	Manse Parade shops	London Road west	Swanley
R2	Terraced shop units outside town centre	High Street	Edge of Town Centre
R3	Terraced shop units.	Azalea Drive	Edge of Town Centre
R4	Terraced shop units	Shurlock Avenue	Swanley
R5	Terraced shop units	London Road corner of Crescent Gardens	Swanley
G1	Garage, fuel, and retail	London Road corner of Kingswood Avenue	Swanley
G2	Garage, fuel, and retail	London Road corner of Crescent Gardens	Swanley
G3	Garage, fuel, and car dealers	London Road corner of Birchwood Road	Edge of Swanley

Swanley Character Assessment Site Views into and out of Swanley			
Reference	Description	Location	Character Area
V1	View	from the water tower Swanley Village	Green Belt
V2	View	from the Green, Newlands to Swanley Village	Green belt
V3	View	from the farmland, Beechenlea Lane high point, towards the Town	Edge of Swanley

## Swanley Character Assessment January 2023

Swanley Character Assessment Site Views into and out of Swanley			
Reference	Description	Location	Character Area
V4	View	From the town, Beechenlea Lane, across the countryside towards the railway.	Green belt
V5	View	from the town across Swanley Park towards the boundary with Hextable	Green Belt
V6	View	from Swanley Park towards the Town	Edge of Swanley
V7	View	across the farmland from the Town London Road Birchwood Corner end	Green Belt
V8	View	from the footpath across the farmland towards Birchwood Corner	Edge of Swanley
V9	View.	from Hockenden Lane across the farmland towards the Town, Crescent Gardens	Edge of Swanley
V10	View	from the footpath farmland towards Hockenden Lane	Green Belt