



Swanley Neighbourhood Plan

Character Assessment

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.

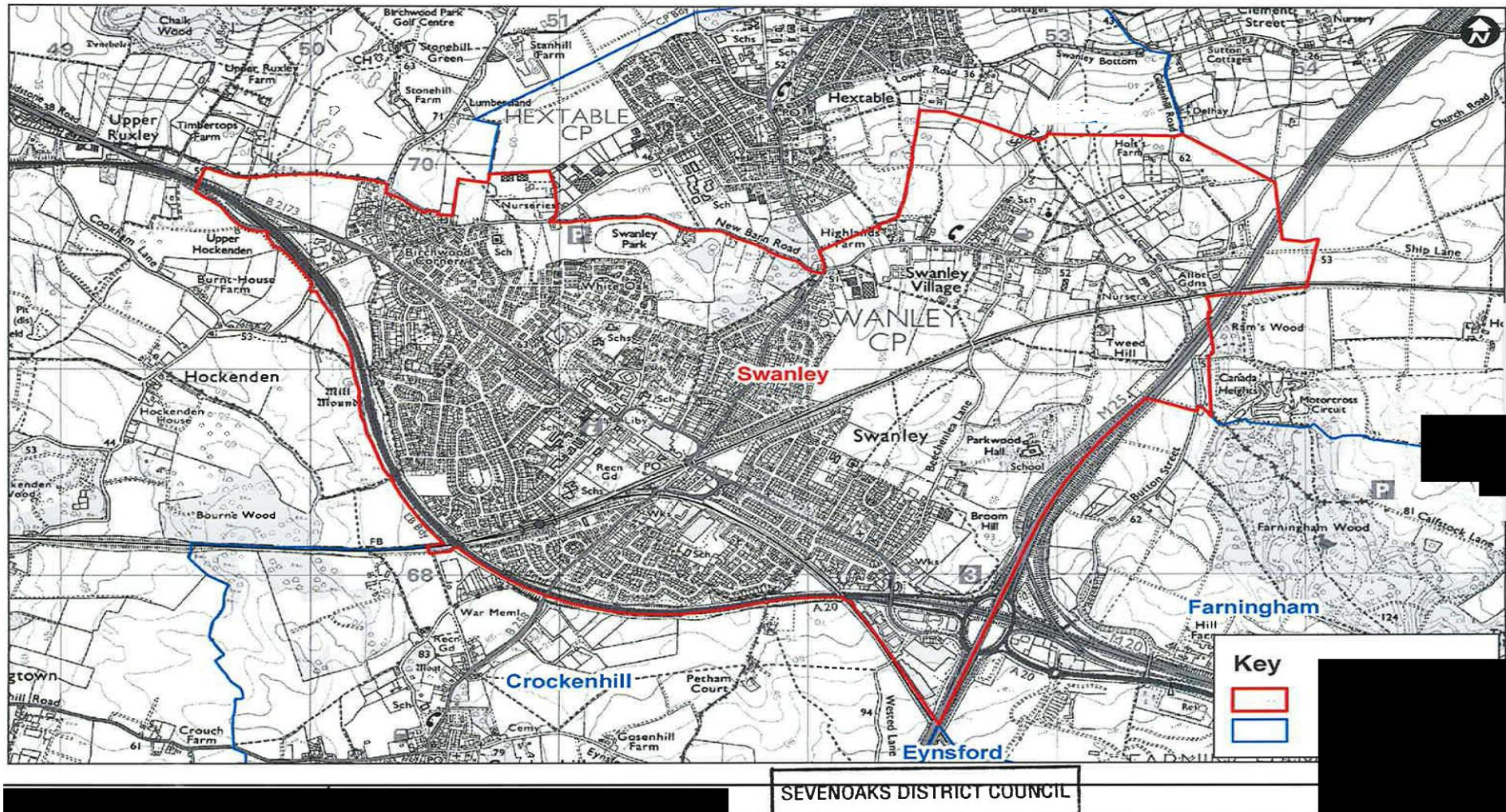
It has been prepared by members of the Swanley Neighbourhood Plan Steering Group (NPSG) and their Planning Advisor. It is based on an appraisal of the area carried out through desk study and fieldwork by the group using the guidance produced by Planning Aid “How to conduct a Character Assessment for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

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The individual site assessments are produced as a separate appendix document which contains all individual site assessments

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Map 1 - Swanley Neighbourhood Plan Area

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. This report is focussed on the character of the urban townscape of Swanley and its rural landscape context.

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”. In addition the NPPF

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.

2. Approach

In autumn 2021 the Steering Group carried out further consultation on the development of its policies and in relation to the taller buildings set a height that was felt to be suitable for Swanley, particular in the Town Centre. Sevenoaks District Council (SDC) suggested that a character study 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.

In the end, the group assessed 77 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 6 character areas have been identified for the Swanley Neighbourhood Plan area. These areas have taken into account:

- ❖ 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

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 Sevenoaks 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 a number of 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 users⁴⁹; 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.

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.

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.

These are shown in the table below. Whilst the saved 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	
SP1 Design of New Development and Conservation 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.	SP2 Sustainable Development Summary of policy aims: New homes must achieve high sustainability standards and incorporate SUDS. Reduce reliance on travel by car. Improve air quality.
SP3 Provision of Affordable Housing Summary of policy aims: The provision of affordable housing with new residential development.	SP4 Affordable housing in Rural Areas Summary of policy aims: The provision of affordable housing with new residential development.
SP5 Housing Size and Type Summary of policy aims: New development to deliver a mix of different housing types, including small units and those designed to lifetime homes standards.	SP6 Provision for Gypsies and Travellers and Travelling Showpeople
SP7 Density of Housing Development Summary of policy aims: • New housing developments should achieve a density consistent with good design and the character of the District. • Housing development within Sevenoaks to achieve 40 dwellings per hectare. • Housing development within Sevenoaks town centre to achieve 75 dwelling per hectare	SP8 Economic Development and Land for Business Summary of policy aims: • The retention and regeneration of existing business areas. • The provision of new office space, space for start-up businesses and hotels.
SP9 Infrastructure Provision Summary of policy aims: • Development that creates a requirement for new physical, social and green infrastructure will be expected to provide or contribute to this provision. • Support development required to resolve infrastructure deficiencies.	SP10 Green Infrastructure, Open Space, Sport and Recreational Provision Summary of policy aims: • Develop a green infrastructure network. • Retain open space, sport and recreational facilities. • Residential developments to provide open space or financial contribution where there is a shortage.

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Sevenoaks District Council Strategic Policies: Core Strategy 2011	
Policy SP11 Biodiversity Summary of policy aims: • Conserve and enhance the biodiversity of the District. Protect nationally and locally designated sites of biodiversity importance while providing for appropriate levels of public access.	Policy LO 1 Distribution of Development 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
Policy LO 4 Development in Swanley 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. 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. In allocating sites for development in the Allocations and Development Management DPD, the emphasis in this area will be on: • the town centre and adjoining areas	Policy LO 5 Swanley Town Centre 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.

Sevenoaks District Council Strategic Policies: Core Strategy 2011	
• for employment development, existing employment areas and land adjoining Junction • 3 of the M25; • providing additional public open space where opportunities arise: and • protecting the setting of the town and the physical and community identity of the • adjoining settlements, and prevention of coalescence	

Sevenoaks District Council Strategic Policies: ADMP 2015
Policy EMP1 - Land for Business 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.
Policy EMP4 - Business Allocation at Broom Hill, Swanley 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: • Development of 4.1 ha of employment land; • Improved public access to open space through on site provision and • improvements in the quality and connectivity of open space on Green Belt land • to the north • 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.
Policy TLC2 - Swanley Town Centre

Sevenoaks District Council Strategic Policies: ADMP 2015

- 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.
- 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 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 following maps 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 Part 2 of this 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 numbers. The characteristics used to assess sites were as shown on the template in the appendix at the end of this report. A Part 2 to this report shows the individual site analyses. The maps below show the sites and their reference numbers:

Based on the assessment of sites six different character areas have been identified and these are described in the profiles below.

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SCA1 - Swanley Town

Key Characteristics

- ❖ 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)
-

Topography

Movement and Connectivity

Land Structure and Built Form

Views

Green Space and Public Realm

Views

Heritage Assets

SCA2 - Swanley Town Centre

Key Characteristics

- ❖ Predominantly of employment and service uses (Retail and other Town Centre uses)
 - ❖ Main area of town car parking provision
 - ❖ Planned development of 4 to 11 storeys in mixed use including residential
-

The defined boundary of Swanley Town Centre is based on assessment by Sevenoaks District Council which we have used for the purposes of the site assessments.

Character Assessment Site references

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SCA3 – Edge of Town Centre

Key Characteristics

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

Character Assessment Site references

SCA4 – Edge of Swanley

Key Characteristics

- ❖ The edge of the Settlement abutting open countryside that is designated as Green belt
- ❖ Characterised mainly by low rise housing at the edge of the Town.

Character Assessment Site references

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.

Topography

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.

Movement and Connectivity

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 both sides 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.

Land Structure and Built Form

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.

Views

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

Green Space and Public Realm

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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.

Heritage Assets

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.

SCA6 – Green belt

Key Characteristics

- ❖ Mainly open countryside and farmland

The Neighbourhood Plan contains a full description of the landscape character of the area around Swanley Town, 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
Swanley and Hextable			

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SW1	Swanley north including Hextable	L-M	L-M
SW2	Swanley east	L-M	L-M
SW3	Swanley south	M	M

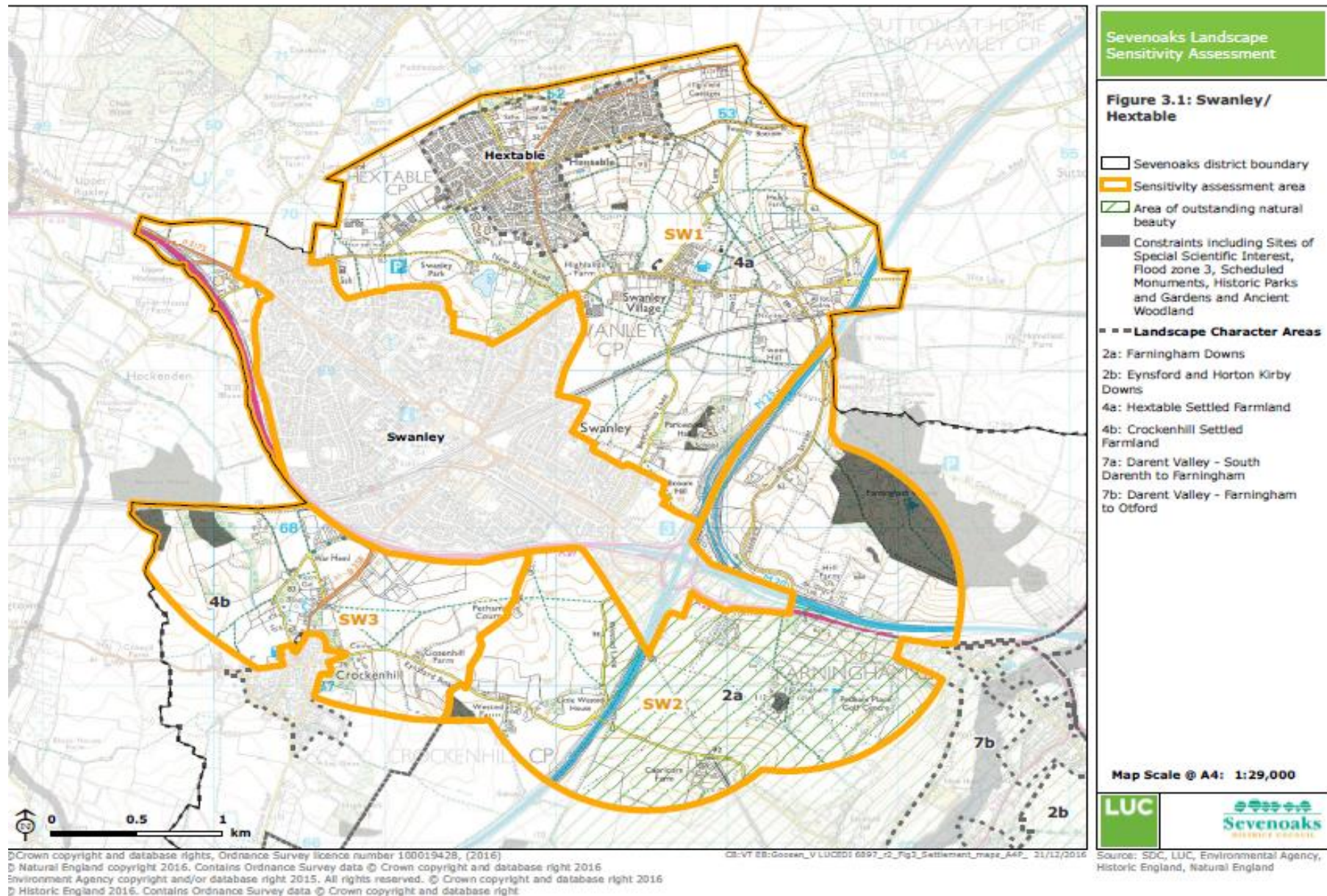
Definitions of Sensitivity to Development	
Medium	The character and quality of the landscape or characteristics of the landscape are moderately susceptible to being changed as a result of introducing the development type, in principle
Low-medium	The character and quality of the landscape or characteristics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

Of particular 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.

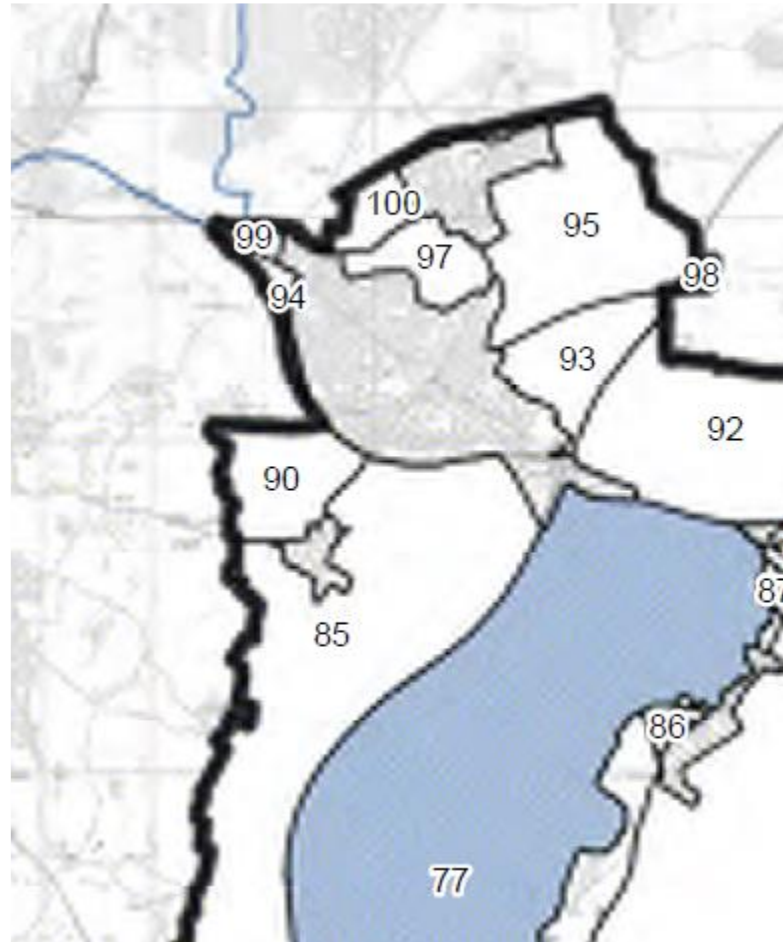
The two other assessment areas, Swanley East and Swanley South fall outside the Swanley Neighbourhood Plan Boundary which is defined by the major roads (the A20 and the M25).



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:



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

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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				
77	1655.5	SW Swanley Boundary	YES	3	5	4	1	Strong
85	654.9	SW Swanley Boundary	YES	3	3	4	0	Strong
90	105.6	SW Swanley Boundary	YES	3	5	3	0	Strong
94	21.3	NW Swanley Boundary	YES	3+	3	2	0	Moderate
99	61.8	NW Swanley Boundary	YES	3+	5	3	0	Strong
97	12.3	N Swanley Boundary	YES	3+	3	5	0	Strong
100	55.7	N Swanley Boundary	YES	3	5	3	0	Strong
92	314.8	NE Swanley Boundary	YES	3	3	4	0	Strong
93	98.7	NE Swanley Boundary	YES	3+	3	4	0	Strong
95	239.6	NE 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 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. Based on these views, the further assessment of these parcels are not supported by the draft Neighbourhood Plan.

Character Assessment Site References

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APPENDIX Character Assessment Pro Forma Swanley Neighbourhood Plan

Ward:

Character area:	Reference:	Assessor(s):	Date

Layout	Topography	Spaces	Roads, streets, routes
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.