



Chief Executive Officer: Ryan Hayman

Response to the Sevenoaks District Council Infrastructure Delivery Plan 2026

Swanley Town Council welcomes the opportunity to comment on the Infrastructure Delivery Plan (IDP), which forms part of the evidence base supporting both the Draft CIL Charging Schedule and the Regulation 19 Local Plan.

The Council supports the majority of the projects identified for Swanley and surrounding areas. However, we believe several projects require amendment, updating or further consideration to ensure the IDP accurately reflects current delivery plans, infrastructure requirements and local priorities.

1. New Pedham Place Community and Healthcare Facility

The Council supports the principle of increased healthcare provision to meet the needs arising from planned growth. However, we have significant concerns regarding the proposed location and delivery approach for the new primary and community healthcare facility identified at Pedham Place. The IDP identifies a new healthcare facility at Pedham Place intended to serve planned development within Swanley and Hextable.

For more than five years Swanley Town Council has worked closely with Hextable Surgery, Cedars Surgery, The Oaks Surgery and NHS Kent & Medway on healthcare capacity planning. Throughout this period there has been a consistent consensus that future healthcare expansion should be centred within Swanley Town Centre where services are most accessible by public transport, walking and cycling, and where the greatest concentration of patients already exists.

Swanley Town Council owns and manages The Oaks Medical Centre and has already approved and progressed plans for a new Health Hub within Swanley Town Centre. We therefore strongly believe that developer contributions arising from growth in Swanley, Hextable and Pedham Place should be directed towards the delivery of this established town-centre-based solution.

The timing of healthcare delivery is equally important. Healthcare infrastructure must be available at the outset of development and not delayed until later phases of Pedham Place are delivered. Existing healthcare services are already under significant pressure. Whilst the Town Council continues to work creatively with healthcare partners to maximise capacity, these measures can only provide



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temporary relief. Residents should not be expected to endure worsening access to healthcare while waiting for a future facility at Pedham Place to be delivered many years later.

Accordingly, the Council requests that the IDP be amended to:

- Recognise the Town Council's existing Health Hub proposals within Swanley Town Centre.
- Acknowledge the established partnership between Swanley Town Council, local GP practices and NHS Kent & Medway.
- Prioritise healthcare delivery within Swanley Town Centre as the principal healthcare solution for growth across Swanley, Hextable and Pedham Place.
- Ensure healthcare infrastructure is delivered in advance of, or alongside, the earliest phases of major residential development.
- Support a model whereby developer contributions fund a new town centre facility that is transferred to Swanley Town Council at nil cost, allowing continuation of the Council's successful management arrangements with local surgeries.

2. Swanley Station Step-Free Access Project

The Council notes the inclusion of step-free access and public realm improvements at Swanley Station via the Everest Place entrance. The IDP currently identifies this project with an estimated cost of £3 million.

Swanley Town Council has been leading work on this project for several years and is disappointed that consultation did not take place with the Council before the project details were included within the IDP.

The Council recently commissioned Network Rail to undertake an intervention assessment for the scheme. The assessment identifies a likely project cost of between £4.9 million and £5.4 million. Consequently, the £3 million figure currently contained within the IDP significantly understates the likely funding requirement and risks creating a substantial future funding gap.

The Council requests that the District Council reviews this project entry and updates the estimated cost accordingly. Swanley Town Council would be pleased to provide the Network Rail intervention assessment to support this review.



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3. Sports and Leisure Infrastructure

The Council welcomes the inclusion of sports and leisure projects within Swanley but believes the section requires updating to reflect projects that are already delivered, currently under construction or in active development.

Padel Courts

The IDP currently makes no reference to Swanley Town Council's plans to deliver five padel courts at Swanley Recreation Ground.

This project is progressing through development and is anticipated to be operational by 2027. Given the rapidly growing popularity of padel and the lack of local provision, the Council believes this facility should be included within the IDP as a significant future sports infrastructure project for Swanley.

Rugby Facilities

The Council notes the reference to improvements to the rugby pitch at Swanley Recreation Ground. This project description should be amended to reflect the current position.

The Town Council has already commenced delivery of a new rugby pitch and dedicated training pitch at The Olympic Sports Facility. The project is underway and is scheduled for completion during 2027. The IDP should therefore reflect the actual project being delivered rather than identifying future improvement works at Swanley Recreation Ground.

Tennis and Netball Courts

The IDP appears to duplicate improvement projects relating to tennis courts and netball courts. These are the same courts serving multiple sporting uses.

In addition, the Council completed a comprehensive court resurfacing project together with the installation of new LED floodlighting during 2025. These projects have therefore already been delivered and should either be removed from the future infrastructure programme or identified as completed schemes.



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Artificial Grass Pitch at Swanley Park

The Council strongly believes the IDP should include provision for a new Artificial Grass Pitch (AGP) at Swanley Park.

The Football Association has already identified a need for additional AGP provision within Swanley. Whilst the pitch at Orchards Academy is being replaced, it will not be delivered to the Football Association standard required to meet wider community demand.

The Council has held discussions with the Football Association, which has indicated that funding of up to 67% of project costs may be available. The remaining funding could be secured through developer contributions associated with planned growth.

Local football clubs have confirmed their support for the project and have identified substantial unmet demand for additional facilities. The Council therefore requests that a new AGP at Swanley Park is added to the IDP as a priority sports infrastructure project.

4. Community Building Provision

The Council believes the IDP should include provision for a new community building within Swanley.

As an operator of numerous community facilities across the town, the Council experiences first-hand the growing pressure on available community space. Demand from local organisations, youth groups, older residents and community organisations frequently exceeds available capacity.

With significant population growth proposed across Swanley and surrounding areas, a new community building will become essential infrastructure. Such a facility would provide flexible space for community activities, social inclusion initiatives, youth services, support programmes and wider community engagement.

The Council requests that the need for a new community building is formally recognised within the IDP and supported through future developer contributions.



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5. Parks and Amenity Space

The Council welcomes investment in parks and open spaces but considers that the prioritisation of some sites requires review.

In particular, West View Park now functions primarily as a wildlife park. Whilst investment may still be appropriate, the Council believes future developer contributions would deliver greater community benefit if focused on the town's principal destination parks, namely Swanley Park and Swanley Recreation Ground, which serve residents from all Swanley wards and attract visitors from a much wider catchment.

The Council recommends that the IDP prioritises investment in:

- New and improved footpath networks within Swanley Park and Swanley Recreation Ground.
- A new play area at Swanley Park.
- A replacement and enhanced Water Park facility at Swanley Park.
- Wider accessibility and visitor infrastructure improvements at both principal parks.

These projects would provide significantly greater benefit to the existing and future population than investment focused on smaller amenity sites.

6. Support for Remaining Infrastructure Projects

Subject to the comments outlined above, Swanley Town Council supports the remainder of the infrastructure projects identified for Swanley within the IDP.

In particular, the Council supports:

- Bus service enhancements connecting new development with Swanley Town Centre and key services.
- Walking and active travel improvements identified through the Swanley LCWIP programme.
- Additional educational provision required to support future population growth within the Swanley area.



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The Council remains committed to working collaboratively with Sevenoaks District Council, Kent County Council, NHS Kent & Medway, Network Rail, Sport England, the Football Association and other partners to ensure that infrastructure delivery keeps pace with growth and that developer contributions are directed towards projects that provide the greatest benefit to Swanley residents.



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