

**NEW BARN
AREA OF SPECIAL RESIDENTIAL
CHARACTER APPRAISAL**



SUPPLEMENTARY PLANNING GUIDANCE

September 2000

Introduction

The Adopted Dartford Borough Local Plan identifies 12 Areas of Special Residential Character (ASRC's) within the Borough. Each area has an established, attractive residential character and quality of amenity. In particular, they generally have a relatively low density, often with substantial properties and mature planting. Policy H9 and the associated guidelines in Appendix 8 of the adopted Local Plan safeguard these areas from unsympathetic development which would prejudice their quality and character.

A review of the Dartford Borough Plan is currently underway and provides an opportunity to review both the policy and the guidelines as they apply to the ASRCs, and the boundaries of the ASRC's themselves. Policy H23 and Appendix 7 of the Local Plan Review will replace the existing policy and guidelines for these areas. At the same time, the boundaries of the 12 ASRCs have been reviewed against a set of criteria, reproduced at the end of this document.

The Dartford Borough Local Plan was placed on deposit on 30th March 2000 for a six week period of consultation. At the same time, this set of appraisals were published for public consultation.

This set of appraisals is a non-statutory document designed to assist in the interpretation of Local Plan policy, but it does not set the boundary: that is a matter for the Local Plan. The appraisals support, but are not part of the formal Local Plan, and are known as 'supplementary planning guidance'. However, because of this close inter-relationship between the statutory and informal documents, consultation on them is being carried out simultaneously. Any comments received in respect of the change to the boundary of any ASRC will be accepted as a representation to the proposed changes in the Borough Local Plan Review and will be taken into account by the Council.

The primary purpose of preparing appraisals of the ASRCs is to describe each area's special interest, character and appearance. Where it is proposed to amend the boundaries of a particular ASRC, the appraisals give a brief explanation for any change. The maps accompanying the appraisals show any proposed boundary changes.

Following public consultation about the content and boundaries of these appraisals, the following appraisals were adopted as supplementary planning guidance on 21 September 2000 and will be taken into account in determining proposals for development:

Bean Road, Greenhithe
Betsham
Chaucer Park, Dartford
Darenth Road, Dartford
Green Street Green
Longfield Hill
New Barn
Shepherd's Lane, Dartford
Southfleet

Any omissions of particular buildings, features or spaces should not be taken to imply that the area is of not interest or importance.

Statement of Publicity

This Area of Special Residential Character Appraisal has been the subject of formal public consultation (carried out between 30 March and 12 May 2000) and the views of interested parties have been taken into account in its preparation. A copy of the Cabinet report, which considered the responses received, is available for inspection during office hours at the Civic Centre, Home Gardens, Dartford. This Appraisal was adopted as Supplementary Planning Guidance on 21 September 2000.

For further information please contact:

Planning Policy Team on 01322 343214

Room C3, Civic Centre, Home Gardens, Dartford, KENT, DA1 1DR

john.arnold@dartford.gov.uk

Designation Criteria

The following criteria will be taken into account to designate new ASRCs or review the boundaries of existing ASRCs:

1. Established, attractive residential character;
2. An overall lower density (that is, larger plot sizes);
3. Coherent layout and building line;
4. Consistent scale, height massing, plot width, garden depth and distances between buildings;
5. High quality materials;
6. Large rear gardens, open spaces and mature vegetation;
7. Absence of unsympathetic conversions; and
8. Inconspicuous car parking.

Boundaries will be determined by:

- Changes in the character of development; and
- Other prominent features such as roads and open spaces

The New Barn ASRC is situated in the south eastern corner of the Borough and is an extensive development constrained by Green Belt.

Whilst there is an older scattering of larger individually styled and detached properties such as the Grade II listed New Barn House (Figure 1) the majority of the ASRC has been developed by different builders over different periods of time, sometimes isolating larger properties within the new grain. There has been a series of major building programmes in the

1950's, 1960's and 1970's.

There is still ample evidence of development continuing with the demolition of larger individual houses and plots to make way for smaller infill schemes. This development process can be seen in the consistent styles of groups of

properties in the various streets. For example, Nuthatch (Figure 2) built in the 1960's is very much an open plan concept with a two storey link detached style, whilst the almost adjacent Dene Drive (Figure 3) is of bungalows in

discrete plots. Newer developments such as The Hollies (Figure 4) demonstrate the sort of infill schemes now arising. There is a real danger that these re-developments- single dwellings being replaced by a close of several



Figure 1- New Barn House



Figure 2- Nuthatch



Figure 3- Dene Drive



Figure 4- The Hollies



Figure 5- Landscape



Figure 6- Landscape

houses- will progressively compromise the Arcadian character of New Barn.

The overriding impression of the Area is that the landscape has matured very well and provides a very good green setting for the buildings. The presence of mature trees and shrubs provides both ornament and privacy (Figure 5 & Figure 6).



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 LA 077720



ROB SCOTT
 DIRECTOR OF ENVIRONMENT
 CIVIC CENTRE, HOME GARDENS,
 DARTFORD, KENT, DA1 1DR

Date Feb 2003

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AREA OF SPECIAL RESIDENTIAL CHARACTER