

SOUTHFLEET 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.

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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 Southfleet ASRC has two distinctive parts, that of Red Street from the village centre southwards to the boundary of the conservation area, and the part containing Sedley, Rectory Meadow, Monks Walk and Hook Green Road.



Figure 1- Views east from Red Street



Figure 3- Old Ship Cottage



Figure 5- Monks Walk



Figure 7- Friary Court

Red Street is generally open in character with views of open countryside eastwards (Figure 1). Landscaping is mainly ornamental in nature with shrubs and bushes and few mature trees. The properties are residential- predominantly either detached bungalows or large two storey brick houses set back from the road

(Figure 2). The majority make neither a positive or negative contribution to the area, although there are exceptions such as the grade II listed Old Ship Cottage (Figure 3) dating from the 17th century.

Unfortunately, the telegraph poles and wires detract from the view looking north from the bend in the road (Figure 4).

There is more consistency of style in Sedley, Rectory Meadow and Monks Walk. Here, apart from the properties along Hook Green Road, the street scene is one similar style built within a relatively short period. Although a

relatively modern development, maturing ornamental trees and landscaping improve the setting for the buildings and produce a visually appealing settlement (Figure 5, Figure 6).

In contrast, the buildings along Hook Green Road tend to be large detached properties such as Friary Court and The Old Friary (Figure 7), Withens and The Rectory, all set within their own grounds with mature landscaping.



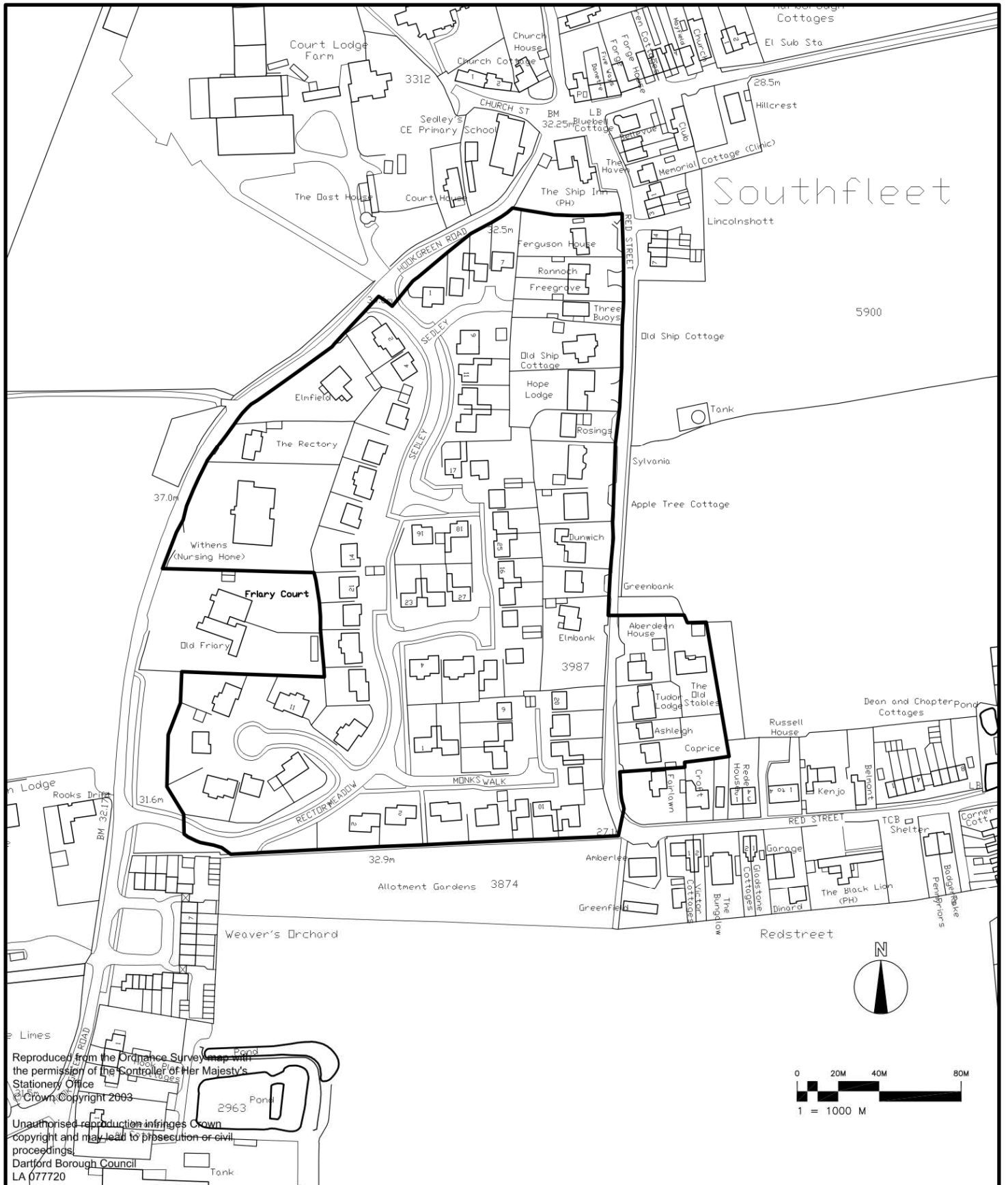
Figure 2- Built form in the northern part of Red Street



Figure 4- Corner of Red Street looking north



Figure 6- Sedley



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**SOUTHFLEET
 AREA OF SPECIAL RESIDENTIAL CHARACTER**