

BETSHAM 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 village of Betsham is designated as an ASRC. The focus of the village is the junction of Betsham Road, Station Road, Park Corner Road and Westwood Road. Surrounded by farmland and approached through hedged country lanes, Betsham has a varied character. The central area includes a petrol station, a public house (The Colyers Arms Figure 1) and a Grade II listed building (Betsham House) together with some large trees. However the central area is also



Figure 1- The crossroads

dominated by the large expanse of road surface due to the configuration of the junction and the residual areas which detract from the potential of the space.

To the north west, Broomhills consists of modern houses (Figure 2), which have been built as one development,



Figure 2 - Broomhills

are consistently detailed and are of similar scale and materials of brick and tile.

Park Corner Road is dominated by the petrol station at the junction, but then changes into a ribbon development on the western side of the road with varying styles and ages of domestic



Figure 4- Park Corner Road



Figure 6- Station road (north side)

two storey properties.

Station Road has two distinct characters either side of the road.

The northern side comprises mainly bungalow development (Figure 6) apart from properties adjacent to the public house, and gardens are generally open plan to the road. In



Figure 5- Station Road (south side)



Figure 3- Joyce Hall

contrast, the southern side contains more secluded properties set

behind high hedges or boundary walls (Figure 5). The south eastern quarter is dominated by large individual properties accessed from Crayburne, including the imposing Grade II listed Joyce Hall (Figure 3).

Westwood Road is composed mainly of semi- detached houses to the east and bungalows to the west, terminating at the junction with Betsham House. The overall character of the Area is that of a quiet village. Despite the disparate styles, ages, materials and scale of housing, the overall effect is harmonious although there is a distinct lack of a centre of gravity to the ASRC as there are few communal facilities.



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Title **BETSHAM**
AREA OF SPECIAL RESIDENTIAL CHARACTER