

LONGFIELD HILL 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:

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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 Longfield Hill ASRC covers the higher ground of the village of Longfield Hill and provides extensive views to the south across the surrounding countryside. It is centred around the small green at the junction of Main Road and Nurstead Lane which forms the focus of the ASRC, particularly with the large tree defining the centre (Figure 1). The ASRC is surrounded by open countryside and is bounded to the south by the Victoria- Faversham



Figure 1- The Green

railway line. The housing stock both within and outside the current ASRC is of varying age; from Ivy Dew Cottages up to present day, in a mixture of styles from cottage to detached house. The route from the west up Main Road to the crest of the hill passes the properties on the south of Main Road which are set back from the road (Figure 2).



Figure 2- Approach from the west



Figure 3- View from south west

The character of the ASRC changes somewhat at the arrival at the green, where the view opens up adjacent to Ivy Dew Cottages and the properties address the green with smaller frontages (Figure 3).



Figure 4- Ivy Dew Cottages

Of particular interest on the green is the group formed by Ivy Dew Cottages (Figure 4) and the Methodist chapel.



Figure 5- The scout hall

The approach from the east along Longfield Road is more urban in character than from the west. East of the railway bridge, the road turns abruptly marking the beginning of the built development. Initially the first few properties are hidden behind hedges and set back from the road- this gives way to a slightly more urban feel before opening onto the green.

The Local Plan Review has extended the ASRC to include the remainder of the built development of Longfield Hill, together with all of the rear gardens of properties already in the ASRC, and extension of the Area as per the plan. Generally the properties are of good quality and help reinforce the built quality complementing the village green with the curvilinear built form adding to the visual interest. Although there are exceptions, the general impression is that of a relatively cohesive townscape with the appropriate qualities of massing and form.



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