

**BROADDITCH POND
AREA OF SPECIAL CHARACTER
APPRAISAL**



SUPPLEMENTARY PLANNING GUIDANCE

September 2000

Statement of Publicity

This Area of Special 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 ASCs or review the boundaries of existing ASCs:

The prime consideration will be the quality and interest of the area, rather than that of individual buildings. The following criteria will be taken into account:

- Origins and development of topographical features such as medieval road pattern, formal layouts and the relationship of buildings to open spaces.
- Archaeological significance and potential, including any scheduled ancient monuments.
- Architectural and historic quality, character and coherence of the buildings, both listed and unlisted, and the contribution they make to the special interest of the area.
- Character and hierarchy of spaces and townscape quality.
- Current mix of uses within the area and the influence of these on the plan form and building types.
- Range of traditional materials prevalent in the area, particularly those which are characteristic of local vernacular styles.
- Contribution made by greens or green spaces, trees, hedgerows and other natural or cultivated elements to the character of the area.
- Relationship of the built environment to the landscape or open countryside, including significant landmarks, vistas or panoramas, both with and out of the area.
- Scale and detailing of contemporary buildings.
- Quality of advertisements, shop fronts, street furniture and hard and soft surfaces.
- Features which detract from the special character of the area, such as traffic intrusion and its constraints on pedestrian movement.
- Neutral features which neither enhance or detract from the character or appearance of the area.

The Broadditch Pond ASC is located around the junction of New Barn Road and Red Street, Southfleet. The current designation includes the farmyard to Manor Farm, which contains an imposing timber clad barn (Figure 4). Manor Farm House is substantially set back from the road and is almost lost behind hedges.



Figure 4- Manor Farm

The Area extends beyond the New Barn Road to the east, including Broadditch duck pond and a small picnic area wrapping around the rear of the pond. The road is very busy, and the provision of a small picnic area creates a small oasis off the road (Figure 2).



Figure 2- Picnic Area



Figure 3- The green

The junction with Red Street is formed by a small green complete with an old finger post sign (Figure 3). To the



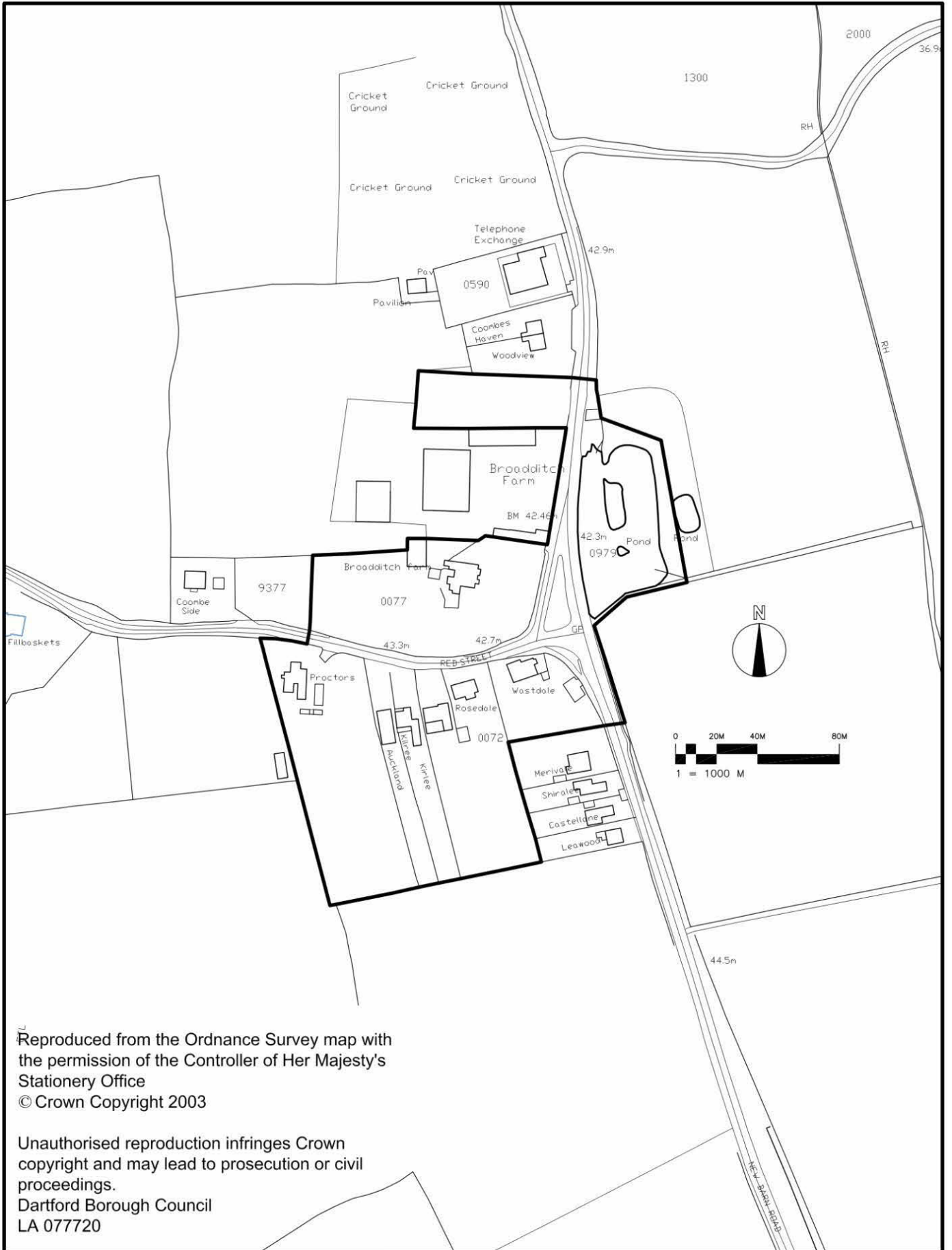
Figure 1- Wastdale

south west is the grade II listed Wastdale (Figure 1), almost hidden by a hedge. Continuing westwards the properties of Rosedale and Suki complete the Area- Rosedale forms an important terminus to the vista travelling east along Red Street (Figure 5).



Figure 5- Rosedale

It is considered that the yard of Manor Farm yard does not meet the criteria for designation as an ASC, and that the boundary should be amended taking into account the need to protect the setting of the large barn.



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