



Swale Borough Council Building for Life Checklist

Using this checklist

Please refer to the full Building for Life document (<http://www.udg.org.uk/sites/default/files/publications/BFL12COMPLETED.pdf>) when assessing development proposals.

For each of the criteria and questions listed below you should provide a brief comment as to whether or not the matter has been addressed / considered fully within the submissions.

Not all developments will be able to meet all criteria. This may be due to site-specific circumstances, or matters outside of the applicant's control. In such instances applicants should explain why criteria can't be met, and officers can weight their assessment / comment accordingly.

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SITE ADDRESS:
APPLICATION NO.:

1. CONNECTIONS

ITEM	COMMENT	(SBC use) ✓/✗
1a Where should vehicles come in and out of the development?	The main access for the site is as envisaged by the specific Local Plan policy and as such I consider this entirely appropriate.	✓
1b Should there be pedestrian and cycle only routes into and through the development?	These are provided at, in my opinion, sensible locations, providing connections into the local area to provide legible routes for future occupants to local services.	✓
1c Where should new streets be placed, could they be used to cross the development site and help create linkages across the scheme and into the existing neighbourhood and surrounding places?	The site is located upon the edge of an existing settlement between residential units and the open countryside. I consider the linkages into the existing neighbourhood to be well considered.	✓
1d How should the new development relate to existing development?	The site is adjacent to existing development.	✓

2. Facilities and services

ITEM	COMMENT	(SBC use) ✓/✗
2a Are there enough facilities and services in the local area to support the development? If not, what is needed?	The site has been allocated in the Local Plan and Teynham has been assessed as being capable of supporting this scale of development.	✓
Where new facilities are proposed: 2b Are these facilities what the area needs?	The facilities proposed on site are limited to public open space, although a contribution has also been agreed in respect of this.	✓
2c Are these new facilities located in the right place? If not, where should they go?	They open space is dictated by the location of the existing orchard which is to be retained and enhanced. However, this is conveniently located in the central part of the site.	✓
2d Does the layout encourage walking, cycling or using public transport to reach them?	The open space is located in the central part of the development. As above I believe there to be good links to the services and facilities in the surrounding area.	✓

3. Public transport

ITEM	COMMENT	(SBC use) ✓/✗
3a What can the development do to encourage more people (both existing and new residents) to use public transport more often?	There are bus stops and Teynham Railway Station within relatively close proximity of the site. I believe that the access routes encourage residents to use them.	✓
3b Where should new public transport stops be located?	N/A	N/A

4. Meeting local housing requirements

ITEM	COMMENT	(SBC use) ✓/✗
4a What types of homes, tenure and price range are needed in the area (for example, starter homes, family homes or homes for those downsizing)?	The application provides a range of dwelling types, closely aligned with the needs as set out in the Local Plan.	✓
4b Is there a need for different types of home ownership (such as part buy	The site includes provision for 40% of the units to be affordable.	✓

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and part rent) or rented properties to help people on lower incomes?		
4c Are the different types and tenures spatially integrated to create a cohesive community?	The different tenure types are relatively well spaced throughout the development.	✓

5. Character

ITEM	COMMENT	(SBC use) ✓/✗
5a How can the development be designed to have a local or distinctive identity?	The design picks up on Kent vernacular and seeks to use contemporary materials to complement the design principles.	✓
5b Are there any distinctive characteristics within the area, such as building shapes, styles, colours and materials or the character of streets and spaces that the development should draw inspiration from?	There is a mixture of building styles and designs in the local area and not one specific characteristic which I believe could be said to be distinctive.	N/A

6. Working with the site and its context

ITEM	COMMENT	(SBC use) ✓/✗
6a Are there any views into or from the site that need to be carefully considered?	Views are limited due to the existing built form and well established planting around the site.	N/A
6b Are there any existing trees, hedgerows or other features, such as streams that need to be carefully designed into the development?	There are some large trees, a hedgerow and the existing orchard which have all been incorporated into the development.	✓
6c Should the development keep any existing building(s) on the site? If so, how could they be used?	N/A	N/A

7. Creating well defined streets and spaces

ITEM	COMMENT	(SBC use) ✓/✗
7a Are buildings and landscaping schemes used to create enclosed streets and spaces?	The buildings predominately face onto the roads,	✓
7b Do buildings turn corners well?	Yes, buildings upon corner plots all have dual aspects.	✓
7c Do all fronts of buildings, including front doors and habitable rooms, face the street?	Where appropriate this is the case.	✓

8. Easy to find your way around

ITEM	COMMENT	(SBC use) ✓/✗
8a Will the development be easy to find your way around? If not, what could be done to make it easier to find your way around?	The development is effectively set out around two loop roads with a central area of open space.	✓
8b Are there any obvious landmarks?	The central open space.	✓
8c Are the routes between places clear and direct?	Yes, due to the response to 8a as above.	✓

9. Streets for all

ITEM	COMMENT	(SBC use) ✓/✗
9a Are streets pedestrian friendly and	Due to the layout roads there are only limited areas of	✓

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<p>are they designed to encourage cars to drive slower and more carefully?</p>	<p>straight roads so therefore limiting speeds.</p>	
<p>9b Are streets designed in a way that they can be used as social spaces, such as places for children to play safely or for neighbours to converse?</p>	<p>I believe that the layout will encourage the roads to be used as social spaces.</p>	<p>✓</p>

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10. Car parking

ITEM	COMMENT	(SBC use) ✓/✗
10a Is there enough parking for residents and visitors?	Yes.	✓
10b Is parking positioned close to people's homes?	Yes.	✓
10c Are any parking courtyards small in size (generally no more than five properties should use a parking courtyard) and are they well overlooked by neighbouring properties?	More than 5 properties use one of the parking courts, however, it is extremely well overlooked.	✓
10d Are garages well positioned so that they do not dominate the street scene?	No garages on the site. There are car ports but I consider these to be set back between the applicable dwellings.	✓

11. Private and public spaces

ITEM	COMMENT	(SBC use) ✓/✗
11a What types of open space should be provided within this development?	There is an area of open space in the central part of the site and a smaller one in the north eastern corner.	✓
11b Is there a need for play facilities for children and teenagers? If so, is this the right place or should the developer contribute towards an existing facility in the area that could be made better?	As above, but this will not meet the entire need so a contribution is being made.	✓
11c How will they be looked after?	Open space will be in Management Company control as the Council will not be adopting them.	✓

12. External storage and amenity areas

ITEM	COMMENT	(SBC use) ✓/✗
12a Is storage for bins and recycling items fully integrated, so that these items are less likely to be left on the street?	Yes.	✓
12b Is access to cycle and other vehicle storage convenient and secure?	Yes.	✓