

## **Swale Borough Council Building for Life 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.

**SITE ADDRESS: OSPRINGE BRICKWORKS, FAVERSHAM**  
**APPLICATION NO.:17/502604/REM**

**1. CONNECTIONS**

ITEM	COMMENT	(SBC use) ✓/✗
1a Where should vehicles come in and out of the development?	The access points were approved at outline stage	✓
1b Should there be pedestrian and cycle only routes into and through the development?	Yes consisting of existing right of way and a temporary pedestrian and cycle route to the east of the site exiting onto Lower Road	✓
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 layout has been amended to reduce the number of cul de sacs and to improve the connectivity throughout the site and with a proposed bus route to connect the site to the residential area etc to the east	✓
1d How should the new development relate to existing development?	It does relate well in terms of scale with a combination of 2 and 3 storey appropriate to the existing residential developments to the east and north	✓

**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?	Yes primary school and supermarket and petrol and bus routes all in the immediate vicinity	✓
Where new facilities are proposed: 2b Are these facilities what the area needs?	N/A	
2c Are these new facilities located in the right place? If not, where should they go?	N/A	
2d Does the layout encourage walking, cycling or using public transport to reach them?	N/A	

**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?	Pedestrian access links the site to the existing public transport network and condition 10 of the outline permission requires a Travel Plan to be produced to address this.	✓
3b Where should new public transport stops be located?	The Travel Plan will address this	✓

**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)?	This scheme includes a range of flats and houses of varying sizes, price points and tenures including a range of affordable housing.	✓
4b Is there a need for different types of home ownership (such as part buy and part rent) or rented properties to help people on lower incomes?	Yes 39 dwellings (30%) as affordable housing with 27 being affordable rental.	✓
4c Are the different types and tenures spatially integrated to create a	The affordable homes are distributed throughout the site but are grouped in clusters	✓

cohesive community?		
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## 5. Character

ITEM	COMMENT	(SBC use) ✓/✗
5a How can the development be designed to have a local or distinctive identity?	The development has adopted a contemporary vernacular approach, and uses materials designed to reflect local styles and uses	✓
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?	Whilst the building in adjacent sites don't have a distinctive character the site itself is a former brickworks and different parts of the site are distinguished by the differences in topography. The development creates its own distinct character drawing on this topography.	✓

## 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?	Yes, from the open countryside to the west and most of the existing planting along this boundary is being retained, with the exception of the access point, and additional planting is proposed to soften the impact of the housing.	✓
6b Are there any existing trees, hedgerows or other features, such as streams that need to be carefully designed into the development?	Yes and the comprehensive landscape management plans and drawings show this.	✓
6c Should the development keep any existing building(s) on the site? If so, how could they be used?	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 development is arranged in perimeter blocks and dwellings are laid out to provide enclosure to the streets.	✓
7b Do buildings turn corners well?	Yes	✓
7c Do all fronts of buildings, including front doors and habitable rooms, face the street?	Yes dwellings either face onto roads or onto areas of open space.	✓

## 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?	Yes the layout is relatively simple and will be legible for users.	✓
8b Are there any obvious landmarks?	Yes the Western Link Road to the west	✓
8c Are the routes between places clear and direct?	Yes the development has been designed with this in mind	✓

## 9. Streets for all

ITEM	COMMENT	(SBC use) ✓/✗
9a Are streets pedestrian friendly and are they designed to encourage cars to drive slower and more carefully?	Yes KCC Highways have been heavily involved in the final layout and the design meets this requirement	✓
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	Minor roads and the no through route cul-de-sacs are likely to result in low traffic flow and as such would be able suitable for use by a range of users	✓

converse?		
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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?	The development feature 4 parking courts all of which exceed the 5 property threshold and whilst they are generally overlooked the size and design of these parking courts are considered a weakness of the scheme	X
10d Are garages well positioned so that they do not dominate the street scene?	Yes	✓

### 11. Private and public spaces

ITEM	COMMENT	(SBC use) ✓/✗
11a What types of open space should be provided within this development?	The site is providing 1.22ha of useable open space in line with the approved Development Brief and Section 106 agreement	✓
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?	No but there is good pedestrian access to the nearby provision	
11c How will they be looked after?	N/A	

### 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 and for the Flat Blocks C and D and a separate building for Flat block A and B	✓
12b Is access to cycle and other vehicle storage convenient and secure?	Yes	✓