

APPENDIX 1



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: Land At Southsea Avenue, Scarborough Drive, Augustine Road, Sexburga Drive And The Broadway, Minster-on-sea
APPLICATION NO.: 18/506417/FULL

1. CONNECTIONS

ITEM	COMMENT	(SBC use) ✓/✗
1a Where should vehicles come in and out of the development?	There are a number of existing and improved access arrangements in and out of the development.	✓
1b Should there be pedestrian and cycle only routes into and through the development?	Pedestrians and cycles will use the same routes as vehicles, I consider this appropriate.	✓
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 development is largely based around an existing network of streets. Due to the making up of existing highways I take the view that linkages through the scheme are appropriate and will provide additional benefits in terms of connectivity for surrounding occupiers.	✓
1d How should the new development relate to existing development?	The site is adjacent to existing development and the layout respects the surrounding pattern of dwellings.	✓

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 is located within the built up area boundary, no objection received from infrastructure providers and the applicant has agreed to pay development contributions to mitigate against the increased demand.	✓
Where new facilities are proposed: 2b Are these facilities what the area needs?	No new facilities proposed.	N/A
2c Are these new facilities located in the right place? If not, where should they go?	N/A	N/A
2d Does the layout encourage walking, cycling or using public transport to reach them?	As above, the layout provides for good connectivity, residents would access existing facilities.	✓

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?	The development provides good connectivity with the surrounding area giving residents the opportunity to access existing public transport.	✓
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 dwellings, the size of which satisfies an identified need.	✓
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	The site is within an area where affordable housing is not viable.	N/A

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incomes?		
4c Are the different types and tenures spatially integrated to create a cohesive community?	N/A	N/A

5. Character

ITEM	COMMENT	(SBC use) ✓/✗
5a How can the development be designed to have a local or distinctive identity?	The design of the dwellings is contemporary and bespoke and will in my view be distinctive.	✓
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?	The piecemeal way in which the surrounding dwellings have been developed is reflected in the proposed layout with the staggered relationship of dwellings with the highway. The use of weatherboarding is appropriate in this coastal location.	✓

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?	There are views into the site from the surrounding network of streets. The distinctive characteristic of the site is the change in land levels which has been considered in the layout of the development.	✓
6b Are there any existing trees, hedgerows or other features, such as streams that need to be carefully designed into the development?	The site is covered in scrub vegetation. Corridors of this have been retained for ecological purposes.	✓
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 development largely continues along the established road frontages in the area which is appropriate.	✓
7b Do buildings turn corners well?	Yes, buildings upon corner plots have dual aspects.	✓
7c Do all fronts of buildings, including front doors and habitable rooms, face the street?	Where possible.	✓

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 site layout largely respects the existing street pattern.	✓
8b Are there any obvious landmarks?	No	N/A
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 are they designed to encourage cars to	The site is located within an existing residential area where I believe the majority of drivers would respect	✓

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drive slower and more carefully?	these surroundings.	
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?	In general I believe that this opportunity exists.	✓

10. Car parking

ITEM	COMMENT	(SBC use) ✓/✗
10a Is there enough parking for residents and visitors?	The development provides parking provision in excess of the minimum requirements.	✓
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?	N/A	N/A
10d Are garages well positioned so that they do not dominate the street scene?	Garages have generally been set back from the street.	✓

11. Private and public spaces

ITEM	COMMENT	(SBC use) ✓/✗
11a What types of open space should be provided within this development?	There is open space provided but for ecological purposes and will not be readily accessible. Local areas of open space will provide for the needs arising from this development.	✓
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?	A contribution is being made.	✓
11c How will they be looked after?	N/A	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 – all properties have private amenity space for bin storage.	✓
12b Is access to cycle and other vehicle storage convenient and secure?	Yes – the large plots mean that access is convenient and secure.	✓