



**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: Land north of Quinton Road (Redrow NW Sitt)****APPLICATION NO.: 18/500257****1. CONNECTIONS**

| ITEM   | COMMENT   | (SBC use) ✓/✗ |
|--|---|---------------|
| 1a Where should vehicles come in and out of the development?   | The proposed connection point onto Quinton Road is sensible, and necessary at this stage of the allocation.   | ✓             |
| 1b Should there be pedestrian and cycle only routes into and through the development?  | There are ped/cycle connections through to neighbouring parcels, and the estate is inherently walkable.   | ✓             |
| 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 main road has been laid to connect to the development to the north. Layout is sensible and easily navigated. There are no blind corners or dead ends for pedestrians. | ✓             |
| 1d How should the new development relate to existing development?  | Good separation distances and tree planting retained.   | ✓             |

**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 development will make substantial contributions to local services, offsetting the requirements of new householders. | ✓             |
| Where new facilities are proposed:<br>2b Are these facilities what the area needs?                                | Train station improvements, bus stops, new schools, highways improvements   | ✓             |
| 2c Are these new facilities located in the right place? If not, where should they go?                             | Outside of current application site, but will be nearby and convenient.   | ✓             |
| 2d Does the layout encourage walking, cycling or using public transport to reach them?                            | Yes.  | ✓             |

**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? | Train station enhancements @ Kemsley station, new bus stops on Quinton Road, travel voucher for all purchasers. | ✓             |
| 3b Where should new public transport stops be located?  | On Quinton Rd – accessible for new and existing residents.  | ✓             |

**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)? | Market dictated to some degree, but SBC Housing manager is happy with the AH mix coming forward as it will address part of SBC's 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 incomes? | There is a variety of tenures across the site.   | ✓             |
| 4c Are the different types and tenures spatially integrated to create a   | Yes, as far as possible within AH provider's requirements.   | ✓             |

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| 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 linear park will contribute heavily to its character, and use of local bricks will be a positive. Design fairly standard overall though, but not uncommon in Sittingbourne. | ✓             |
| 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? | No. Area largely agricultural or non-descript post-war housing.   | ✓             |

### 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 of LBs need to be considered. Long range views from nearby sites but these due to be developed too.                        | ✓             |
| 6b Are there any existing trees, hedgerows or other features, such as streams that need to be carefully designed into the development? | Shelterbelt planting adj listed buildings. Highway verge along A249. Both being incorporated into proposed landscaping / design. | ✓             |
| 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?       | Yes. Streets end onto open space but otherwise well defined.            | ✓             |
| 7b Do buildings turn corners well?   | Yes.  | ✓             |
| 7c Do all fronts of buildings, including front doors and habitable rooms, face the street? | Yes, as far as possible. Corner units address both roads appropriately. | ✓             |

### 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. Simple road layout.                | ✓             |
| 8b Are there any obvious landmarks?  | Ponds, liner park, allotments, orchard. | ✓             |
| 8c Are the routes between places clear and direct?   | Yes.                                    | ✓             |

### 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.   | ✓             |
| 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 | Yes. Side streets can be used with caution; unlikely to be used as through-roads so traffic will be very local and aware of local context. | ✓             |

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| converse? |  |  |
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### 10. Car parking

| ITEM  | COMMENT  | (SBC use) ✓/✗ |
|---|--|---------------|
| 10a Is there enough parking for residents and visitors?   | Yes, with some use of on-street parking but this is not considered problematic in this instance. | ✓             |
| 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? | None. N/A  | ✓             |
| 10d Are garages well positioned so that they do not dominate the street scene?  | Yes. Set back, generally.  | ✓             |

### 11. Private and public spaces

| ITEM  | COMMENT   | (SBC use) ✓/✗ |
|---|---|---------------|
| 11a What types of open space should be provided within this development?  | Linear park runs length of site, plus ponds across the northern area. | ✓             |
| 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? | Large park + LEAP at northern end.                                    | ✓             |
| 11c How will they be looked after?  | Maintenance company   | ✓             |

### 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; rear access for all properties.  | ✓             |
| 12b Is access to cycle and other vehicle storage convenient and secure?   | Can be provided within rear gardens. No need for dedicated provision outside of garden areas. | ✓             |