



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.

SITE ADDRESS: Land at Belgrave Road, Halfway

APPLICATION NO.: 19/501921/FULL

1. CONNECTIONS

ITEM	COMMENT	(SBC use) ✓/✗
1a Where should vehicles come in and out of the development?	The vehicle access to the site is via Belgrave Road for which there are proposals to widen, KCC Highways & Transportation raise no objection to this.	✓
1b Should there be pedestrian and cycle only routes into and through the development?	The proposal includes a contribution for a footpath to pass through the open space to provide pedestrian / cycle only access.	✓
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 existing built form. The streets are laid out in perimeter blocks and there are linkages in both the eastern and western parts of the site.	✓
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 apart from the open space within the development residents would likely use the services and facilities in the surrounding area to meet their day to day needs.	✓
Where new facilities are proposed: 2b Are these facilities what the area needs?	The open space required is considered to be required for future occupants.	✓
2c Are these new facilities located in the right place? If not, where should they go?	The open space is conveniently located on the site.	✓
2d Does the layout encourage walking, cycling or using public transport to reach them?	As above, the open space is within walking distance of the dwellings proposed.	✓

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 legible routes to the main bus routes along Queenborough Road.	✓
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 dwellings and tenure types of which there is clear 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 incomes?	Although the Local Plan requires 0% affordable housing on the Isle of Sheppey, the applicant has proposed 10% of the units as intermediate affordable units. This will very likely mean that people on a range of incomes will be able to access housing on the development.	✓

4c Are the different types and tenures spatially integrated to create a cohesive community?	The different tenure types are located throughout the site, although there are some higher concentrations in certain areas.	✓
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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 dwellings in the surrounding area are mixed, I consider the proposed dwellings to be distinctive in their own right.	✓
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?	The site is hidden in view from the south by Furze Hill and enclosed by residential development to the north. There are views available from the public footpath on Furze Hill although I believe that the development and landscaping will lead to a scheme which responds well to the site context.	✓
6b Are there any existing trees, hedgerows or other features, such as streams that need to be carefully designed into the development?	There is existing planting and drainage ditches around the margins of the site which is proposed to be retained and enhanced.	✓
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 proposal includes a number of perimeter blocks.	✓
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?	The perimeter blocks will allow for easy access around the development.	✓
8b Are there any obvious landmarks?	The surrounding landscape which includes the existing open space to the north east of the development and Furze Hill to the south are the most obvious landmarks.	✓
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) ✓/✗
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9a Are streets pedestrian friendly and are they designed to encourage cars to drive slower and more carefully?	I am of the view that the design of the streets will encourage low vehicle speeds.	✓
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?	The development provides a range of streets and spaces. In general I believe that this opportunity exists.	✓

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?	N/A	N/A
10d Are garages well positioned so that they do not dominate the street scene?	The limited number of garages have 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 are areas of landscaped open space within the development and close to the residential properties.	✓
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 need for toddler play equipment has been identified and a condition imposed to for details to be agreed as to the precise location within the development.	✓
11c How will they be looked after?	Management 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 – properties have access to rear gardens for bin storage.	✓
12b Is access to cycle and other vehicle storage convenient and secure?	Yes – properties have access to rear gardens for bin storage.	✓