

APPENDIX 2

APPENDIX 2



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.

APPENDIX 2

Extra-Ordinary Planning Committee Report – 3 October 2019

Item 2.1

APPENDIX 2**SITE ADDRESS: Stones Farm****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 has the benefit of detailed planning consent.	✓
1b Should there be pedestrian and cycle only routes into and through the development?	There are pedestrian / cycle routes from the existing housing estate to the west ad within the site itself.	✓
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 the existing town of Sittingbourne between residential units and the countryside. I consider the linkages (as referred to in the point above) to be appropriate.	✓
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 residents would likely use the services and facilities in Sittingbourne to meet a number of their day to day needs. In addition, the application provides the floorspace for 650sqm of retail / community facilities.	✓
Where new facilities are proposed: 2b Are these facilities what the area needs?	The new facilities are provided within what is known as Stones Square. The end use has not been fixed and as such this will be assessed through market testing.	✓
2c Are these new facilities located in the right place? If not, where should they go?	This element has been indicatively set out by the outline permission and is provided as expected.	✓
2d Does the layout encourage walking, cycling or using public transport to reach them?	The facilities are close to the main access to the site from the A2 where there are existing bus services. I consider that the development also provides a layout that would allow walking or cycling in order to reach them.	✓

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 the A2.	✓
3b Where should new public transport stops be located?	There may be an opportunity in the future to allow for bus services to enter the development.	N/A

APPENDIX 2

Extra-Ordinary Planning Committee Report – 3 October 2019

Item 2.1

APPENDIX 2**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?	The site includes provision for affordable housing as required by the S.106. There is also 'non section 106' affordable units which although outside the control of the permission will very likely mean that local 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.	✓

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 traditional elements of surrounding patterns of development.	✓
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 prominent from the A2 and as such will be clearly visible from this route. The existing pattern of development along the northern side of Fox Hill has been continued as was set out in the outline planning permission. The new built edge will be abutted by planting and the countryside gap which also forms part of the wider proposal.	✓
6b Are there any existing trees, hedgerows or other features, such as streams that need to be carefully designed into the development?	There is some existing planting around the margins of the site which is proposed to be retained. Aside from this the site is former farmland.	✓
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 proposes a range of streets and spaces, much of which is as set out in the outline planning permission. In general, dwellings relate well to the street and open space forms focal points within the development.	✓

APPENDIX 2

Extra-Ordinary Planning Committee Report – 3 October 2019

Item 2.1

APPENDIX 2

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 site has a series of open spaces and the commercial area. The PROW also passes through the site which should assist.	✓
8b Are there any obvious landmarks?	I believe that the areas of open space and the commercial area of the site will become the landmarks of the development.	✓
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 drive slower and more carefully?	Although there is a main vehicular route which loops around the site 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?	The quantity is sufficient, although there are less independently accessible spaces than envisaged at the outline stage.	✓/✗
10b Is parking positioned close to people's homes?	In general yes, there are some instances where parking is located to the rear which is mainly due to the requirement to provide distinct character areas.	✓
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?	Some of the parking courtyards serve more than 5 properties, however I do in general consider them to be overlooked to a sufficient degree.	✓
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) ✓/✗
------	---------	---------------

APPENDIX 2

Extra-Ordinary Planning Committee Report – 3 October 2019

Item 2.1

APPENDIX 2

11a What types of open space should be provided within this development?	The site is in my view is well catered for open space by virtue of the countryside gap and the areas of open space within the residential parcels.	✓
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?	There is a range of play facilities provided.	✓
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 and flats have integral bin storage areas.	✓
12b Is access to cycle and other vehicle storage convenient and secure?	Yes – properties have access to rear gardens for bin storage and flats have integral bin storage areas.	✓