

BUILDING FOR LIFE ASSESSMENT

PLANNING APPLICATION FOR DEMOLITION OF EXISTING DWELLING AND REDEVELOPMENT OF THE SITE TO PROVIDE 22 DWELLINGS WITH MEANS OF ACCESS AND ASSOCIATED WORKS

THE GRANGE, CLAY LAKE, ENDON, STAFFORDSHIRE, ST9 9DD

1.0 INTRODUCTION

1.1 This Building for Life Assessment has been prepared to accompany a full planning application for the demolition of the existing residential dwelling at The Grange, Clay Lake, Endon and its redevelopment to provide 22 dwellings with means of access and associated works.



1.2 Building for a Healthy Life is a design code to help people improve the design of new and growing neighbourhoods. The Assessment appraises the proposed development in the content of the 12 underlying principles and considerations set out within the Building for a Healthy Life toolkit prepared by Homes England.

These are grouped in three distinct sections:

1. Integrated neighbourhoods
2. Distinctive places
3. Streets for all

1.3 Based on a simple 'traffic light' system (red, amber and green) it is recommended that proposed new developments aim to:

- Secure as many 'greens' as possible
- Minimise the number of 'ambers' and;
- Avoid 'reds'.

The more green lights a proposed development secures, the better it will be. The following assessment has been undertaken having regard to the examples set out within the Building for a Healthy Life Document.

2.0 ASSESSMENT

Integrated neighbourhoods	
Natural connections	The application site responds positively to pedestrian and cyclist desire lines, with the main point of vehicular and pedestrian access via an existing access onto Clay Lake where it affords good natural connectivity with the existing pedestrian footways that provide access to the village centre and public transport connections. The means of pedestrian and cycle access will be afforded a high degree of natural surveillance. The layout has a central spine road running through the site with shared spaces projecting off it. The existing hedgerows and mature boundary planting are to be preserved as will existing trees and will continue to form part of the public realm. Score: Green
Walking, cycling and public transport	The development encompasses various areas of shared space. There are no dedicated cycle paths to be provided, but that would not usually be expected with a development of this size. Notwithstanding this the road network within the site is cycle friendly and there is good forward visibility throughout. The site benefits from close proximity to existing public transport connections on Clay Lake and there is ample space within each plot for the provision of a garden shed to facilitate cycle parking. Score: Green
Facilities and services	The proposed development provides active frontage and a high degree of natural surveillance. The application site lies within the village development boundary where there is a general presumption in favour of development. Endon is identified as a larger village within the Council's adopted Local Plan. Support in principle for housing in such locations is provided in Local Plan policy SS8 which confirms that such villages will retain their role as rural service centres providing for the bulk of the local housing needs of the rural areas. Endon has two primary schools as well as a high school. It is also served by public houses, Endon Stores as well as a Co-Op and a number of local independent businesses and services. The application site is therefore located within a sustainable location for new housing within easy walking and cycling distance of the numerous local services, facilities and employment opportunities on offer within the village. Furthermore, the site is within close

	proximity to public transport routes which offer regular links with the neighbouring towns of Leek and Stoke on Trent. Score: Green
Homes for everyone	The application proposes 5 pairs of semi-detached dwellings and 12 detached properties which would provide 2, 3 and 4 bedroomed units. The size and mix of dwellings proposed are considered to be in keeping with the established grain of development which is typically large dwellings set within generous plots. The proposed dwellings would be served by spacious plots thereby allowing scope for alteration in the future should circumstances require. All homes on site have been designed to exceed the Nationally Described Space Standards as well as complying with the Council's Space about Dwellings Standards. Whilst no affordable housing is proposed as part of the application the applicant is willing to provide an appropriate financial contribution as set out within the accompanying Planning Statement. Score: Amber
Distinctive places	
Making the most of what's there	The proposed development takes its cue from the existing surrounding residential development and the physical constraints of the site and ensures that all boundary hedgerow and tree planting will be retained. The scale of built development respects and responds positively to the scale of surrounding built development. Score: Green
A memorable character	The scale, form, massing, layout and design of the proposed dwellings respect and reflects the existing surrounding development and works with the topography of the site. Score: Green
Well defined streets and spaces	The street scenes created will be cohesive with complementary landscaping and areas of open space provided. The proposed dwellings would have active frontages and well defined spaces with areas of frontage landscaping and clearly defined building lines. Score: Green

Easy to find your way around	The proposed development would have a central spine road with a single off shoot in the south eastern corner . The proposed layout of the development will be clearly legible with streets and pavements used as the main way of navigating people through the development. Score: Green
Streets for all	
Healthy streets	Pedestrian movement is prioritised within the site with the main spine road having pedestrian footways on either side. Score: Green
Cycle and car parking	Each plot has ample space for the secure storage of bicycles. Each dwelling has its own dedicated off road parking provision. All parking is afforded a strong degree of natural surveillance. Score: Green
Green and blue infrastructure	Extensive areas of public open space, new tree and hedgerow planting and the retention of existing vegetation will ensure that a net gain to biodiversity will be achieved. Movement corridors for wildlife will be retained. Detailed mitigation and enhancement measures are provided within the individual reports submitted as part of the application. A comprehensive Flood Risk Assessment has been submitted with the application. Surface water will discharge into the existing watercourse whilst foul drainage will be pumped as shown. Score: Green
Back of pavement, front of home	The site layout encompasses defensible space and strong boundary treatments. Waste storage areas are provided within each plot away from public view. All dwellings are to be provided with active frontages to improve natural surveillance and encourage social interaction. All dwellings are to be set well back from the highway behind frontage landscaping / parking. Score: Green