PPS3 Housing Self-Assessment Checklist:

Please explain and justify each answer to the criteria

1. Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in the area and does not undermine wider policy objectives:	
How does the application accord with the housing objectives of the Borough and wider policy objectives e.g. affordable housing and urban regeneration	**This is a brownfield site in an area of mixed housing types - the proposed units register in the middle ground by providing family housing in a typical suburban area.**

2. Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people:	
How does the application meet the housing needs of the area and/or provide affordable housing	**As above.**

3. The suitability of a site for housing, including its environmental sustainability:	
Is the site in a suitable and sustainable location e.g. in or near a town or district centre	**Yes, see DAS regarding pedestrian and public transport provisions.** **Site is within 20mins walk of all services**
Is the site previously developed land	**Yes, large garden to a circa 1940s semi-detached house**
What constraints exist – is the site available and achievable i.e. deliverable and developable	**The site is both deliverable and developable; the joint owner lives in the semi-detached house and one of the other joint owners intends to occupy one of the self-build plots.**

4. Using land effectively and efficiently:	
Is the density at least 30 dwellings per hectare, if not does the character of the area dictate a lower density	**No, the character of the area presents a less dense development and the trees on the site would have to be felled to achieve this criterion.**

5. Achieving high quality housing:	
Is the site accessible to public transport and services, for example, does the site have public transport connections such as a frequent bus service	**This site has immediate access to excellent public transport services.**
Is the development well laid out - safe, accessible and user-friendly	**Yes - secure surroundings, pedestrian friendly, level and unimposing.**
Is there adequate open space provided and/or access to recreational open space	**Each house has generous garden provision and is within a few minutes walk of open countryside and recreational areas e.g football pitches, skatepark, etc.**
Does the design complement/improve the local character of the area	**The site is currently overgrown and deteriorating due to its unmanageable size for a garden.** **Adjacent residents have welcomed the proposals.**
Does the development make efficient use of resources, incorporate energy saving devices and adaptations to reduce climate change. The Energy Saving Trust's Best Practice Standard takes an integrated approach to improve levels of energy efficiency. The five criteria they advise compliance with can be found at www.est.org.uk/housingbuildings/standards.	**The intention is to build to the highest standards of energy efficiency and exploit the southerly orientation of the houses on the development.**
Is the car parking well-designed and integrated with streets that are pedestrian, cycle and vehicle friendly	**Yes - see plans**
Does the development provide for the retention or re-establishment of biodiversity	**Yes - existing trees to be managed and majority to be integrated into the new site layout**

6. Sustainability Audit	
Have you completed the Sustainability Toolkit developed by the North West Regional Assembly that can be found at www.nwra.gov.uk/sustainabledevelopment. If so please provide your summary report and sustainability scores	**Website not available, but BMBC Pan 30 form has been completed and submitted with the application.**