Design Expectations

(including DEVF1 form)

"The public is more familiar with bad design than good design. It is, in effect, conditioned to prefer bad design, because that is what it lives with. The new becomes threatening, the old reassuring." **Paul Rand**

"I never design a building before I've seen the site and met the people who will be using it." **Frank Lloyd Wright**

"What if we are wrong about climate change and we create a better world for nothing? **Anonymous**

"The details are not the details. They make the design." **Charles Eames**

"A street is a spatial entity and not the residue between buildings." **Anonymous**

"Design is for people and they should not be the last thought just because a policy doesn't mention them first." **Anonymous**

"Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment." **NPPF**

Introduction

Design is a subject of immense debate as there is no definite answer. Design relies on opinion, fashion, and the context of the area or reacts by being the opposite to that context. Good design is requested in many policy documents and the NPPF seeks to avoid poor design, but what is good or poor design?

When we look at a building we know if we like it or not on an individual basis. Appearance is important, but only one element of design. Others include commodity, firmness, function and delight. Design needs to consider the context that the development proposal is located within, as one good design does not fit all. Design needs to consider being deferential, respectful, neutral or even innovative. Design also needs to explore environmental considerations to ensure such design is sustainable, ensures longevity for the occupier and has continued benefits for the environment and reduces cost.

NPPF (As amended)

Applications are judged against the material consideration of the NPPF and it is considered reasonable to require enough information as part of any application to demonstrate the development has considered the NPPF and enable the positive determination of the application on that basis. This document seeks to explore the NPPF's environmental, biodiversity and design considerations for validation. Particular attention is drawn to the following NPPF considerations, these are not exhaustive.

Para 148. This provides that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. We should contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources and support renewable and low carbon energy and associated infrastructure.

Paras 150 and 153 provide that development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change. reduce greenhouse gas emissions, such as through its location, orientation and design. Decision should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Para 170. This provides that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services. Development shall minimise impacts on and providing net gains for biodiversity, including by establishing coherent resilient ecological networks.

NPPF section 12. Achieving well-designed places is sought throughout this section of the NPPF and a few paragraphs are highlighted below:-

Para 124. This provides that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.

Para 127. This provides that planning decisions should ensure that developments secure a range of criteria. Among other things, this seeks good architecture, effective landscaping, sense of place, considerations of local character while supporting innovation.

Para 130. This ensures that permission should be refused for development of <u>poor</u> <u>design</u> that <u>fails to take the opportunities</u> available for improving the character and quality of an area and the way it functions. Local planning authorities should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

How to use this document

This document forms part of the Local Validation requirements as a new design expectations requirement and this document forms part of the Local Validation requirements for all minor and major development proposals. It is designed for use for all development types from extensions, housing estates to commercial development, but **will be applied only to all Minor and Major** development proposals for new residential units and commercial development. **It will not apply to change of use and amendment schemes, including Section 73 applications unless that application includes changes to the approved plans.**

The questions will apply to **FULL (FUL), OUTLINE (OUT)** and **RESERVED MATTERS (RES)** applications or all three **(ALL)** types as indicated and the answers would need to reflect the stage the proposal is at accordingly.

Some questions will also only apply certain scale or type of development and will be labelled, for example **Major** to indicate that the question will apply mainly to Major development only. However, an answer is needed for application regardless of scale and type of development if not indicated otherwise. On occasion an outline application may include aspects of reserved matters and it will be appropriate for an overlap of questions to apply as necessary.

It is important that an outline application demonstrates principles of good design are possible and able to be secured later. Reserve matters will only deal with appearance, layout, landscaping access and scale that only form part of the design consideration. Early consideration of good design elements at Outline will also ensure these design and environmental benefits are considered early on with less risk of unknown costs and consequences against the realisation of the development.

There may be aspects of the Design Expectations that are not applicable to the specific proposal and it is acceptable to state this and explain why a limited answer or no answer has been provided. Explaining why some element can not be considered for the proposal is as useful and important as explaining how the scheme has sought to includes that design element. In both circumstances explanation demonstrates that design has been a fundamental part of the proposal and the proposal has not been developed with limited or lack of design consideration.

The very beginning of the design process.

Where is the site and what are the features, character, constraints to consider? Are there obvious issues that the design must overcome and resolve? It might help to consider the location in respect of the following concepts, but it might be the case that the site is found between areas of different character and needs to fulfil a buffer or transition role.

1) Deferential – Where the character of the area is dominate and must be copied
2) Respectful – Where the character must be acknowledged and reflected
3) Neutral – Where the character is diverse and offers wide scope
4) Innovative – Where the character is unsatisfactory and would benefit from change and contrasting style.

Each of these approaches need careful consideration. For example, taking a Deferential approach can be a very subjective and difficult issue. A copy of the surrounding appearance may in itself dilute the historic understanding of the area and/or not be convincing enough and appear overly false. Sometimes the Deferential approach may be the right one and the proposal follows the clear design principles of an area, but elements such as scale is forgotten and despite being considerate it still overly dominates. This can happen very often as meeting highway and building regulations can lead to standardisation and failure in appropriate scale by default if not considered at an early stage.

Finally, any approach needs to know when to stop and change again. For example, an estate can only have so many pretend traditional Suffolk farmhouses types together in one place before the point is lost in the crowd.

1. (ALL) How has the site and its context been appraised, identifying all the factors that contribute to its character and locality, as well as other planned development?

For all applications from a dwelling to large housing estate and commercial development you will consider the site before you and what may be possible in the context of the character of the area. Are you limited in the scale and actual heights of the surrounding development? Is this a historic place or has a range of styles and age of buildings? Where is the site and what are the features, character, constraints to consider? Are there obvious issues that the design must overcome and resolve? Is this an edge of settlement location, a corner site, a gateway, the focus of the area and so how does this proposal address this? Is it infill, backland development or otherwise needs to fulfil a buffer or transition role?   Explore and explain the role the site has to play and how your development might respond to it.

For reserved matters and full application in addition to the above we might move on to the appearance/scale of the building and how it relates to the character, what has been taken from the surroundings to allow this new building not to appear alien. For example, a new dwelling may use cladding that is different from the character of the area, but the window sizes, proportions and height draws a comparison with the surrounding development. The other way around may also be positive.

2. (ALL) Has the local community been consulted and participated in the design and layout process? Can evidence be provided of this involvement and what changed as a result?

The NPPF is very clear as to community engagement sought and very often involvement with neighbours, parish/town councils and other groups with have a positive impact on design and acceptance of the proposal when an application is made. Sometimes the smallest issue can be the greatest local concern, may only take a small effort to resolve and avoids objections. Often a better solution to a constraint may be found as neighbours and others offer another point of view that is found through early engagement. Later, when plans are more committed to by developers, such opportunities and simple solutions can be lost as parties prepare to object and defend positions rather than explore solutions together. Officers at the Council are willing to help in these discussions as well when invited.

Even one dwelling in an area without recent development can spark concern. Involvement with the community will help and some solutions may be possible, even if relevant parties still disagree in part or the principle in the end.

For your development how did you involve the community, what changes to the scheme did you make as a result to help? While you may need to accept these changes did not resolve all the issues, you are showing your positive engagement in the design process. You can also describe what the community may have sought, but you were not able to achieve because of other equally valid and reasonable constraints and/or design considerations. This is an opportunity to show how the design got to the end point and why this is as reasonable as it can be for final consideration as an application.

For your development when no approach to the community was considered, why not? It might be a case that there is no community in that location? It may be because the community did not want to engage, but by explaining this that position in this case is clear to the decision makers.

Please also include the approach to how you engaged the community, was it in the form of meetings, letters or other forms?

3. (ALL) Has a constraints and opportunities plan been produced and how has this been considered in relation to the proposal?

Planning will consider the site applied for, but needs to consider how it integrates, interacts and impacts (or not) with the surrounding area. For any site you may need to consider a range of constraints and opportunities, for example.

- Neighbours: For example, how close should a development be to avoid harm?
- Trees. Can these be retained, can they improve the landscape and quality of the new environment proposed, can these be enhanced more.
- Views in and out of the site. The development may allow new views for public enjoyment as well.
- Footway connection and road connection.
And there are many others, some also referred to separately in this document or other LVL considerations.

Often these and many other issues are best put on a plan of both the site and surrounding area to demonstrate just how well this development would work in the location chosen.

4. (RES & FUL) Has there been a topographical survey to ensure any design is a true representation of the existing and proposed site levels to ensure design opportunities and constraints of different levels are explored, including understanding of relationships with neighbouring dwellings?

Even for one dwelling, failure to consider levels sufficiently will result in a poor development. For example, a common consequence is the need of steps to access the front door and excluding less mobile individuals even on a reasonably flat site. The design has perhaps matched the size and scale of surrounding development on paper, but not considering the levels of the neighbours or the site means the result is still an overly prominent building. Another consequence might be that the now prominent building also now overlooks neighbouring amenity when such outcome was not expected at all. Any street scene elevation is false and unhelpful unless backed up with suitable survey work. How has your development considered the levels and integrated them into the proposal? Note: levels will be important at outline stage to consider drainage for major schemes.

The natural, archaeological, historic and cultural environment.

A proposal that includes the curtilage or setting of a Listed Building or works to a Listed Building must response to this significant consideration. The duty imposed by the Listed Buildings Act 1990 imposes a presumption against the grant of planning permission which causes harm to a heritage asset. A finding of harm, even less than substantial harm, to the setting of a listed building must be given "considerable importance and weight*". (*Bath Society v Secretary of State for the Environment [1991] 1 W.L.R. 1303). A development may also restore/create new views of the historic interest or even better access to it. Does the proposed design dilute, enhance, reflect, match or compete with the historic asset and its contribution? The archaeological value of a site is as important to ensure the future design does not remove any chance to understand the past.

The natural environment as exists and as it might become within the design is of enormous importance to a site and how it feeds into the site from beyond the boundaries. What is lost if a design goes forward? Is that lost worthwhile against the benefit of its replacement?

If the design includes gardens should these be hard lifeless places or do these spaces allow nature in as part of an ecological network. For example, small changes to the standard approach could make a difference, why not plant a wildflower frontage instead of standard grass turf/seed for new occupiers to enjoy. How will new occupiers enjoy the natural environment as part of their home, streetscape and sense of place? Will new owners seek to remove that tree because it removes their light, or does it provide appreciated shade? The smallest detail consideration can achieve a lot for functional design and positive development.

5. (ALL) Have appropriate investigations been undertaken to establish historic and archaeological value and what enhancement is proposed?

This is the opportunity to say if any consideration of Heritage has taken place and how. This may be a short answer if there is a Heritage Statement also submitted, or that there are no heritage asset in sight of the site.

6. (ALL) Have steps been taken to ensure the conservation and enhancement of wildlife and habitats found on site and how?

For both protected and non-protected species, enhancement is an opportunity. However, at outline stage this could be a significant constraint that constraints the extent of potential development unless considered early in the design process. For reserved matters and full applications, small changes to the standard approach could make a difference, why not plant a wildflower frontage instead of standard grass turf/seed for new occupiers to enjoy.   How will new occupiers enjoy the natural environment as part of their home, streetscape and sense of place? Will new owners seek to remove that tree because it removes their light, or does it provide appreciated shade? The smallest detail consideration can achieve a lot for functional design and positive development.

What has this development done to be positive in this regard?

7. (RES & FUL) Please state if there will be Hedgehog friendly fencing installed, Owl, Swift, Bat or other Bird Boxes and/or Bee Bricks included and how?

Providing opportunity for new or replacement habitat is increasingly important both in general design of the whole site, merits for the principle of development initially, but also the small details for each building at a detailed stage. So, tell us what you are looking to do to help and integrate your development. This question is specific about some ways to help. It may be more useful to have a plan and show us all the ecological and biodiversity improvements and opportunities so we can support this development as a home for people and wildlife to decision makers

8. (ALL) Will the proposals lead to an increase in biodiversity value and how will this be achieved?

Even an infill development can have a significant improvement for biodiversity value and policies are moving towards a clear measurement of this biodiversity gains that can be achieved with 10% being an initial aim. What do you consider to be your increase value? You may wish to consider the following link for a detailed response for major developments.

https://www.gov.uk/government/publications/enca-featured-tools-for-assessing-natural-capital-and-environmental-valuation/enabling-a-natural-capital-approach-tool-summaries

9. (ALL) Are the proposals a compatible and quality response to landscape/townscape character, including the scale of the buildings, streets, landscape and roofscape, as identified in the Landscape Character Assessment, Conservation Area Character Appraisal, Village Design Statement, Neighbourhood Plan

Design and character are considered by a range of documents including those stated in this question. Even for one dwelling, can you explain how does this proposal fits or proposes to potentially fit the aspirations, considerations and constraints than may be imposed by all these material considerations?   Where there is conflict and please explain why this conflict can not be avoided and/or is necessary in design terms to achieve good design.

An appropriate use, type and amount of development

Sustainable communities should cater for children, teenagers, adults, the elderly as well as people with disabilities, who require a mix of house types and tenures. They also need safe and easy access to public transport, services, employment and community facilities. An analysis should be undertaken of the proximity of the site to workplaces, services, education, leisure, play, green spaces and public transport within a reasonable walking distance and should your proposal include some of these facilities or facilities to help in the journey? Reasonable distance will depend on the quality of the route; steep gradients, crossing major roads and poor environments at day or night that can discourage people from walking and cycling.

10. (ALL) Is the use and amount of development appropriate to the site's accessibility to jobs, shops, local services, community facilities and the frequency of public transport service?

How are the day to day requirements of the new occupier/s going to be served? Is the development within or near a reasonable support settlement and community or very much part of the countryside with limited connection? Please detail what services and facilities are within 3 km and how would someone from the proposal get there via car, bus and walking and also comment on the quality of these connections.

11. (ALL, Majors, Dwellings) Where residential development is proposed does the development offer a mix of residential types and tenures that reflect the needs of the locality, including affordable housing, (which is indistinguishable from the general housing)?

How does the development ensure it is the right housing mix for the local area, but is also designed to ensure a robust community?   Small first time buyer properties are often demanded, but an estate of these and nothing else may lead to a significant turnover of occupiers who after gaining a foothold on the housing ladder need to move out again within a few years to a larger home. High turnover of occupation can sometimes mean the occupiers do not fully engage with the existing community as they are just passing through. Larger properties alone also lack opportunity for those trying to find a first home.

Open space in new development of residential, commercial and industrial use.

Open spaces are related to an attractive realm, parking and landscape design and overlap with these elements or suffer loss as a response to them. All size developments should offer attractive places with a mix of private, semi private and shared space. These can be of a range of forms including private or communal gardens, balconies, roof terrace, streets, play areas, civic squares, parks, formal and informal recreational space and sport pitches. More recently SuDs and potential ecological areas can serve duel purpose as open space with care, but how does the design allow for this? Will the attenuation basin or feature need enclosure and end up being a fenced off hole in the ground of little merit?

12. (ALL and Majors) Has an appropriate analysis been undertaken of the environmental constraints and opportunities on the site and have the findings informed the development of green infrastructure proposals for the site? Does the development provide private open space and/or communal open space of sufficient size to meet the needs of the future community?

Describe the space/s and intended uses. What is the intended open space for? Can it be accessed by everyone and serve a range of interest groups? Is it located and of sufficient size to be a safe space? Can casual sports and recreation take place without disturbance to others? Does it serve as a focal point and does it have any features that enhance/promote that status?

13. (ALL) Where opportunities exist, does the development provide safe routes for pedestrians and cyclists that connect into the wider green infrastructure, and are these appropriately combined with routes to other services and amenities?

Connections are important, even at outline. Explain the how your occupiers will enjoy the wider green spaces beyond the site and how they will get their safety. Is there limited opportunity for connection due to ownership issues, quality of the route, supervision and lighting concerns? Even one dwelling will result in more people enjoying what the area has to offer and to mitigate the burden improvements may be required to the surrounding infrastructure and routes to get there.

14. (ALL and Majors) Where SuDs are to be integrated as part of the public open space, explain how does the design allow for safe duel use?

The expectation will be that any sustainable drainage solution can be used for different purposes. Having an attenuation basin that serves as play space or ecological mitigation without harm to its primary function is useful flexibility to consider in good design and layout. This might be a solution to save space or find necessary space elsewhere in the scheme. However, even at outline stage, consideration of this potential duel use and open SuDs are needed early to ensure suitable space is available as required for a scheme that represents a good use of space and does not comprise space for the buildings or other development proposed. You will need to know the extent of SuDs required based on current policy requirements and ground conditions to understand the full impact of SuDs on the scheme.

Minimising the use of energy and resources and considerations of waste

In design terms it is very easy to discuss appearance and structures. It is not as straightforward to consider the waste product of development and running cost to the occupier. In the past this was an issue for the new resident when the developer has moved on to another scheme. In the present for a sustainable development and future this issue is considered to hold significant weight and is a growing consideration for future occupiers in the choosing of their new home/business. The smallest changes, for example having designed a compost heap to be part of a scheme, will ensure significant cost saving for all when all elements are added together. The design of the development can also help to minimise the consumption of energy and natural resources by: passive solar gains; natural ventilation; natural lighting; and grey water recycling. Gardens/Amenity areas are often left bare for new occupiers, but if integrated into the design of the development could often a useful resource in terms of energy generation and water collection.

15. (ALL) Is there an implementable energy strategy that forms part of the design and minimises energy demand for the site through layout, building orientation, landscaping, includes natural ventilation and passive solar design?

For some this may sound like a matter of detail. However, how can you design the buildings and finer details without knowing the principle goals of energy demand reduction that are being sought in your

development? So, at outline stage (also the only point the LPA can seek an energy strategy) this an important consideration to understand.   Even at principle stage can you calculate the residual energy demand for the site and maximises the amount of residual demand which can be provided through on site generated renewable energy?   Detailed schemes would have designed around such a strategy and be certain as to all the features of the design that result in minimal energy demand. What are your goals and how have these been secured?

16. (ALL, Majors) How has provision been made for managing flood risk and water resources (e.g. sustainable drainage systems, harvesting rainwater and grey water recycling schemes) and is there opportunity for betterment in doing more than mitigating net increase of flooding?

In terms of principle it is important to understand the impact of the development on drainage infrastructure. It is also important to be clear that the requirements on site shall take up a reasonable area. As such this may have a significant impact on the amount of development changing what might have been planned as a spacious indicative layout to in fact being a cramped and overdeveloped scheme out of keeping with the character of the surrounding area when details are understood. At detailed stage there are a host of improvements that you can include and explain that promote good sustainable development from water butts to grey water recycling.

17. (RES & FUL) How does the development allow for at least three bins per dwelling (each capable of 350litres) and these can be removed easily from street frontage and public view when not bin collection day. Does development or surrounding roads allow for Bin collection areas and access of refuse vehicles to take place while ensuring good design is maintained?

Normally best to show on a plan, but failure to think about bin storage often leads to unattractive areas in prominent areas of the development. How does the development integrate bin storage, recycling and composting facilities into the development? Consideration could also be made in terms of minimising generation of onsite waste during the construction and lifetime of the development.

18. (RES & FUL Dwellings) Does the development ensure the provision of at least one composting area per dwelling?

Yes, in part or no? If no please explain why this has not been something the development as sought to apply.

19. (RES & FUL, Dwellings) What are your U values, Air pressure test and your thermal bridging targets for the development (part of TFEE (Target fabric energy efficiency))?

Please provide these for each dwelling proposed or explain why this information can not be provided.

20. (RES & FUL) Does the development include on-site energy production from renewable sources, that will reduce CO2 emissions from energy use by users of the buildings?

No is a simple answer if this is the case. If yes, please also provide information on what form these take and where they are to be located. Again, a plan may be useful to highlight the environmentally sustainable benefits of the development and capture these elements to promote the positive outcomes of your scheme.

Permeability, legibility and enclosure and an attractive public realm

One view on layout is that streets, buildings and open spaces need to be carefully arranged to connect with each other, as well as existing patterns of streets and open spaces. This will help to ensure a development responds positively to the character of an area, make it easy to get to and move through and allow services and public transport to be accessible to all. Another view is that such connections should be avoided for the purposes of crime prevention, speed reduction of vehicles and gaining house value for cul de sac close road layouts.

What is important is the ability to find your way around a place (its legibility) and this can be improved by retaining or creating landmarks, focal points, views, clear pedestrian and cycle routes, gateways to particular areas, lighting, public art and signs. Corner buildings (if a true bespoke statement and not a standard product slightly adapted) and key features are also useful in giving direction and identity. Avenue trees (if highways standards allow), ponds, hedgerows and other landscape features can also contribute to legibility.

The spaces around buildings? This might be the customer/resident car park, the shared drive, the park, garden or the street. This is important space and essentially can be private, semi public or public. Each area should be designed knowing its role and in turn this allows for clear understanding of the functions that might take place. The space is the support to the buildings and can enhance the design of the buildings and should not be designed apart from the buildings. Is the space trying to fit around the remaining gap after a standard house is dropped in or is the house design for the space.

The public realm is one of the most important elements and must be well designed for diverse experiences and users of all ages and abilities. For good reason the local highways authority and other bodies will want to impose standard criteria on street design, including widths, materials, kerbs, street lighting, utility boxes, public art, public seating, street furniture (including litter bins and dog bins). Developers should feel free to challenge some of these design standards, find new solutions to meet the standards set or even surpass them. Tarmac does not have to be the solution for all surfaces. The street given a character appropriate to the development will increase the land value and amenity of the area. Take any opportunity to explore alternatives that might add significant delight and quality to a space without compromise of safety and functional requirements. Don't let a bin be a focal point of your development (see picture).

21. (OUT when access and/or layout included, RES & FUL) How will the proposed layout contribute to a network of connected streets and open spaces that also, where opportunities exist, connect to existing patterns of streets and open spaces or is there any reason not to do this?

Please describe how design considerations lead you to the proposal submitted in terms of layout and access. This may include highlight ownership or other constraints in regard to the boundaries of the site. What alternatives were set aside and why?

22. (RES & FUL, Major Dwellings) Is there a clear hierarchy of streets and open spaces, each with a clear 'desired character' (the desired character should inform the road design and not the other way around), which are designed to have appropriate traffic speeds?

Is the proposal a former agricultural courtyard environment with a variety of shared spaces where the car is an equal to the pedestrian? Is it an urbanised town street, formalised and clear on car verses pedestrian priority? Is it a rural village street? Is it a transfer space between one zone to another?   Where you have more than one type of area, it is visually clear there is a difference, especially if the same house types, highways standards and other criteria are being used across the development?

Another way of looking at this is thinking about how you might feel in a space or spaces that you have designed. Is it a space to travel through or one to take time in? Will it be easy to direct someone to where 'you' live/work by landmarks, focal points, gateways, public art or views? Is it safe, enclosed or exposed, a gateway or destination?   Perhaps in plan form, but please explain the character areas you are looking to create and their features.

23. (RES & FUL and OUT if landscaping and/or layout is included) How do the proposals clearly define public space from private, work or play spaces and these can recognised by clear boundary treatments and be well defined by active frontage such as front doors, windows, shopfronts etc. that are interesting and varied, that provide supervision as well as respecting each other?

This is about the interaction and function of spaces and that design allows this to be understood by visitors to the space who may not in fact live or work there. A simple way to provide evidence that this has been considered is to highlight areas that are overlooked on a plan, accesses and show which spaces are public, semi public and private and intended function. For small scale schemes, even single unit proposal this may be very logical and obvious and need very little effort to explore.

24. (RES & FUL, Major) Do the areas of open space (squares, parks, formal/informal spaces and play areas etc.), together with the streets, form a public realm that is integral to the development and respects and enhances its surroundings?

A poor example might be a piece of open space that is attractive in its own right, but is an island surrounded by parked cars that cuts it off from any functional use or integration. Will a play space outside a window of a new house work or be a nuisance if sufficient space is not considered? Explain how you envisage your open space areas to work in the space available.   Also consider and explain how your proposals ensure all public open space(s) is useable, not left over space, has clear ownership and maintenance for the lifetime of the development and has an appropriate boundary treatment.

25. (RES & FUL, Major, Dwellings) Have the ground surfaces, kerbs, changes of levels, lighting, public art, landscape, public seating and street furniture, together with utility boxes, cables, signage and poles, been designed into the street and/or public space to avoid clutter? And do they respect, integrate into and/or enhance the character of the area?

These are all elements that are often not considered and only once a development is near the end of design stage or even about to be occupied that these elements come forward. Utility companies may come along with specific criteria not considered resulting in poor design elements. These elements

may not need planning permission, but when the open space suddenly gains unattractive boxes for broadband as the main focal point, it undermines the design process and your hard work to achieve an attractive place. Explain what elements need to be considered and how have you ensured provision is possible as needed to avoid detriment?

26. (All, Major) Has an opportunity to make a contribution to public art on site been taken?

If yes or no, please explain further any considerations in this regard. Even if no, perhaps you may be open to provide land for such installation to be considered at a later point, but also it might not be the appropriate place for such provision.

Accommodating motor vehicles

Space arounds buildings needs to meet many requirements. Parking is one of these requirements to meet the requirements of a modern functional development. The design should reflect this and be a liveable space, which also accommodates vehicles in a manner that creates an attractive public realm and reinforces the local character and distinctiveness. Instead, the rigid application of highway engineering standards for roads, parking standards, junction separation distances and turning circles can create environments that are unattractive and seem overly familiar from one place to the next reducing a sense of place. Visually available spaces that might have been enjoyed risks becoming drowned in a sea of cars. Road designs are often not appropriate to the surrounding settlement pattern, character and identity of an area despite being in accordance with standards from a safety position only.

Roads and parking facilities should be designed to be functional and have appropriate traffic speeds, but they must not dominate at the expense of pedestrian and cycle movement. The road design, surfacing, boundaries and furniture should also be based on the settlement pattern and the intended character of the streets. Expensive solutions for placing parking underground or otherwise hidden can be explored, but using existing levels, raised landscaped area, bold design for the buildings, rationalising area can reduce the impact of the car and be as effective. Would a developer consider moving cars and parking away from proposed buildings to achieve a new attractive place for people? The car is not going away and design should not pretend they don't exist on the various plans with gentle browns and greens where parking spaces are located, especially on the glossy 3d illustrations to support a proposal. When everyone is home or at work, what will this development look like?

27. (RES & FUL, Major) Is the proposed development easy to get to and move through for cyclists and pedestrians as a priority and how is this achieved?

Explain how you think your development is attractive for pedestrians and cyclists and reduces impact of the need and use of the car within the development.

28. (RES & FUL and if roads included in proposal) How are the roads designed for low traffic speeds as well as being pedestrian and cycle friendly?

Provide details on any design input on the road design to reduce speed as well as form an attractive place for people rather than car.

29. (RES & FUL) How are the parked vehicles well integrated so that they do not dominate the street scene and/or other spaces?

A starting point might be to identify clustering of cars and seek to find solutions to hide or defuse the impact in some form. Even one dwelling can be dominated by two or three cars cramped in front of it. If the siting of a car is unavoidable, can not be hidden or integrated, making a positive improvement to the surface materials and landscape around it can represent an enhancement that competes against the detrimental appearance of the car in some cases. For each plot, what have you looked at in design terms to integrate parking?

30. (RES & FUL) Does the development include tandem parking (of three spaces or more)?

If yes, please detail the percentage of plots with such parking arrangement. Please note this would be contrary to the current SCC Parking standards and should be revised.

31. (ALL) Is there electric charging points available for each occupier of the development?

Please detail how many plots/buildings as appropriate will have electric charging in principle for residents and/or workers.

Landscape design

Landscape is normally something that just fills the gaps at the end of the design process or its just what happens around the edge of the site, isn't it? It might be used to hide something or reduce the harm of a building. Very rarely would landscape be considered alongside all other design considerations, but what would happen if it were? Landscape design proposals need to consider the character, biodiversity and heritage of the site and its surroundings as well as respond to an assessment visibility or visual intrusion. Landscape is not just planting, but also includes level changes, kerbing, ground modelling, paving, walls, boundary treatments, 'furniture' such as lighting columns, seats, bollards & cycle stands. Services such as drains, water and cables must be located to accommodate the proposed planting. Landscaping needs to be maintained and how easy it is to maintain should be a consideration. For example, having a thin green strip of land between each car parking space looks good on a plan, but likely to be destroyed by the car users very quickly and is hard to maintain. Having fewer, but much wider strips of green space in the location of parking provides a greater green mass that is more robust and easier to maintain.

32. (RES & FUL) How do the landscape proposals fit with and enhance the character of the site and its setting, including pattern, layout, materials, and choice of species?   How do the landscape proposals mitigate visual impact, and are they in scale with the proposed development?

Landscaping may on occasion be a principle issue to be considered at outline and when an indicative plan is provided early consideration of landscaping should be considered for landscaping to be more than infill of the spare gaps available at the end. For the most part landscaping will be an issue for reserved matter and full applications. Please explain how your landscape proposals have been considered appropriately given the scale of the proposal, nature of the development, location and character of the area.

33. (RES & FUL) Have the proposals for planting, building layout and service runs been checked against each other to ensure they do not conflict?

There is no point putting in key services where trees are also proposed to be planted or are existing. This is a yes or no answer question for the most part, but if there is conflict please detail and explain how the development seeks to resolve to ensure landscaping is compromised in the long term.

34. (RES & FUL) Are the landscape proposals designed to be robust and survive long term, easy to maintain and have space to grow while avoid conflict with occupiers?

A new building next to an existing tree or a new plant if not considered careful may lead to the occupier removing the landscape feature because it is seen as a risk to the building structurally, or because it blocks the sun to the only area available to the occupier. Has your development been reviewed with these potential conflicts and needs considered?

Safe and secure communities

Public spaces, buildings and private spaces can be designed to feel more secure without resorting to visually intrusive measures such as barbed wire, shutters or bollards. Active frontage is a key aspect to ensure people are overlooking spaces and thoroughfares throughout the day and night. Places that have a mix of uses, type and tenure of buildings, an attractive public realm and a distinct character, together with being permeable, legible and appropriately enclosed tend to foster a safe and secure community.

35. (RES & FUL) Does the overall design and juxtaposition of buildings and spaces ensure that there are no potential entrapment spots, including hiding spaces and secluded areas, where crime and antisocial behaviour could occur?

A simple yes or no is sufficient. If yes it will be clear on the plans what steps you have undertaken, perhaps as a response to this question. However, if no and there are some areas of concern to explore, please highlight these and let us know your thoughts on the issue and why it cant be resolved, perhaps because it would create a more significant concern.

36. (RES & FUL) How will the specification of the boundary treatments, windows, doors and garage doors, together with their associated locks, secure an area and/or building in a manner that respects and enhances the character of an area?

Has there been any considerations of security, but is still attractive in design terms. Please highlight anything in this regard as good design.

Good quality building design

The details are the key to quality. Details must be considered as an integral part of the building and not an add-on. Particular care must be given to profiles, corners, roof lines, how the building meets the ground and fits into the landscape, together with the location and detail of building services (such as: plant rooms; lift over-runs; pumping station; sub stations; extract fans; drainpipes, TV aerials; satellite dishes; and meter cupboards), as these will have a significant effect on the overall impression of the building and area. For example, wall mounted dormers (not a Suffolk design feature) when used will result in the need for far more downpipes disputing the elevation of the building as a gutter can not be positioned across the window.

Access to and around buildings must be easy for all users and any mobility. Why are there steps to the front door when they can they be avoided with good design considerations? Buildings themselves must be designed to allow future adaptation in case of unexpected change in lifestyle. That single step at the entrance may be nothing for some occupiers, but a mountain to climb for others.

The smallest change can lift an elevation of a proposed development. For example, recessed windows provide more texture and interruption to mass than windows that are flush against the wall. Which will your development have and why, or could there be a mix of approach to this detail? Sometimes you can have a modern house/building with a very different shape, but the fact it respects details such as an old English brick bond or floor to ceiling heights allows it to be understood and find a place in the local area as being different, but not alien.

Materials or just colour can make an unexpected difference to a design and often without significant cost. The qualities and colours of the material need clear understanding. Glass will reflect the environment during the day and show the insides at night and this fluid nature material often can provide a transition between historic and new. Brick has great range in being a strong and defensive appearance, while render can be soft and may appear as "established" development instantly. Materials can add vertical or horizontal emphasis to the design even when the shape of the development counters this, especially when combining different materials to break up elements of the design.

37. (RES & FUL) How have materials been selected and detailed to respect and enhance the local character and be of good quality in themselves

What assessment of local materials has taken place, and can this be evidenced? Please discuss how you have sought to consider appropriate materials both in keeping or reasons why a contrast is a good design decision in this case.

38. (RES & FUL) What brick bond/s is/are proposed for the building/s proposed and was there a reason for the choice.

Please provide details on brick bond as appropriate and reasons for the choice.

39. (RES & FUL) Are windows to be recessed or flush or a mix of both approaches?

Please provide details on windows as appropriate and reasons for the choice.

40. (RES & FUL) How has the building(s) been designed so that all people can easily access it (eg is the entrance obvious), and easily move within it? Has the building(s) been designed to allow easy adaptation, conversion or extension and allow access for mobility issues?

For each building please review its accessibility and evidence this review in writing or clearly labelled on plans. Please explain any steps (except for internal starcases) required in the development.

41. (RES & FUL, Major) Has the building(s) design (regardless of any name change) been used before in East Anglia the last twenty years. When and where has this taken place and why is it appropriate for reuse in this location in relation to local distinctiveness?

Please provide details on the use of similar designs as appropriate and reasons for the choice.

Design Expectations Validation Form 1 (DEVF1)

If you consider a question not relevant, please explain why the question is not relevant as this can be just as informative to the design process. This document does not seek to find a version of what is good design, only that your version of good and sustainable design can be understood better. Take this opportunity to provide the reasoning as to why positive design choices have been made and explain why others have not. If you use this document as the form, please expand the boxes as needed.

1. (ALL) How has the site and its context been appraised, identifying all the factors that contribute to its character and locality, as well as other planned development?
  Please see Planning, Heritage, Design and Access Statement

2. (ALL) Has the local community been consulted and participated in the design and layout process? Can evidence be provided of this involvement and what changed as a result?
  Please see Planning, Heritage, Design and Access Statement

3. (ALL) Has a constraints and opportunities plan been produced and how has this been considered in relation to the proposal?
  Please see Planning, Heritage, Design and Access Statement

4. (RES & FUL) Has there been a topographical survey to ensure any design is a true representation of the existing and proposed site levels to ensure design opportunities and constraints of different levels are explored, including understanding of relationships with neighbouring dwellings?

  Yes

5. (ALL) Have appropriate investigations been undertaken to establish historic and archaeological value and what enhancement is proposed?
  Please see Planning, Heritage, Design and Access Statement

6. (ALL) Have steps been taken to ensure the conservation and enhancement of wildlife and habitats found on site and how?
  Yes, please see ecology report

7. (RES & FUL) Please state if there will be Hedgehog friendly fencing installed, Owl, Swift, Bat or other Bird Boxes and/or Bee Bricks included and how?
  Please see ecology report

8. (ALL) Will the proposals lead to an increase in biodiversity value and how will this be achieved?
  Please see ecology report

9. (ALL) Are the proposals a compatible and quality response to landscape/townscape character, including the scale of the buildings, streets, landscape and roofscape, as identified in the Landscape Character Assessment, Conservation Area Character Appraisal, Village Design Statement, Neighbourhood Plan
  Please see Planning, Heritage, Design and Access Statement

10. (ALL) Is the use and amount of development appropriate to the site's accessibility to jobs, shops, local services, community facilities and the frequency of public transport service?
  Please see Planning, Heritage, Design and Access Statement

11. (ALL, Majors, Dwellings) Where residential development is proposed does the development offer a mix of residential types and tenures that reflect the needs of the locality, including affordable housing, (which is indistinguishable from the general housing)?
  Please see Planning, Heritage, Design and Access Statement

12. (ALL and Majors) Has an appropriate analysis been undertaken of the environmental constraints and opportunities on the site and have the findings informed the development of green infrastructure proposals for the site? Does the development provide private open

space and/or communal open space of sufficient size to meet the needs of the future community?   Please see Planning, Heritage, Design and Access Statement
13. (ALL) Where opportunities exist, does the development provide safe routes for pedestrians and cyclists that connect into the wider green infrastructure, and are these appropriately combined with routes to other services and amenities?   Please see Planning, Heritage, Design and Access Statement
14. (ALL and Majors) Where SuDs are to be integrated as part of the public open space, explain how does the design allow for safe duel use?   Please see Planning, Heritage, Design and Access Statement and Flood Risk Assessment
15. (ALL) Is there an implementable energy strategy that forms part of the design and minimises energy demand for the site through layout, building orientation, landscaping, includes natural ventilation and passive solar design?   Please see Planning, Heritage, Design and Access Statement
16. (ALL, Majors) How has provision been made for managing flood risk and water resources (e.g. sustainable drainage systems, harvesting rainwater and grey water recycling schemes) and is there opportunity for betterment in doing more than mitigating net increase of flooding?   Please see Planning, Heritage, Design and Access Statement and Flood Risk Assessment
17. (RES & FUL) How does the development allow for at least three bins per dwelling (each capable of 350litres) and these can be removed easily from street frontage and public view when not bin collection day. Does development or surrounding roads allow for Bin collection areas and access of refuse vehicles to take place while ensuring good design is maintained?   Yes - Pleaase see proposed Site Plan.
18. (RES & FUL Dwellings) Does the development ensure the provision of at least one composting area per dwelling?   Please see Planning, Heritage, Design and Access Statement
19. (RES & FUL, Dwellings) What are your U values, Air pressure test and your thermal bridging targets for the development (part of TFEE (Target fabric energy efficiency))?   Please see Planning, Heritage, Design and Access Statement
20. (RES & FUL) Does the development include on-site energy production from renewable sources, that will reduce CO_2 emissions from energy use by users of the buildings?   Please see Planning, Heritage, Design and Access Statement
21. (OUT when access and/or layout included, RES & FUL) How will the proposed layout contribute to a network of connected streets and open spaces that also, where opportunities exist, connect to existing patterns of streets and open spaces or is there any reason not to do this?   Please see Planning, Heritage, Design and Access Statement and site plans
22. (RES & FUL, Major Dwellings) Is there a clear hierarchy of streets and open spaces, each with a clear 'desired character' (the desired character should inform the road design and not the other way around), which are designed to have appropriate traffic speeds?   The layout constrains car movement to ensure low speeds.
23. (RES & FUL and OUT if landscaping and/or layout is included) How do the proposals clearly define public space from private, work or play spaces and these can recognised by clear boundary treatments and be well defined by active frontage such as front doors, windows, shopfronts etc. that are interesting and varied, that provide supervision as well as respecting each other?   N/A There is no public space in the development.

24. (RES & FUL, Major) Do the areas of open space (squares, parks, formal/informal spaces and play areas etc.), together with the streets, form a public realm that is integral to the development and respects and enhances its surroundings?
    N/A

25. (RES & FUL, Major, Dwellings) Have the ground surfaces, kerbs, changes of levels, lighting, public art, landscape, public seating and street furniture, together with utility boxes, cables, signage and poles, been designed into the street and/or public space to avoid clutter? And do they respect, integrate into and/or enhance the character of the area?
    Please see Planning, Heritage, Design and Access Statement

26. (All, Major) Has an opportunity to make a contribution to public art on site been taken?
    N/A

27. (RES & FUL, Major) Is the proposed development easy to get to and move through for cyclists and pedestrians as a priority and how is this achieved?
    Space is available for pedestrians and cyclists.

28. (RES & FUL and if roads included in proposal) How are the roads designed for low traffic speeds as well as being pedestrian and cycle friendly?
    The roads do not have straight sections which will ensure low vehicle speeds.

29. (RES & FUL) How are the parked vehicles well integrated so that they do not dominate the street scene and/or other spaces?
    Please see Planning, Heritage, Design and Access Statement

30. (RES & FUL) Does the development include tandem parking (of three spaces or more)?
    No.

31. (ALL) Is there electric charging points available for each occupier of the development?
    Please see Planning, Heritage, Design and Access Statement

32. (RES & FUL) How do the landscape proposals fit with and enhance the character of the site and its setting, including pattern, layout, materials, and choice of species? How do the landscape proposals mitigate visual impact, and are they in scale with the proposed development?
    Please see Site Plan.

33. (RES & FUL) Have the proposals for planting, building layout and service runs been checked against each other to ensure they do not conflict?
    Yes

34. (RES & FUL) Are the landscape proposals designed to be robust and survive long term, easy to maintain and have space to grow while avoid conflict with occupiers?
    Yes

35. (RES & FUL) Does the overall design and juxtaposition of buildings and spaces ensure that there are no potential entrapment spots, including hiding spaces and secluded areas, where crime and antisocial behaviour could occur?
    N/A

36. (RES & FUL) How will the specification of the boundary treatments, windows, doors and garage doors, together with their associated locks, secure an area and/or building in a manner that respects and enhances the character of an area?
    Yes

37. (RES & FUL) How have materials been selected and detailed to respect and enhance the local character and be of good quality in themselves
    Please see Planning, Heritage, Design and Access Statement

38. (RES & FUL) What brick bond/s is/are proposed for the building/s proposed and was there a reason for the choice.
    Please see Planning, Heritage, Design and Access Statement

39. (RES & FUL) Are windows to be recessed or flush or a mix of both approaches?   Please see Planning, Heritage, Design and Access Statement
40. (RES & FUL) How has the building(s) been designed so that all people can easily access it (eg is the entrance obvious), and easily move within it?   Has the building(s) been designed to allow easy adaptation, conversion or extension and allow access for mobility issues?   Please see Planning, Heritage, Design and Access Statement
41. (RES & FUL, Major) Has the building(s) design (regardless of any name change) been used before in East Anglia the last twenty years. When and where has this taken place and why is it appropriate for reuse in this location in relation to local distinctiveness?   Please see Planning, Heritage, Design and Access Statement

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