

## 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?**

The site has been appraised in the submitted planning 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?**

The local community has not been consulted regarding the design and layout due to the small scale of the proposals. The community will be consulted as part of the planning application process.

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

The constraints and opportunities presented by this application have been considered in the planning 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?**

A topographical survey has been undertaken and the proposals have responded to the site levels.

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

The historic impact of this application has been considered in the planning statement submitted with this application.

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

An ecology survey has been undertaken of the site. The report submitted with this application proposes compensation and enhancement which will result in a biodiversity gain across the site.

**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?**

The site boundaries have been formed from wildlife friendly hedging and a range of enhancement measures have been proposed in the ecology report.

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

The development resulting in an increased in biodiversity value by implementing the enhancement measures proposed in the 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**

The character of the landscape has been considered in this application through the low type of dwelling and the small number of houses which have been applied for. A comprehensive scheme of landscaping has been proposed.

**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?**

Yes- please see the submitted planning statement. The site is within easy walking distance to a Key Service Centre village.

**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)?**

The application proposes houses which will be suitable for older and less able bodied residents which there is an established local need for.

**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?**

An analysis of the environmental constraints and opportunities has been undertaken in the planning statement. This statement concludes that this application puts forward development in a sustainable location, and proposed environmentally friendly houses.

**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?**

The site is connected to the village of Elmswell by a short footpath. Elmswell has a wide range of shops and facilities as well a train station and bus service.

**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 dual use?**

This is not relevant to this application.

**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?**

Highly insulated energy efficient houses are proposed which will incorporate rainwater harvesting, solar panels and airtight heat pumps.

**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?**

The site is in Flood Zone 1 and so is not at risk of flooding.

**17. (RES & FUL) How does the development allow for at least three bins per dwelling (each capable of 350 litres) 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?**  
Areas for the storage of waste and recycling are shown on the site plan. These bins will be positioned for collection on the appropriate day.

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

There are large gardens for both properties which can easily accommodate a composting area.

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

The property proposed will have high levels of insulation. The levels achieved will be confirmed at building regulations stage.

**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?**

This will be considered at the reserved matters stage once building design is considered.

**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?**

The proposed layout is subservient to the existing Warren Mill House and forms a small line of houses which are connected in character.

**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 application proposes two passing places to ensure that vehicles travelling up and down the lane can pass one another if they meet part way along.

**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 be 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?**

A strong landscaping scheme is proposed which will screen the properties from views from Elmswell Road and the wider countryside.

**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?**

This is not applicable to this application.

**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?**

The ground surfaces are in keeping with the public space. Electricity and telephone cables will connect to the existing utility connections which serve Warren Mill House

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| <p><b>26. (All, Major) Has an opportunity to make a contribution to public art on site been taken?</b><br/>This is not applicable to this application.</p>   |
| <p><b>27. (RES &amp; 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?</b><br/>This is not applicable to this application.</p>  |
| <p><b>28. (RES &amp; FUL and if roads included in proposal) How are the roads designed for low traffic speeds as well as being pedestrian and cycle friendly?</b><br/>This is not applicable to this application.</p>  |
| <p><b>29. (RES &amp; FUL) How are the parked vehicles well integrated so that they do not dominate the street scene and/or other spaces?</b><br/>Car parking is provided using garages and spaces which are positioned between the two new houses where the views of the vehicles will be minimised.</p>   |
| <p><b>30. (RES &amp; FUL) Does the development include tandem parking (of three spaces or more)?</b><br/>No.</p>   |
| <p><b>31. (ALL) Is there electric charging points available for each occupier of the development?</b><br/>Yes, an electric charging point for vehicles will be provided in the garages.</p>  |
| <p><b>32. (RES &amp; 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?</b><br/>A comprehensive scheme of native tree and hedge planting is proposed across the site which will help to screen the new properties from views from the north. The properties have been arranged to be subservient to Warren Mill House with a low ridge height so they are not prominent.</p> |
| <p><b>33. (RES &amp; FUL) Have the proposals for planting, building layout and service runs been checked against each other to ensure they do not conflict?</b><br/>The planting proposals have been set out following discussions and agreement with the architect. The service runs have been considered in the design.</p>  |
| <p><b>34. (RES &amp; 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?</b><br/>Yes, please see the maintenance guidance set out in the submitted landscaping plan.</p>  |
| <p><b>35. (RES &amp; 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?</b><br/>Yes, there are no secluded areas created by the development.</p>  |
| <p><b>36. (RES &amp; 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?</b><br/>The application site is set within a well defined boundary of native hedge planting. The buildings will be styles in a rural barn style which will enhance the character of the area. All windows and doors will be lockable and secure.</p>   |
| <p><b>37. (RES &amp; FUL) How have materials been selected and detailed to respect and enhance the local character and be of good quality in themselves</b><br/>Yes - the proposed properties are clad in weatherboarding will pantile roofs to give them a rural barn appearance.</p>   |

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

The properties are proposed to be clad in weatherboarding, the plinths will be soft red brick laid in flemish bond.

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

The windows will be set flush.

**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?**

The properties will be compliant with Class M category 2 and will be accessible and adaptable for those with limited mobility and disabilities.

**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?**

This is not applicable to this application.