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?

Site walk over

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?

No

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

Design considered all options

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?

Yes

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

Bat & bird boxes proposed

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?

See above

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

See above

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

Yes

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?

N/A

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)?

N/A

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?

N/A

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?

N/A

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?

Soakaways

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?

N/A

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?

Water butts proposed

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?

N/A

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

N/A

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))?

N/A

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?

N/A

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?

N/A

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?

N/A

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

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?

N/A

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?

N/A

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?

N/A

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

N/A

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

N/A

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

N/A

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?

N/A

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

N/A

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?

N/A

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?

N/A

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

Yes

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

To match dwelling

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

Recessed

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?

N/A

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?

No

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