

5.0 Sustainability

5.12 Crime prevention and community safety

The layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in “Safer places – the Planning System and Crime Prevention” (Office of the Deputy Prime Minister, April 2004). In particular, the development will incorporate the following features:

- Traditional streets that are overlooked by the surrounding houses so that they feel safe, both in the daytime and at night.
- Exposed back garden boundaries will be minimised to minimise the risk of unauthorized entry to properties from the rear.
- The proposed development is limited to the primary access, pedestrian and cyclist access via the emergency access and the potential pedestrian and cyclist link with the neighbouring residential development restricting access through the site to residents and their visitors.
- Secured by Design principles are proposed to be adopted across the site.

5.13 Inclusiveness - access for all

In accordance with the guidance and requirements for access, highlighted in Section 3.0 of this document, the dwellings have been designed to comply with Approved Document Part M of the Building Regulations (2004) and the requirements of the Equality Act (2010):

- The proposed development will place an emphasis on pedestrian, mobility impaired and cycle use over car travel.
- The development has been designed to allow movement choice. Means of travel other than the car will be encouraged.
- Parking will not dominate the development.
- The internal layout of the dwellings will allow for wheelchair or mobility impaired access in accordance with Approved Document Part M of the Building Regulations (2004).



6.0

Conclusion

6.1

Conclusion



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6.1 Conclusions

We believe that the proposed development is appropriate in scale and style. The proposal accords with relevant planning policies and taking the above into account we respectfully commend this application to you for consideration and approval.

- 175 new dwellings will be provided including affordable units together with associated garages, parking and landscaping.
- The changes to the proposed site layout are minimal from that already considered with the outline planning application.
- The proposed development will be design led, ie not of standard design and will relate to form, density and character of the surrounding residential context.
- The development respects its setting.
- The proposed development will sit within the site's inherent landscape setting, retaining and reinforcing the existing landscape to enhance those features.
- The proposed development will be of a high quality development and make efficient use of the site.
- Satisfactory access can be achieved from Bartons Road along with future provision with adjoining sites to the north-west and east.
- Parking provision will be in accordance with the requirements of Havant Borough Council.
- The development will have good links with the surrounding area, providing a 3m wide pedestrian bicycle path to link Japonica Way with Bartons Road.
- The design and layout of the scheme will create a safe and secure environment.
- The design is of high quality and will provide for modern living requirements and construction techniques and has regard to current sustainability requirements.



View east through the Green Lane character area





OSP Architecture

Broadmede House
Farnham Business Park
Weydon Lane
Farnham
Surrey
GU9 8QT
Tel: 01252 267878
www.osparchitecture.com