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5.0 Sustainability

5.1 Domestic waste and recycling

Storage and collection of refuse and recyclable waste has been considered as an integral part of the design process.

Provision will be made within dwellings for the storage of recyclable waste to assist in encouraging recycling within the household. This space will generally be provided either in kitchens or utility rooms.

External residual and recyclable waste storage will generally be within rear gardens for terraced and semi-detached houses without garages, and as part of the garage provision for semi-detached and detached properties with on-plot parking. .

5.2 Flooding

To slow down the surface water run-off rates and reduce the risk of flooding elsewhere, the following drainage features have been incorporated into the proposed development;

- The amount of hard landscaping will be minimised, whilst the use of porous and permeable surfaces will be maximised.
- All surface water will be disposed of through the use of a SuDS strategy.

5.3 Energy

The new houses will provide the following in their specification:

- Improved thermal detailing.
- All windows will be double-glazed.
- A Home Owners' Pack will be provided.

5.4 Community

A Home Owners' Pack will be provided with the dwellings which will contain at least the following information:

- Local transport services.
- Utility suppliers.
- Energy efficiency.
- Local amenities.
- Refuse collection.
- Recycling facilities.
- Local organisations and community groups.
- Environmental technologies installed in the home.
- Water efficiency information.

5.5 Open space

The provision of good quality recreational and amenity space is an important part of sustainable residential development. The proposed scheme is integrated within the wider landscape context.



5.6 Adaptability

The new homes will be designed to provide the opportunity for residents to work at home, having sufficient space and facilities and being equipped with suitable outlets that will enable the occupants to have data access and necessary power supplies.

5.7 Crime

The design of the scheme has followed the principles set out within Secured by Design and will comply with Building Regulations Part Q. This will ensure a residential environment that puts occupants safety at the forefront and which in turn will create a high quality environment for the long term.

5.8 Public Transport

The site is located within 0.7 miles of Emsworth Railway station which provides direct access to London Victoria, London Waterloo, Dorking, Horsham and Guildford.

5.9 Parking

Sustainable transport seeks to reduce the use of the car and thus encourage alternative modes of transport. The number of parking spaces provided is considered to be appropriate for the proposed mix and the location of the site.

5.10 Cycling

In order to encourage cycling as an alternative mode of transport to journeys by car, these proposals are well integrated with the pedestrian and cycle movement network in the surrounding area which will provide safe and convenient access by cycle to the town centre facilities.

Cycle storage is provided in garages or garden stores for houses. Secure storage provision will further encourage their ownership and use.

5.11 Materials

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Consideration will be given to the following measures:

- Use of 'A' rated materials as assessed using the BRE Green Guide to Specification for Buildings wherever possible
- Use of timber, the source of which is certified by FSC / PEFC or an equivalent approved certification body where practical
- Use of insulation materials with zero ozone depletion potential



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



6.0 Conclusion

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.

- 125 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 close to the 'Emsworth Gap'.
- Satisfactory access can be achieved from both Horndean and Southleigh roads.
- The proposed development will sit within the site's inherent landscape setting, retaining and reinforcing the existing landscape features.
- The proposed development will be of a high quality and will make efficient use of the site.
- Parking provision will be in accordance with the requirements of Havant Borough Council.
- The development will have good links with the surrounding area.
- 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.







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