

APP/18/01107 r/o 97A Lovedean Lane, Waterloooville**Consultee comments**

Consultation with the LA has resulted in 4 main areas of concern, highlighted by the case officer. These are addressed below with further supplementary documents for consideration, where noted:

Loss of employment site

Prior to the vendor purchasing the site (approximately 2 years ago), there was no evidence of use as an employment site for a considerable length of time. The buildings were derelict and the site was overgrown as illustrated in the below photographs (note that the photographs were taken after substantial site clearing).

Furthermore, the access arrangements since the development of the houses surrounding the site to the East are unsuitable for high volume of goods vehicle that would be typically associated with the use of the site or indeed any potential commercial use in future.



FURZEHALL FARM, WICKHAM ROAD
FAREHAM, HAMPSHIRE PO16 7JH

T: 01329 283 225

F: 01329 237 004

E: EMAIL@HGP-ARCHITECTS.CO.UK

W: HGP-ARCHITECTS.CO.UK



Trees

An Arboricultural Development Statement, by CBA Trees, has been submitted in relation to the tree office comments. Document CBA11004 v1

Parking/Hard surfacing/Landscaping

The quantum of parking has been reduced to enable a more robust planting scheme. A defined, planted edge, with pleached trees, to the eastern boundary (rear of the Lovedean Lane properties, backing onto the site) has been introduced or screening and softer boundary condition.

A landscaping proposal has been submitted as part of the proposals. Document DD264L01B_Planting Plan

Emergency Turning Access

The site access and internal arrangement is not suitable to make the road adoptable or to introduce a turning head within the site for emergency vehicles.

MLM, through consultation with Hampshire Fire and Rescue Service, have agreed that a sprinkler system will be introduced to the houses to make the scheme compliant. This will extend the acceptable hose length to 90m, meaning the houses can be serviced from Lovedean Lane.

A confirmation letter from Hampshire Fire and Rescue Service is attached for reference.

Waste Collection

Servicing the site internally, without an adopted turning head, is not practical. Therefore a managed solution is the most sensible option.

An internal, communal refuse collection point is within the site and will be utilised by the residents for bin storage.

Waste Concern will be appointed as a contractor to support the site in its waste management strategy.