

# Lovedean Lane, Lovedean, Waterlooville, Hampshire



Revision - -

Design and Access Statement

aap  
architecture

BARGATE  
HOMES

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# 1.0 Application Summary

## 1.1 Application Summary

This Design and Access Statement has been produced by AAP Architecture for Bargate Homes and it accompanies a Reserved Matters Application for the construction of 43 dwellings pursuant to outline permission 54139/001 (East Hampshire District Council) and APP/20/00455 (Havant Borough Council), for details of appearance, landscaping, layout & scale on land to the west of 149 Lovedean Lane, Lovedean, Waterlooville, Hampshire, PO8 9RW.

The application site covers an area of 2.61 Hectares or 6.45 Acres and straddles the boundary of both East Hampshire District Council and Havant Borough Council.

1.2 Design and Access Statements are a statutory requirement for most planning applications and describe, explain and justify the design principles, concepts, and the proposed access arrangements that underpin the planning application. They seek to illustrate the process that has led to the development proposal and provide supporting information on how the development will achieve high standards of design quality and mandatory requirements for sustainability.

1.3 The format for this document follows the new National Design Guide effective 01.10.19 which sets out the 3 cross-cutting themes for good design from the NPPF (character, community and climate) and takes the 10 characteristics that work together, to create well-designed places that nurture and sustain a sense of Community and positively addresses the environmental issues affecting the climate, namely:

- context,
- identity,
- built form,
- movement,
- nature,
- public spaces,
- uses,
- homes and buildings,
- resources, and
- lifespan.

While it does not use the NDG headings the content and analysis in this document does include all of the 10 characteristics by default.

1.4 This document explains the rationale for the proposed development.



## 2.0 Site Location and Connectivity

### 2.1 Site Description

The site is located on an area of rising agricultural land to the west of Lovedean Lane and to the north of James Copse Road and Ashley Close in Lovedean at grid reference SU 68570 12650. Brookwood Crescent to the north is a new residential development recently completed by the applicant. The centre of Lovedean can be found 600m to the south at the junction of Lovedean Lane and Milton Road. The vast majority of the site lies within East Hampshire District Council with a small area of the southeastern part of the site and the entrance within Havant Borough Council.

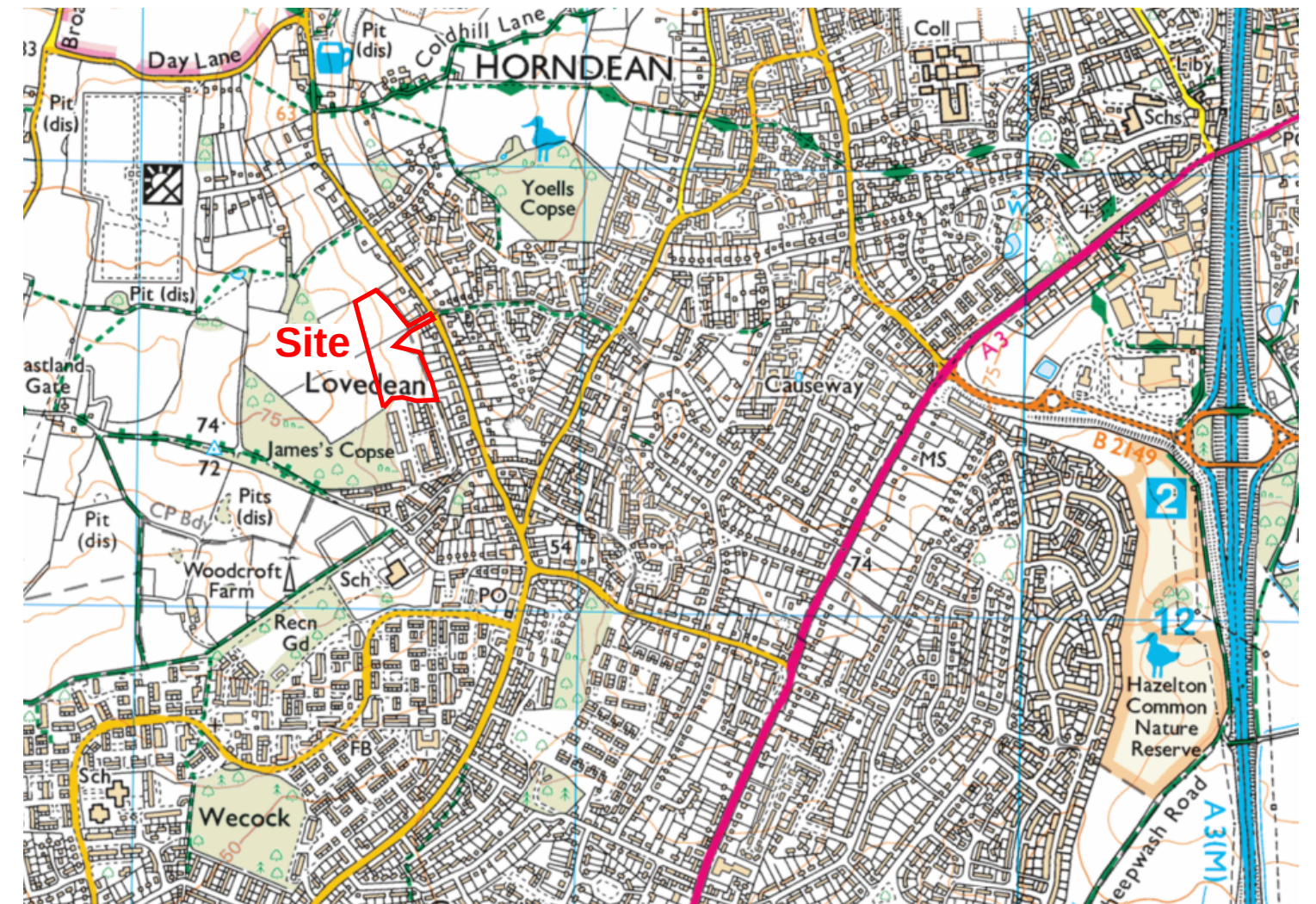
There are existing residential developments to both the north and east of the site with a substantial landscape buffer between them. There is a mature, screen planting between the site and the existing development consisting of a variety of trees and mature hedging.

There are no Public Rights of Way across the site and access is currently achieved via a track between 147 & 149 Lovedean Lane. The site is currently subdivided into a number of informal horse paddocks using timber posts and barbed wire.

The site is elevated along its western boundary with the mature tree belt at around 65.0m to 68.0m A.O.D., and falls towards Lovedean Lane and the site access to around 59.0m A.O.D.. There are a number of undulations across the site in the form of localized depressions.

The boundaries to the east and west are currently relatively open and are formed by the rear and side gardens of properties within the adjacent development. To the north, lies a recently completed development of forty, 1, 2, 3 & 4 bedroom dwellings, constructed by Bargate Homes. The submitted Illustrative Masterplan under section 5.0, shows in more detail the form and location of existing neighbouring development and landscaping.

The site is adjacent to and accessed from Lovedean Lane, on the western edge of Lovedean, bounding rising farmland to the west. Lovedean United Reform Church is located 150m to the north along Lovedean Lane with Lovedean Village Hall 150m to the south. Cowplain and Waterlooville with their vast range of facilities and services can be found 2.5km to the south. Regular bus services are available in the centre of Lovedean offering connections to Waterlooville. In addition the A3(M) can be found 1.7km to the east giving fast and convenient access to the local motorway network.



## 3.0 Site Photographs

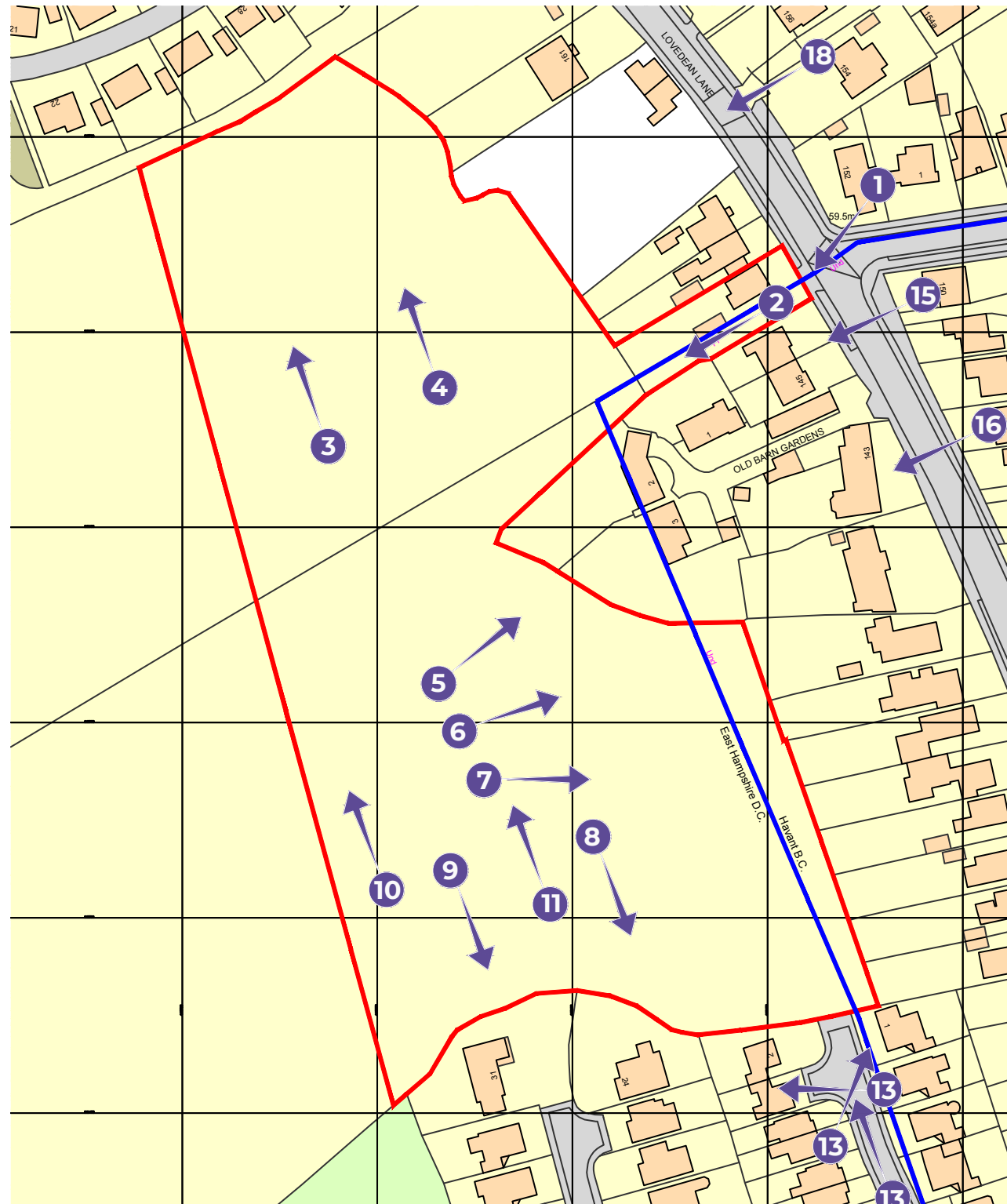


Image location layout



1. Existing site entrance from Lovedean Lane



2. Existing site entrance between 147 & 149 Lovedean Lane