

Oakwood Rise, Lovedean

Welcome to our consultation event where you can view emerging proposals for up to 120 new homes to be known as Oakwood Rise, Lovedean.

The development will form an extension behind the Norton Chase development and access Lovedean Lane through that scheme.

The proposals will provide additional homes, with 40% as 'Affordable Housing', along with extensive Public Open Space providing play facilities, set within a high quality 'landscape-led' scheme that protects existing green infrastructure.

Members of the project team are here to provide further information and will be happy to take you through the proposals and try to answer any questions you may have.

We value your feedback, so please do take the time to fill in a feedback form or visit our project website to let us know what you think.

Consultation

At Taylor Wimpey, we take the views of the local community seriously and as such, we are carrying out a period of public consultation prior to submitting a planning application to East Hampshire District Council.

This ensures that all residents have the opportunity to view the proposals and provide feedback prior to an application being made.

Your feedback will be given careful consideration as we move forward with our detailed proposals.

The consultation period has now started and we will be receiving feedback up to 31st July 2025.

Once an application is submitted East Hampshire District Council will undertake their own consultation exercise as part of the standard planning application process.

About Taylor Wimpey

Taylor Wimpey is one of the UK's largest residential developers, building and selling over 10,000 homes each year.

In 2007, George Wimpey and Taylor Woodrow merged to form Taylor Wimpey.

We are proud of the home building and construction heritage of both companies, which dates back more than 100 years.

As a responsible developer, we are committed to working with local people and communities, and we make a positive contribution to the communities in which we work.

In 2021, we launched our environment strategy, setting out how we will help protect our environment for future generations, partner with suppliers to reduce the impact of the homes and developments we build, and make it easier for our customers to live a sustainable lifestyle.



New Homes at Oakapple Place



Site location & surroundings



The site is bounded by mature trees and hedgerows, which provide a strong natural enclosure and contribute to the area's ecological and visual character.

A prominent, well-established oak tree is centrally located within the site, representing a key feature that will be considered in the design process.

The countryside beyond this site is comprehensively screened by woodland, while to the south and east, it is closely linked to the emerging residential community at Blackthorn Avenue and the wider Lovedean area.

The site's location, combined with its natural landscape and accessibility, offers an opportunity to deliver a well-integrated, landscape-led development that respects its surroundings while meeting local housing needs.

The site sits between residential development along Lovedean Lane and woodland (to the south this is designated Ancient Woodland).

It is essential that the proposed development establishes a positive relationship with these existing elements, ensuring the design respects and integrates with the character of the area.

















0800 689 5209



Planning Context

In light of the current housing crisis, the Government has recently reformed the planning system to boost the delivery of homes across the country.

Consequently, this has increased East Hampshire's housing targets, as it has for many local authority areas.

The Council cannot meet the need for housing over the next five years – a key requirement of national planning policy - and therefore is looking at new sites, including those within or close to existing villages as part of their ongoing local plan review.

In the short term, however, national planning policies and guidance require the Council to adopt a 'presumption in favour of sustainable development' when considering new sites for housing.

Lovedean's status as a sustainable location means it should be able to support further housing to help meet local and district-wide housing needs, which will also support local facilities, contribute to local infrastructure, and most importantly integrate with the existing community.



Lawley Farm



National Design Guidance

The National Design Guide sets out ten different characteristics that developments should achieve to create the physical character, whilst nurturing and sustaining a sense of community and working positively to address environmental issues that are impacting the climate.

Context is the location of the development and the attributes of its immediate, local and regional surroundings.

Identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them.

Built Form is the three-dimensional pattern or arrangement of development blocks, streets, buildings, or open spaces.

Movement patterns for people are integral to well-designed places.

Nature contributes to the quality of place, and to people's quality of life, and it is a critical component of well-designed spaces.

Public Spaces are streets, squares and other spaces that are open to all.

Uses mixed together encourage sustainable places that support everyday activities including to live, work and play.

Homes and Buildings are well-designed if they are functional, accessible and sustainable.

Resources that include land, water, energy and materials should be conserved.

Lifespan of developments that help sustain their beauty over time and add to the quality of life of their users and as a results people are more likely to care for them over their lifespan.



Site opportunities & constraints

A thorough analysis of the site's physical, environmental, and social characteristics has been essential to creating a functional and sustainable design that responds to the site's unique features.

By utilising these constraints, we can craft and embed opportunities that optimise the design, resulting in a scheme that is rich in local character and functionality.

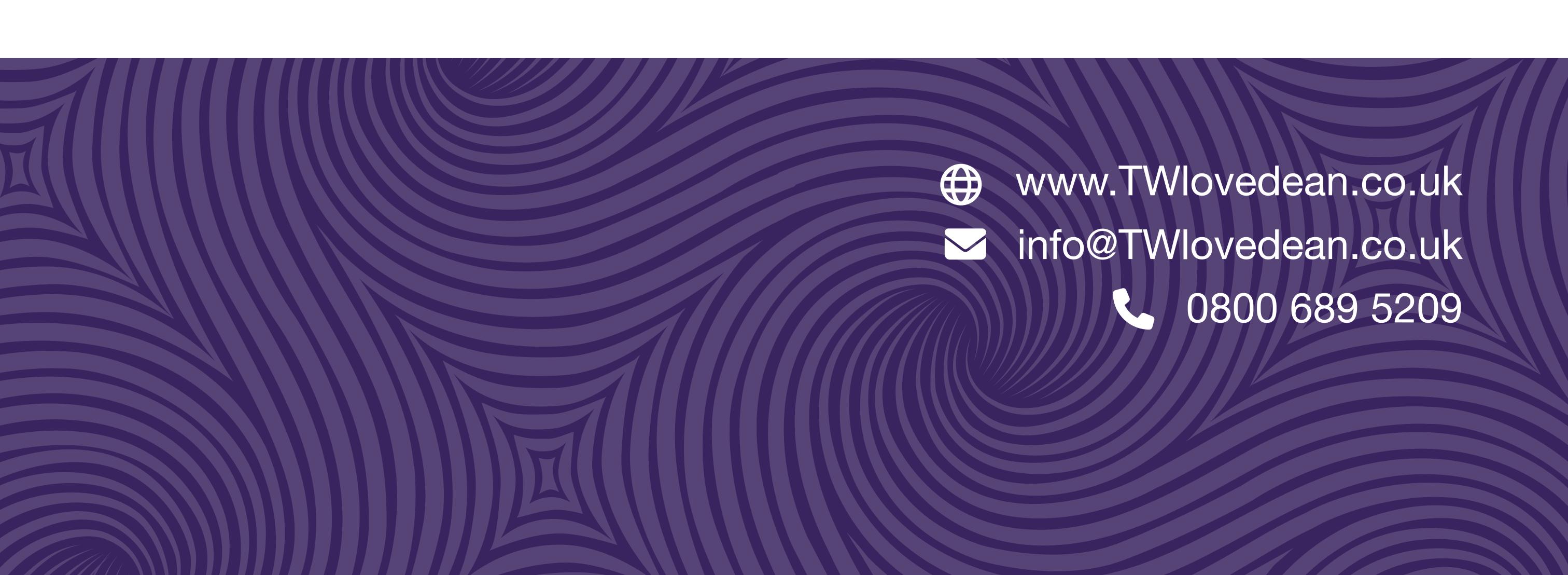
Opportunities

- Formalised site access from Blackthorn Avenue
- Opportunity to preserve and enhance existing trees on site
- Utilise the sites levels for SuDS to improve drainage
- Create landscape feature out of attenuation basin
- Large mature tree in the centre of the site to form a meaningful green corridor and focal point
- Provision of new public open space
- Opportunity to provide pedestrian links to adjacent scheme
- Opportunity to enhance the local character and vernacular of Lovedean

Constraints

- Gradually sloping site with gentle west to eastern run off
- Ancient woodland requires 15 metre buffer to protect woodland and its wildlife
- Existing dormant telecommunication mast in southern point of the site
- Potential overlooking from neighbouring development to the north-east
- Sensitive edge with consideration to neighbouring development and surrounding rural character





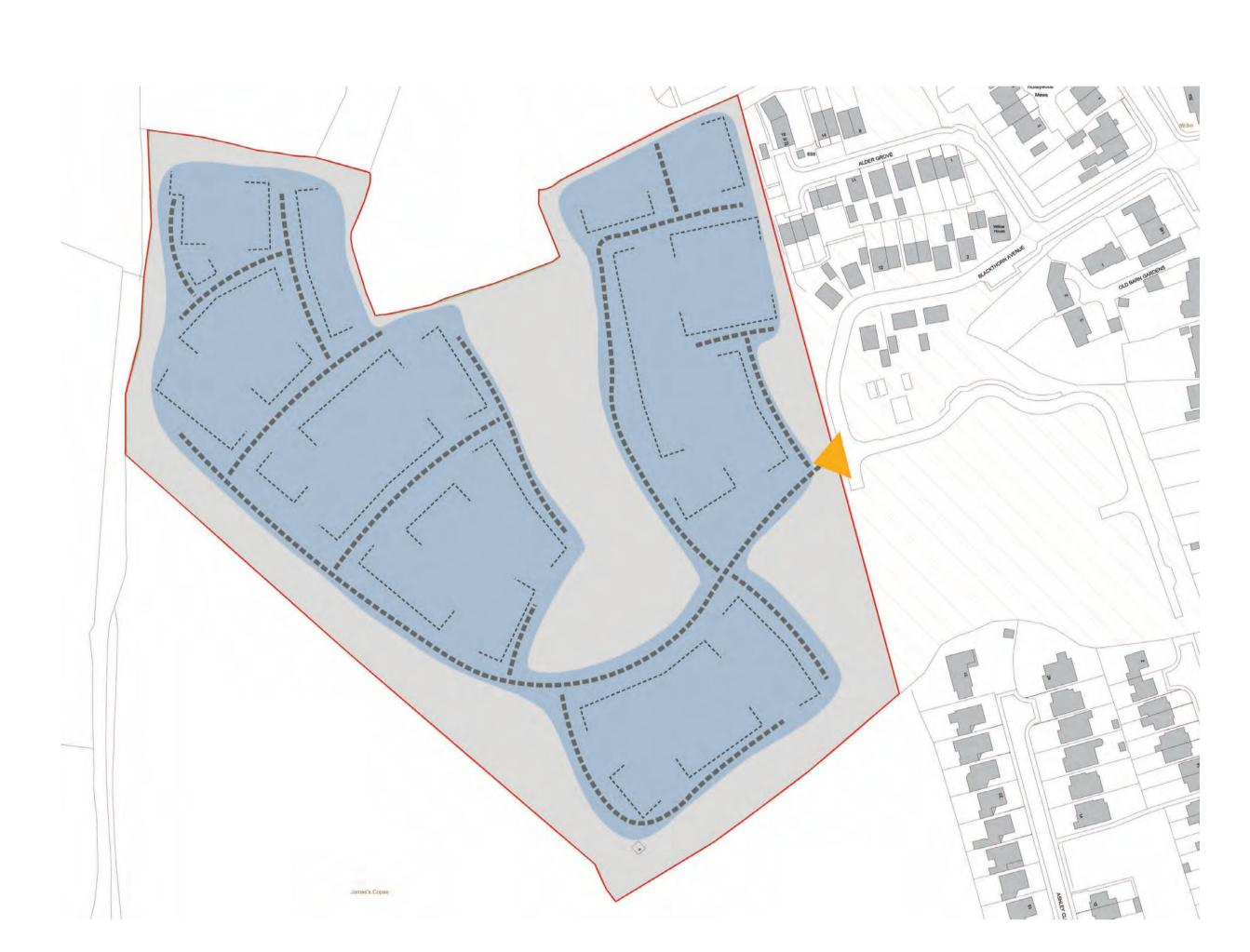


Design Approach

The design behind the proposed scheme is a direct response to its rural setting.

The design and character of the scheme will be coherent throughout, forming an attractive development with a high-quality design.

Scale



- SITE BOUNDARY

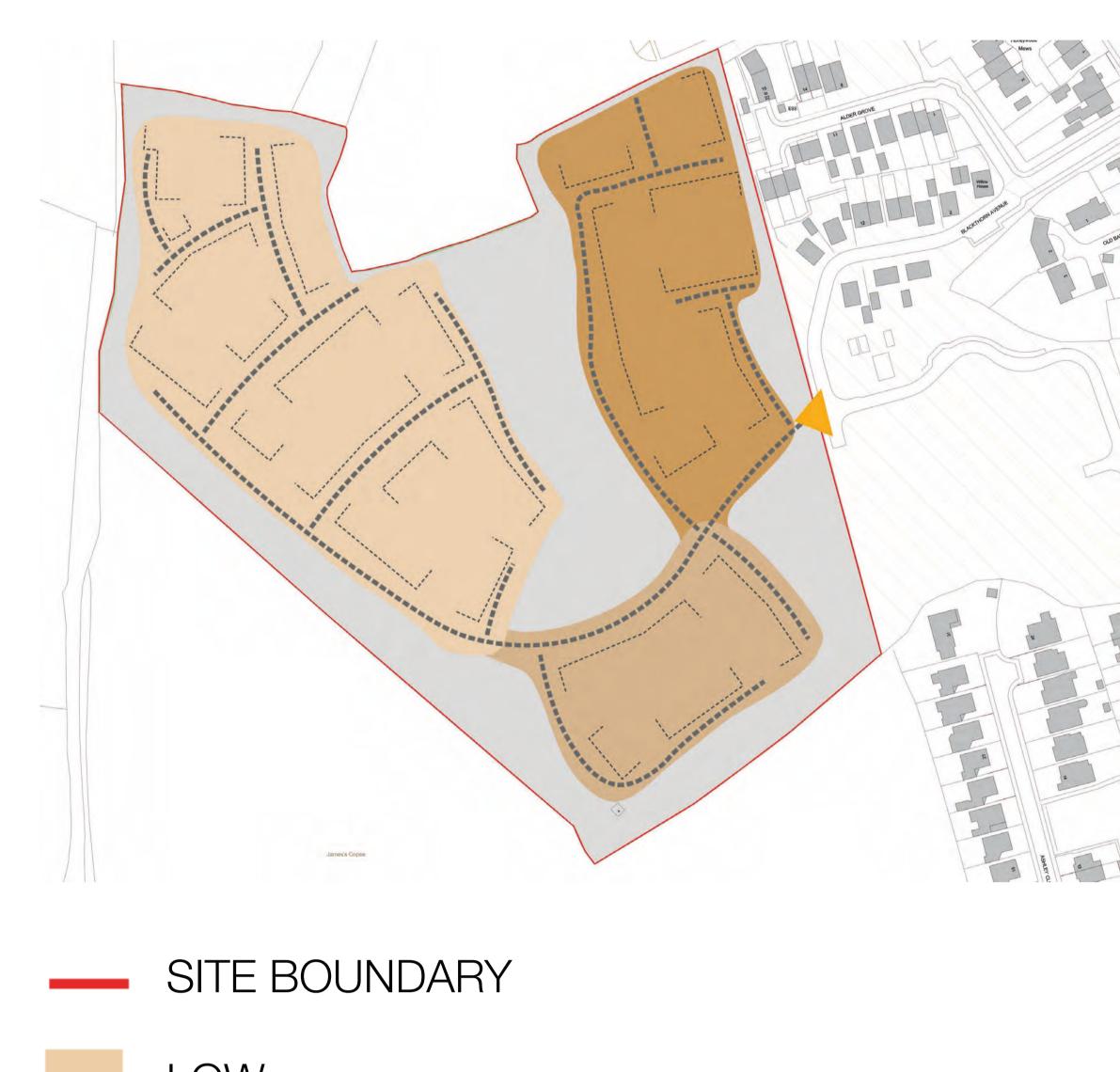
UP TO 2 STOREY

: INDICATIVE BUILDING FRONTAGES

INDICATIVE VEHICULAR MOVEMENT

SITE ACCESS

Density



LOW

LOW TO MEDIUM

MEDIUM

: :: INDICATIVE BUILDING FRONTAGES

INDICATIVE VEHICULAR MOVEMENT

SITE ACCESS

Access & Movement









Our emerging proposals include:

- Up to 120 high-quality new homes (all homes will be no more than 2 storeys in height).
- A significant proportion, 40% (48 properties), as Affordable Housing including a mix of Affordable Rent and Shared Ownership.
- Energy efficient development utilising Photovoltaic panels, Air Source Heat Pumps and access to Electric Vehicle charging points.
- Access from an existing junction (via Blackthorn Avenue) with pedestrian and cycle provision throughout the site.
- Provision of a high-quality 'landscape-led' scheme, including new tree and hedgerow planting across the whole site.
- Over 2 hectares of public open space, including a large central parkland with equipped play area, for the benefit of both existing and future residents.
- © Car parking and cycle parking provision that meets the Council's standards.
- Landscape buffer zones and wildlife corridors between the proposals and the woodland and existing homes.
 - Sustainable Urban Drainage Systems (SuDs) to improve surface water drainage. These features are located at the eastern edge of the site to provide an attractive entrance.



Landscape & Ecology

Landscaping

The landscape framework aims to deliver a thoughtful and well-integrated design solution combining new housing with sustainable green infrastructure, ensuring a lasting positive impact and a meaningful legacy.



Ecology

The site is currently used as agricultural land and is bounded by replanted Ancient Woodland to the west and south.

In line with national policy requirements, the site will deliver at least 10% Biodiversity Net Gain (BNG).

On-site biodiversity enhancements will include:

- Provision of bird boxes within the building elevations
- Provision of bat boxes within the building elevations
- Bug Hotels within areas of public open space
- Hedgehog corridors
- Native planting for foraging habitats for existing wildlife











The development is based on sustainable travel with good access to public transport with existing walking and cycle routes integrated.



Drainage

The site is at a low risk of flooding based on Environment Agency mapping. A comprehensive assessment would be submitted with any planning application and a detailed drainage strategy would ensure that development of the site would not increase the risk of flooding within the site, or to adjoining land and elsewhere.

The drainage strategy would seek to use new attenuation basins within a network of swales to be integrated within the landscape, providing amenity and ecology benefits. The proposal will also utilise permeable paving in appropriate locations.

Parking & Cycle Parking

Provision would be made on-site to accommodate car, visitor and cycle parking in accordance with East Hampshire District Council's Parking Standards. Homes would typically have access to two parking spaces (usually on driveways or to the front of the property) and streets are carefully designed to accommodate parking for visitors, ensuring no overspill parking on Blackthorn Avenue or local roads.







Sustainability

A Sustainable, Clean and Green Development

Our proposals will respond to key environmental challenges through lowcarbon design, renewable energy, sustainable transport, and enhanced biodiversity.



Our Commitments

- No fossil fuels. The development will be all electric, in line with the UK's grid decarbonisation.
- Air source heat pumps to supply heating and hot water.
- A fabric-first approach to reduce energy demand.
- Reducing water consumption through water fittings and water efficiency measures.
- Habitats and landscape will be improved.
- Solar Panels.

- Energy-saving workshops for construction team and local supply chain.
- Planting and new habitats for insects, birds, and other wildlife.
- Covered and secure bicycle parking spaces for visitors and residents.
- Access to Electric Vehicle Charging points for every home.
- Triple Glazed Windows.
- Waste Water Recycling.









Thank you and next steps

Thank you for taking the time to attend our exhibition today and look through the emerging proposals for this site.

We have provided feedback forms on tables around the room and would like to hear your views about the proposals before a detailed planning application is submitted to East Hampshire District Council.



Please send your feedback to us by 31st July 2025.

You can let us know what you think in a range of ways:

- - Filling in a feedback form here today
- Taking a feedback form away with you and posting it free of charge to:

 Freepost CONSULTATION REPLY
- Fill in a feedback form online at: www.TWlovedean.co.uk
- Email the team on: info@TWlovedean.co.uk
 - Call our community helpline on: 0800 689 5209

What happens next

- Summer/Autumn 2025
 - The project team will consider all comments received from local residents and stakeholders and will seek to incorporate changes where possible.
- Autumn 2025

A Planning Application will be submitted to East Hampshire District Council who will undertake further local consultation and consider the proposals against local and national planning policies.

- Spring 2026
 - Planning Application determined by East Hampshire District Council.
- Summer 2026

If successful, and planning permission is granted, further clearance of pre-commencement conditions and obligations before work commences on site.

- Winter 2026
 - Work to commence on site.
- Spring 2029
 - Delivery of (up to) 120 new homes.

