

Pre-Planning Application Response of Planning Policy

Application No:	APP/25/01015
Site Address:	212 – 218 London Road, Waterloooville
Development:	Part retention of ground floor commercial unit (Class E); conversion of remainder of ground floor and first floor to form 8 x 1 bed flats (Class C3); construction of 2nd floor with recessed 3rd floor mansard roof to form 12 bed Shared Living Property (HMO - Sui Generis); with associated parking, refuse and landscaping.
Case Officer:	Tina Pickup
Comments by:	Jade Ellis
Date of Comments:	16 th January 2026

Policy Status:

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough. In addition, the Council adopted the [Waterlooville Town Centre Masterplan SPD](#) in December 2025.

The following Adopted Local Plan policies are of particular relevance:

- CS9 – Housing
- CS15 – Flood Risk and Coastal Erosion Risk
- CS16 – High Quality Design
- CS21 – Developer Requirements
- DM10 – Pollution
- DM13 – Car and Cycle Parking in Residential Development

The [Draft Building a Better Future Plan](#) was subject to consultation in Summer 2025.

Principle of Development:

The site lies within the urban area as defined by policies CS17 and AL2 in the adopted Local Plan. There is a presumption in favour of sustainable development in this location subject to other considerations.

Paragraph 125 of the 2024 National Planning Policy Framework indicates that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes, proposals for which should be approved unless substantial harm would be caused.

It should also be noted that the site lies adjacent, but outside the Waterloooville Town Centre boundary as defined by Policies CS4 and AL3. In addition, the site is located within an identified opportunity area for high density development as proposed to be defined by the Draft Building a Better Future Plan. As such, a high density scheme would be supported in principle.

For the purposes of this consultation response, it is assumed that the lawful use of the site is Class E(c) rather than Class E(g). This reflects the fact that the current occupier (Christie

Intruder Alarms Ltd) is open to visiting members of the public, and the building has a shop front. As such, it is concluded that Policy DM3 which seeks to protect employment sites would not be relevant.

Flood Risk:

A large part of the site, except for the existing built form is at risk of surface water flooding. For sites where the only identified flood risk is from surface water, the Council's [Flood Risk Sequential Test & Exception Test Guidance \(January 2026\)](#) indicates that a sequential test will not be required. Applicants are however expected to take particular care with the drainage strategy for their site.

Parking:

The proposal would need to provide appropriate car and cycle parking provision in accordance with Policy DM13 and the Council's Parking SPD. Whilst the site lies outside the town centre, it is closely related to it – as such, maximum car parking standards could be considered appropriate. However, it must be based on the nature and scale of development, it is noted that the applicant has not provided any justification in this regard.

Residential Amenity:

It is acknowledged that the proposed development would result in a high density form of development, with the 12 bed House of Multiple Occupation located across the second and third floors of the building. As such, consideration should be given to the overall quality of living accommodation having regard to amenity space and design in accordance with Policy CS16 and DM10.

Conclusion

The application is supported in policy terms, subject to detailed matters of consideration.