Hampshire County Council

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UL

Telephone 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Enquiries to	Stuart Morton	My reference	059161
Direct Line	N/A	Your reference	APP/25/01015
Date	21 January 2026	Email	havantdc@hants.gov.uk

For attention of Ms Pickup

Dear Madam

Re: APP/25/01015 At 212-218 London Road, Waterlooville, PO7 7AJ

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

Thank you for your consultation on the above application. The proposal comprises the partial retention of the existing commercial unit and the conversion of the remaining ground-floor space and first floor to create eight one-bedroom flats, together with the construction of a new second floor and recessed mansard roof to form a 12-bedroom shared living property. Access will continue to be taken from the existing dropped-kerb access onto the A3 London Road, south of the Forest End Roundabout.

Existing Conditions
The site is located immediately south of central Waterlooville. The surrounding highway network comprises the A3 London Road, Rockville Drive and Maurepas Way. Continuous footways are present on both sides of these routes, and bus stops are located adjacent to the site. The site benefits from access to frequent bus services, pedestrian and cycle infrastructure, and proximity to local facilities and services.

Trip Generation and Impact Assessment
The Design & Access Statement (November 2025) makes reference to general traffic generation, but the application does not include a comparative trip-generation assessment. The applicant should provide a quantifiable

assessment of both the extant commercial use and the proposed residential and shared-living uses. This information is required to identify the net change in vehicle movements and to determine whether the continued use of the existing access would result in a material increase in traffic.

Car Parking
Given the scale and conversion of use the Planning Authority, as local parking authority, will need to be satisfied that there is adequate parking available having regards to Adopted Parking Policy and Standards document.

Recommendation
The Highway Authority requires further information before being in a position to make a positive recommendation.

Yours faithfully,

Stuart Morton
Consultant Transport Planner - Highway Development Planning
Hampshire 2050