

Universal Services
The Castle
Winchester, Hampshire SO23 8UD

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

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

Enquiries to	Louis Aplin-Haynes	My reference	061806
Direct Line	N/A	Your reference	APP/26/00065
Date	6 October 2026	Email	havantdc@hants.gov.uk

For attention of Ms Donophy

Dear Madam

Re: APP/26/00065 At 1 Ferndale, Waterlooville, PO7 7NZ

Change of Use to convert 4 flats with 2 bedrooms into a single large HMO with 9 rooms.

Thank you for consulting the Highway Authority on the above planning application. This application seeks approval for the conversion of 4 flats to create a 9-bedroom HMO. The Highway Authority wishes to make the following comments.

Access

Drawing P003 shows that the site access will become gated. Whilst this appears to be set back a reasonable distance, the applicant should confirm that this is at least 6.0m from the adjacent carriageway.

It is also noted that in Drawing P003, walls and hedges are proposed to be provided on both sides of the access which may reduce visibility leading onto the footway running along Ferndale. The applicant should provide TG3 compliant 2.0m x 2.0m pedestrian intervisibility splays to confirm that visibility will not be impeded by these additions. Further information on TG3 can be found at the following link: [TG3 - Stopping Sight Distances and Visibility Splays](#).

Trip Generation

Director of Universal Services
Patrick Blogg

The Highway Authority are aware that currently the total occupancy of the existing flats is 9, matching the total number of bedrooms in the proposed HMO. However, given that the existing property contains 3 parking spaces, and these plans propose a total of 9 parking spaces, this suggests that an intensification of use is anticipated to occur. Therefore, the applicant should provide TRICS trip generation data for the existing and proposed uses for comparison.

Parking

Whilst parking is a matter to be considered by the LPA, the Highway Authority have the following comments to make.

A total of 9 parking spaces have been proposed, the LPA should be minded to confirm whether this is acceptable in accordance with the HBC parking standards. The parking space adjacent to the access gate is poorly located and should be moved elsewhere within the site. It would also appear that the space closest to the property would be required to drive over an area which is intended for pedestrians which may cause confusion.

The dimensions of the parking spaces and aisle/manoeuvring area width should be confirmed in future re-consultations.

The cycle parking spaces to the rear of the site appear to be accessed via a staircase which may cause some difficulty for cyclists to access and discourage sustainable travel. It is suggested that this is altered to better consider cyclists, e.g. through providing a ramp. It is also unclear why 8 cycle storage sheds have been provided. An additional shed should be provided to match the total number of proposed bedrooms in this HMO.

Recommendations

As such, the Highway Authority recommends a holding objection until further information has been provided which addresses the issues raised in this response.

Yours faithfully,

Louis Aplin-Haynes
Transport Planner - Highway Development Planning
Universal Services