

Planning Application Response of Planning Policy

Application No:	APP/24/01010
Site Address:	Interbridges Site, New Brighton Road, Emsworth
Development:	Proposed employment development, with associated access, parking, yards and landscaping Classes B2 (General Industry), B8 (storage & distribution) and Class Ec-g
Case Officer:	David Eaves
Comments by:	Gill Glover
Date of Comments:	19/02/2025

Policy Status:

The [Local Plan \(Core Strategy\)](#), the [Local Plan \(Allocations\)](#), and the [Hampshire Minerals and Waste Plan](#), together with the Emsworth Neighbourhood Plan provide the development plan for the borough.

It should be noted that the Council has published an updated Employment Land Review which supports the Council's Building a Better Future Draft Local Plan.

Background

The development site is located between the main railway and south of the A27 within the settlement of Emsworth. It is a single parcel of land approximately 0.81 ha.

There is an extensive planning history to the site proposing employment related development which have been granted planning permission. The most recent planning application APP/16/00295 was granted planning permission for a veterinary practice, 4 no. business units, parking and open storage yards. This was approved in 2017.

The applicant has acknowledged previous planning permissions granted over the last 30 years and the lack of a forthcoming scheme taking place on the site due to site constraints. However, the applicant has stated they have undertaken extensive pre-app discussions with the relevant consultees to try and find a way forward for development on the site.

Principle of Development:

The site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan which seek to concentrate new development within the five urban areas of the borough. The site is allocated under reference BD39 (Interbridges East) as defined by Policy EM2 of the Allocations Plan. The allocation sets out an indicative employment floorspace of 2,200 sq.m within the site. This proposal will provide 2,195 sq m of employment floorspace and two storage yards with a total space of 1,098.6 sq.m.

As set out in the Building a Better Future Draft Local Plan, the Council is seeking to be more specific in terms of identifying appropriate land uses for employment sites by trying to direct class E uses towards town and district centres.

The Employment Land Review Study (2024)¹ has identified a need for c140,000 sq m of industrial floorspace in the Borough. Currently based on the most conservative scenario the Borough has a 14 year supply of industrial floorspace. Interbridges East has been identified

¹ <https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies>

within the ELR as a viable location for B2/B8 uses. Given the strong viable demand and need for industrial space, the Council would like to see the focus of the site be used for B2/B8 uses. Class E uses should be focused within town and district centres in accordance with national and local planning policy.

The policy position is however, based on the adopted Local Plan which allocates the site for 2.200 sq. m of employment floorspace. On this basis, the development proposal broadly accords with the site's allocation.

Conclusion

The principle of development is therefore acceptable subject to other detailed considerations.