

Planning Policy Comments

Application No	APP/21/01185
Address	12 North Street, Emsworth, PO10 7DF
Development	Change the use of the ground floor (including single storey building to the rear) and first floor to use class E ((a) shop, (b) cafe and restaurant, (c) professional services, g(i))office) and convert second floor to mixed use class E (a, b, c, g) and Sui Generis Beauticians
Case Officer	TP
Comments By	JB
Date of Comments	24 November 2021

History

Planning Permission was granted in 2020 under reference APP/20/00068 for a change of use of the ground floor from sui generis (sorting office) to mixed use A1/B1a/A2/A3 (shop/business/financial and professional services/food and drink) and a change of use of the first and second floors to B1a/A2 (business/financial and professional services).

The Use Classes Order was amended in September 2020. The new 'E' use class broadly covers the uses previously defined in the revoked classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e). Changes were made to the draft Local Plan and Emsworth Neighbourhood Plan to take account of these use class changes.

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan form the development plan for the borough. The [Emsworth Neighbourhood Plan](#) also forms part of the development plan for this area.

The [Havant Borough Local Plan](#) was submitted for examination in February 2021 and may be afforded limited weight.

Emsworth District Centre & Community Services Hub

This site falls within the Emsworth District Centre as defined by Policies CS4 and AL3 of the adopted local plan. These policies seek to promote main town centre uses, in order to protect and enhance the vitality and viability of the centre, with a focus on shopping uses, particularly in those parts of the centre defined as the primary shopping area. Similar aims are carried forward into the emerging Local Plan, in policy C4 Emsworth District Centre. In both plans, the application site lies outside of the primary shopping area.

High quality, mixed-use development that retains active ground floor frontages is supported in principle across the centre in the adopted Local Plan policy CS4.

Under the emerging policy, development proposals in the town centre outside of the primary shopping area are supported where:

- Commercial, business and service uses (Class E), food, drink and leisure uses, or learning and non-residential institutions (Class F.1) with active ground floor frontages are proposed; or
- They enhance the evening economy and/or tourist offer of Emsworth.

The Emsworth Neighbourhood Plan, under policy C2 also supports E class uses on North Street.

Beyond this general support, it must also be noted that a more specific policy, C1, seeks to create a community and public service hub in the area of North Street which includes the application site. Uses envisaged for this area are health and social care facilities; community services; public service provision; a public library; a nursery; and/or other social or cultural services.

In addition, policy H2 of the neighbourhood plan identifies specific buildings of local historic interest, including the application site. The policy provides that these should be retained and envisages that they should be used for public and community uses. Proposals for the introduction of alternative or additional uses into the identified buildings which would be complementary to the community use concerned will be supported where they enhance the vitality and the availability of amenities in the neighbourhood area.

The application specifically refers to use classes E (a),(b),(c) and (g), which would not necessarily provide the types of community uses envisaged by the Neighbourhood Plan policies C1 and H2. However, on the assumption that any permission granted would be for use class E in its entirety (as well as a sui generis beautician element), it must be acknowledged that class E does include community uses and as such the permission would have the potential to contribute to these aims.

Overall, it is considered that the mix of uses proposed supports the aim of the policies for the area to retain the building in active use and contribute to the vitality and viability of this part of Emsworth.

Conclusion

In policy terms, the key consideration is whether the proposal supports and enhances the vitality and viability of Emsworth District Centre. It is considered that the proposed mix of uses would contribute to this aim. This in principle support will need to be considered alongside detailed amenity and design considerations in as far as they are relevant.