

Planning Policy Comments

Application No	APP/25/00113
Address	1 Industrial Estate, Palmers Road, Emsworth, PO10 7DH
Development	Application for change of use from B2 to E retail for use as a store selling pet food and products. Associated works including the installation of double glazed window and door to front elevation.
Case Officer	TP
Comments By	GG
Date of Comments	6 June 2025

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. In this area, the [Emsworth Neighbourhood Plan](#) also forms part of the development plan.

Employment

Policy DM3 Protection of Existing Employment and Tourism Sites sets out that the change of use of a premises currently or last used for B use class employment services to non-B class use employment will only be permitted where it has been demonstrated that the premises is not fit for purpose and financially unviable for B use class purposes. It needs to be clearly demonstrated that the site is no longer suitable for B use class. Currently no information has been submitted with the application to demonstrate the premises is no longer need for class B use. If evidence is submitted the class E use proposed will need to show that it can provide employment opportunities of similar quality and quantity as those which previously existed.

This will all need to be demonstrated through an active and exhaustive market process covering at least 12 months. The list of details which are required to support that 12 month exercise can be found in the policy. I understand that the property has only been marketed for 6 months therefore the application is currently not compliant with policy DM3.

Shops Outside Town, District and Local Centres

Policy DM19 sets out that planning permission will only be granted for shops outside town or district centres providing that the net sales area is less than 150 square meters and there are no other suitable or available sites within or on the edge of the nearest centre. I am aware that the applicant has looked at numerous sites to see if they are suitable however this information will need to be submitted formally by the applicant to address policy criteria 2 of DM19. With regards to the net sale area no information has been submitted for it to be reviewed against criterion 1 of Policy DM19. In conclusion the application is not yet compliant with policy DM19.

Emsworth Neighbourhood Plan

Policy W3 states that any application to change the use of land from industrial to other uses will only be granted in exceptional circumstance and where it can be demonstrated that continuing provision cannot be made for industrial or other employment uses on a proportion of the site without harm to residential amenity. Currently no information has been submitted to demonstrate that the policy requirements have been met.

Parking

DM14 states that development will only be permitted where it provides parking for cars, motor cycles and cycles in accordance with the relevant standards. Such parking must be appropriately located in relation to the development and be practical for its intended use.

The applicant will need to demonstrate that the application is in line with our parking standards within the parking SPD.

Conclusion

The applicant has not submitted the information required to show it has addressed the policies set out above. Therefore, the application is currently not compliant with policy within the adopted local plan and the Emsworth Neighbourhood Plan and therefore there would be an objection in principle.