

PLANNING POLICY CONSULTATION RESPONSE

Application No:	APP/25/00704
Site Address:	95 North Street, Emsworth, PO10 7PQ
Development:	Change of use class E (Drinking Establishment), with guest rooms and ancillary manager accommodation to use Class C3 Residential to provide 6No. self-contained flats with internal and external alterations.
Case Officer:	LW
Comments by:	BC
Date of Comments:	23/10/2025

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 Havant Borough. [The Emsworth Neighbourhood Plan](#) also forms part of the development plan in this area.

Principle of development

The site lies within the urban area as defined by policies CS17 and AL2 of the adopted local plan. As such, the principle of development is acceptable subject to other material considerations.

The proposal seeks to convert the Railway Inn pub on North Street, Emsworth into use Class C3 Residential to provide 6No. self-contained flats with internal and external alterations.

Change of Use

Public houses are considered to be a sui generis use and are recognised as a form of community facility in the NPPF. Policy DM2 of the Core Strategy (2011) seeks to protect existing community facilities. It appears that the applicant has not submitted evidence to address this policy with this application, however it is noted that planning permission was granted at the site under application reference APP/22/00974 for the change of use to Class C3 residential to provide 7No. self-contained units of supported living flats. It is noted that as part of this application, marketing evidence was submitted to justify the loss of this community facility.

As long as the property has not again been in use as a public house or similar community facility since that earlier permission was granted, it may be assumed that the earlier permission, granted in compliance with DM2, established the loss of the use to residential, and that no updated marketing evidence is required at this stage.

Parking

The change of use to residential will require an assessment of car and cycle provision in line with the Council's Parking SPD. It is however acknowledged that the existing lawful use does not contain on site parking. The proposal should be assessed against the stated requirements, whilst taking into account the sustainable town centre location.

Conclusion

In conclusion, it is considered that the proposal is acceptable in principle, subject to detailed considerations relating to cycle and car parking provision.