

Tuesday 28th October 2025

Havant Borough Council Planning Department
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Planning Officer,

I am writing to object to planning application APP/25/00700.

PREVIOUS PLANNING APPLICATION:

It should be noted that I have already submitted an objection letter for planning application APP/25/00113 which was submitted by the same applicant earlier in 2025. The new planning application, APP/25/00700, is identical to the previous application, bar the remove of the "Retail" from planning application description in reference to the planning class 'E'. Planning application APP/25/00113 was refused at committee on the following grounds:

- Retail use proposed in an industrial area: The site is outside the designated town centre, which goes against planning policies that aim to keep retail uses within town centres.
- Insufficient sequential assessment: The applicant did not provide enough evidence that they had properly considered other, more suitable town centre locations.
- Loss of employment space: The proposal would remove a B2 industrial unit without justification, in an area where employment space is needed.
- No marketing evidence: There was no report showing that the industrial unit is no longer viable for employment use.
- Harm to local character: A retail shopfront and increased public activity would clash with the industrial and residential nature of Palmers Road.
- Policy conflicts: The proposal goes against several local planning policies (CS4, AL3, DM3, and CS16)

The previous application was refused primarily because it proposed a retail use, Class E, within an industrial unit, Class B2, located outside the designated District Centre of Emsworth. Planning policies, including the National Planning Policy Framework (NPPF) and adopted policies CS4 and AL3, require retail developments to follow a sequential approach that prioritises town centre locations to support their viability. In this case, the applicant did not provide sufficient evidence of having considered alternative, more suitable sites within the town centre of Emsworth or neighbouring towns such as Havant, and therefore failed to meet the sequential test requirements.

The proposal would result in the loss of existing employment floorspace in a well-established industrial area. No justification was provided to support this change, and the absence of a marketing report meant there was no evidence to show that the B2 unit was no longer viable for employment use. This conflicts with Core Strategy policy DM3, especially given HBC have identified need for employment land as highlighted in the 2024 Employment Land Review.

The introduction of a retail unit, including a new shopfront display window, was considered out of character with the surrounding industrial and residential environment of Palmers Road. The expected increase in footfall and public

activity would alter the nature of the area in a way that is inconsistent with policy CS16, which seeks to preserve local character.

The new planning application, APP/25/00700, has not addressed any the previous stated reasons for refusal and should therefore again be refused unless evidence to address the aforementioned policy conflicts and other issues are addressed.

REASONS FOR MY OBJECTION:

[REDACTED] Before I outline my reasons for objection, I would like to clarify that I am in full support of local enterprise and am encouraged to see a small business wanting to grow. [REDACTED] fully understand the importance of local pet shops. Therefore, my objections are solely founded upon my view that the proposed location is not suitable for a retail store, and an alternative location should be sought, or the applicant should take steps to demonstrate how they will mitigate their impacts.

The applicant has provided very minimal information to support their application with respect to access and car parking. They have included a location plan that shows two parking spaces at the front of the proposed site and two at the rear. I feel that this is insufficient car parking for the proposed size of the retail space (135.8 sqm) for both staff and customers. Havant Borough Council (HBC) parking standards for retail are 1 space per 20 sqm, meaning 7 spaces should be provided. Whilst it is accepted that this provision could be in excess of what it needed, the application has not provided any evidence or assessment of the following:

- How the application will mark out the car parking spaces at the front of the site to prevent customers parking across the footway.
- How customers will know there are spaces at the rear, and which spaces at the rear are associated with the proposed retail.
- How staff will travel to the site (will they use the spaces at the rear and/or the spaces at the front? Or will they be encouraged to travel by sustainable means?).
- How they expect their future customers to travel to the site, and how they will manage their traffic/parking impact on the residents of Palmers Road.

In addition to the above, I am concerned that the two parking spaces are not large enough to accommodate two cars without straddling the adjacent footway. It appears from the plan provided by the applicant that the spaces at the front may not be within the applicants ownership. Please see the images provided at the back of this letter. It appears that the applicants ownership boundary ends at the drainage gully at the edge of the footway. It is clear from historic images on Google Maps that the space at the front of the unit is not large enough for two vehicles. It is not possible to be certain of this assumption, as the applicants plans do not show their ownership boundary or the adopted public highway boundary.

The above matter was discussed at the previous committee meeting and it was agreed by HBC planning officers and most counsellors that the space at the front of the unit could only accommodate 1 standard car.

SUMMARY:

In summary, I object to this application. My view is that this site is an inappropriate location for retail, and I cannot see how the applicant can manage their impact on the surrounding residents. However, if the applicant is committed to this site, I believe some form of mitigation is needed to make it more suitable.

I would request that, at a minimum, the applicant provides further information that offers more detail on parking and access and demonstrates deliverable mitigation proposals.

I would also ask that the assigned Havant Borough Council Case Officer consult their colleagues at Hampshire County Council to seek their views on the application as the highway authority.

Yours faithfully,

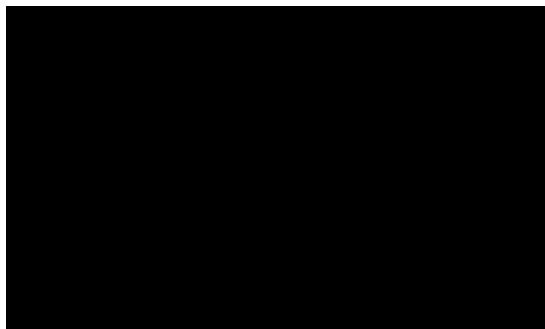


Figure 1: Extract from <https://www.landregistry-uk.com/map-search>

