

Planning Application Response of Planning Policy

Application No:	APP/26/00006
Site Address:	Fiscal House, 2 Havant Road, Havant
Development:	Demolition of existing storage outbuildings and construction of a new building incorporating dormers to provide 3 class E units, with associated car parking.
Case Officer:	LW
Comments by:	JB
Date of Comments:	8 May 2026

Policy Status:

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

Principle of Development:

The site lies within the built-up area as defined by Policies CS17 and AL2 of the Adopted Local Plan. As such, there is a presumption in favour of sustainable development, subject to other material considerations. The reuse of existing buildings and sites is particularly encouraged.

The Emsworth Neighbourhood Plan includes no specific provisions for this site or area.

Flood Risk

The wider site lies is affected by Flood Zones 2 & 3, and while the southern part of the site where the conversion is proposed is at lower risk in the present day, the whole site is at risk in the future with climate change taken into account. That being said, the commercial use is established on site and the building footprint does not change as part of this proposal. It is noted that the Environment Agency has provided comments and does not object to the proposal. The policy team recommends that the flood resistance and resilience measures described in section 6 of the applicant's FRA are conditioned should planning permission be granted.

Design and Heritage

Both the adopted and emerging local plan require high quality design in all development under policies

- CS16 High Quality Design (Core Strategy)
- E1 High Quality Design (HBLP)

The site lies within the Conservation Area and it is noted that the Council's heritage officer has provided comments.

The Emsworth Neighbourhood Plan is also strong on design, containing a design checklist for all development. PolicyW1 is also of particular relevance to this application, requiring that

a) Proposals for new employment development outside existing industrial and employment areas should through its design, scale, and materials provide an attractive business environment which takes account of the character and appearance of Emsworth.

b) New employment and industrial proposals should demonstrate through a Design & Access Statement how they respect the character and appearance of the neighbourhood area. Where their location provides practical opportunities to do so, development proposals will be supported where, as appropriate to their scale and location, they provide clear and convenient connections with the town centre and create public access to the waterfront and/or with surrounding areas

Parking:

The proposals would need to ensure that appropriate parking provision is provided in accordance with Policy DM13 and the Council's Parking SPD. It is noted that 14 car parking spaces are proposed on site – there appears to be no justification of this as part of the application. There appear to be no cycle parking spaces, for staff or customers, which should be addressed.

Conclusion:

The principle of commercial use is established on this site, and the reuse of urban sites is encouraged in policy terms. The site is at risk of fluvial and tidal flooding – the EA raise no objection in this context. Whether the proposal is acceptable overall, then comes down to more detailed considerations such as design and parking.