

Planning Application Response of Planning Policy

Application No:	APP/26/00471
Address:	1 Industrial Estate, Palmers Road, Emsworth, PO10 7DH
Development:	Proposed Change of use from Class B2 to Class B8 (Storage and Office Space)
Case Officer:	JF
Comments by:	IE
Date of Comments:	29 July 2026

Development Plan

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.

Emerging Development Plan and updated Evidence Base

The [Publication \(Reg19\) Local Plan](#) is currently subject to public consultation until 5pm on 9 September 2026. This is supported by a number of [evidence base studies](#) which have updated the position on development requirements, land supply and constraints including the [Employment Land Review Update](#). It may only be afforded limited weight at this stage.

Principle of Development/ Employment

The site lies within the built-up area as defined by Policies CS17 and AL2 of the Adopted Local Plan. The reuse of existing buildings and sites is particularly encouraged. Policy CS2 (Employment) supports the retention and provision of B2 and B8 employment floorspace and seeks to safeguard employment sites from non-employment developments and conversion. Policy DM3 (Protection of Existing Employment and Tourism Sites) focuses on the loss of B-class land to non-B uses, which is not the case here.

As such with a presumption in favour of sustainable development, the proposed development on this site is acceptable in principle subject to other material considerations.

Pollution

Policy DM10 (Pollution) of the Core Strategy requires development that may cause pollution through noise or other to demonstrate that health and safety are not put at risk. The storage use is expected to generate loading and unloading activities which may have an impact. It is recommended to seek Environmental Health comments in regard to noise pollution.

Parking

DM14 (Car and Cycle Parking on Development (excluding residential)) states that development will only be permitted where it provides parking for cars, motorcycles 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 Policy DM14 and the parking standards within the Council's Parking SPD.

Conclusion

In conclusion, planning policy raises no objection in principle to the proposed change of use, subject to other material considerations.