

Planning Statement

Project: Change of Use to Storage (B8) and Joinery Workshop (B2), featuring a new enclosed store building and covered storage area.

Location: 24 Palmers Road, Emsworth, PO10 7DL.

1. Introduction

This statement is submitted in support of a planning application by Chalk Creative for the Change of Use (CoU) and site enhancement of 24 Palmers Road, Emsworth. Chalk Creative is a local Emsworth-based firm specializing in high-quality internal fit-outs for schools, hospitals, and other public institutions. The proposal seeks to transform the currently vacant site from its previous Sui Generis (Motor Trade) use into a dedicated Storage (B8) and small Joinery Workshop (B2) facility.

2. Proposed Development

The applicant proposes a comprehensive upgrade of the site to support their operational requirements:

- Main Unit: Utilisation of the existing large industrial unit as the primary storage area and small internal joinery workshop.
- New Enclosed Store: Construction of a new, standalone enclosed building to provide secure additional storage capacity.
- Covered Storage: Provision of a secondary covered storage area to the east of the site to facilitate the efficient handling of materials.
- Demolition: Removal of existing, dilapidated lean-to outbuildings (Units 1 & 2) to reclaim yard space for safe vehicle maneuvering.

3. Operational Profile

- Use Classes: The development involves a mix of B8 storage and B2 workshop use. This contributes toward the borough's strategic employment targets for manufacturing and warehousing as set out in the HBC Core Strategy.
- Trip Generation: Operations are low-intensity, with approximately one large delivery per week and a maximum of six light vehicle movements per day for staff.
- Staff-Only Access: The site is not open to the public, ensuring all activity is managed and predictable.
- Hours of Operation: Activities are restricted to 08:00–17:00 Monday to Friday and 09:00–13:00 on Saturdays.

4. Policy Context

Havant Borough Council (HBC) Core Strategy (2011)

- Policy CS2 (Employment): The proposal prioritizes the use of previously developed (brownfield) land. It brings a vacant site back into productive use, supporting local wealth generation and industrial output.
- Policy CS11 (Environment): The site is located in Flood Zone 1, where industrial development is sequentially preferred. Internal containment of workshop activities ensures no adverse impact on the local character or noise environment.
- Policy CS16 (Design): Proposed new structures feature a high-quality finish (RAL 9006 POC cladding) that respects the industrial context. The layout "designs out crime" by ensuring a secure, staff-monitored environment.

National Planning Policy Framework (NPPF)

- Building a Strong Economy: The NPPF places significant weight on supporting local businesses that invest, expand, and adapt.
- Sustainable Transport: In accordance with NPPF requirements for safe access, swept path analysis (Drawing 3.010) proves that a 10m rigid axial commercial lorry can enter, turn, and egress in a forward gear while staff parking is in use.
- Effective Use of Land: The development remediates a derelict brownfield site, satisfying the Framework's objective to maximize the value of under-utilized urban land.

5. Conclusion

This application represents a sustainable, low-impact reuse of a vacant industrial asset. By providing modern storage and workshop facilities for a local specialist firm, the proposal meets the economic goals of the HBC Core Strategy and the NPPF while resolving all technical access requirements on-site.