

Planning Policy Compliance Statement

National Planning Policy Framework (NPPF)

This section assesses the proposed Class 4 and Class 7 MOT facility at Mill Rythe Lane against relevant provisions of the National Planning Policy Framework (NPPF).

10.1 Presumption in Favour of Sustainable Development

(NPPF Paragraph 11)

Paragraph 11 establishes a presumption in favour of sustainable development.

The proposal satisfies the three overarching objectives set out in Paragraph 8:

Economic Objective

Creation of approximately 5 direct jobs

Support for local supply chains

Provision of essential vehicle testing infrastructure currently unavailable on Hayling Island

Securing long-term viability of an established marine business

Social Objective

Retention of employment within the local community

Reduced need for residents and businesses to travel off-island for Class 7 MOT testing

Contribution to local service resilience

Environmental Objective

Development confined to previously developed industrial land

No encroachment into undeveloped countryside

No loss of habitat

Contained operational impacts

Preservation of the setting of adjacent designated landscapes

The proposal therefore constitutes sustainable development in NPPF terms.

10.2 Building a Strong, Competitive Economy

(Chapter 6 – Paragraphs 85–87)

Paragraph 85 supports economic growth and productivity, particularly through enabling development in appropriate locations.

The site is:

Located within an established industrial area

Historically used for vehicle-related operations

Lawfully operating under a mixed storage use

The proposal:

Intensifies employment-generating activity on previously developed land

Diversifies the commercial base of the yard

Addresses a locally evidenced service shortfall

Paragraph 87 states that planning decisions should recognise and address specific locational requirements of different sectors. Vehicle testing facilities require:

Industrial premises

Vehicle access

Adequate yard space

Separation from residential receptors

The application site meets these operational requirements.

10.3 Effective Use of Land

(Chapter 11 – Paragraphs 123–125)

The NPPF encourages making effective use of previously developed land.

The proposal:

Utilises hardstanding land

Does not extend the site footprint

Does not involve greenfield development

Optimises underutilised space following loss of a commercial tenant

This represents sustainable intensification within an established industrial envelope.

10.4 Achieving Well-Designed Places

(Chapter 12 – Paragraphs 131–134)

The proposed building:

Reflects the scale and character of surrounding industrial structures

Uses materials consistent with the site (juniper green cladding, shallow pitch roof)

Is positioned at the rear of the site

Is screened by fencing and mature vegetation

Given its industrial context, the design is appropriate and policy compliant.

10.5 Conserving and Enhancing the Natural Environment

(Chapter 15 – Paragraphs 180–188)

The site lies adjacent to land forming part of Chichester Harbour, which is designated as:

An Area of Outstanding Natural Beauty (AONB)

A Site of Special Scientific Interest (SSSI)

Paragraph 182 states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs.

The proposal complies because:

It is located within an existing industrial site, not within undeveloped landscape.

It does not extend development toward the harbour.

It is not visible from key harbour viewpoints.

It does not alter landform or remove vegetation.

Paragraph 186 requires that development likely to have an adverse effect on SSSI should not normally be permitted.

The proposal:

Is confined to hardstanding.

Results in no habitat loss.

Does not introduce additional external lighting spill.

Conducts all operational activity internally.

Generates no additional external noise relative to historic site use.

No adverse impact on the SSSI is anticipated.

10.6 Pollution and Amenity

(Paragraphs 191–195)

Planning decisions should ensure that new development:

Is appropriate for its location

Mitigates and reduces potential adverse impacts

The proposal:

Is located 180m from the nearest residential property

Is 350m from the nearest school

Contains all mechanical works within an enclosed building

Reduces external operational activity compared with previous vehicle storage and valeting use

There will be no unacceptable impacts in terms of noise, disturbance, or general amenity.

10.7 Overall NPPF Balance

The proposal:

Delivers economic growth

Provides essential local infrastructure

Makes effective use of previously developed land

Protects the setting of adjacent designated landscapes

Does not result in ecological harm

Preserves the viability of a long-established marine business

There are no identified adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole.

Accordingly, the proposal is fully compliant with the National Planning Policy Framework and represents sustainable development.