

Planning Policy
Chichester District Council
East Pallant House
Chichester
West Sussex
PO19 1TY

07 February 2019

Dear Sir / Madam,

BMW039/SK

**RE: Rolls-Royce Motor Cars Ltd (R-RMC) Goodwood:
Chichester Local Plan 2035 – Preferred Approach Plan**

David Lock Associates provide town planning services to BMW Group across its portfolio of manufacturing sites in England, which includes the home of Rolls-Royce Motor Cars, located in Westhampnett to the east of Chichester.

We are instructed to act on behalf Rolls-Royce Motor Cars Ltd (R-RMC) in responding to the Chichester Local Plan Review 2035 Preferred Approach – December 2018 (Regulation 18) consultation.

The Chichester Local Plan Review is an important opportunity to help secure the future of luxury manufacturing in Chichester District over the Plan period. R-RMC is looking to secure long term strategic expansion land and to protect its future as a luxury manufacturer over the coming decades. R-RMC is seeking to provide for potential long term future expansion by means of a strategic site allocation adjoining the eastern boundary of the existing R-RMC site. This would be a “bespoke” allocation for B2 manufacturing with ancillary B8 uses limited to R-RMC.

Our representations on the Local Plan Preferred Approach document (December 2018) re-iterate the importance of making provision for future proofing manufacturing at R-RMC’s existing site, as stated in our previous comments on the Local Plan Review Issues and Options consultation in August 2017.

Our detailed objections and comments on the Local Plan Preferred Approach document are contained in the Representation Forms submitted with this letter. These consider the following aspects of the Preferred Approach Local Plan:

- Characteristics of the Plan Area
- Strategic Objectives of the Chichester Local Plan - Economy
- Policy S3 – Development Strategy
- Policy S8 – Meeting Employment Land Needs

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- Policy AL6 – Land South West of Chichester (Strategic Site Allocation)
- Policy DM9 – Existing Employment Sites

In summary, the Preferred Approach Local Plan does not recognise the potential expansion requirements of R-RMC, one of the largest employers in Chichester District. This is surprising given the positive economic impact that R-RMC has upon Chichester District. In order to comply with the NPPF and to underpin the future health of the local economy, it is essential that the Local Plan allocates land for B2 employment uses adjoining the existing R-RMC site at Goodwood. Provision needs to be made for the possible expansion of R-RMC for the Plan to be found sound.

We attach supporting plans to confirm the location of the potential site for possible R-RMC expansion and to show the relevant site context. We also attach in support of our representations a Potential Design Concepts Draft that demonstrates how, by following the design principles for the original development, any new buildings can be satisfactorily contained within the landscape.

We would be pleased to discuss these matters with you and to assist the Council in preparing for the crucial next stage of the Chichester Local Plan 2035 Review.

Yours faithfully,



Sheila Keene
Planning Associate

email: skeene@davidlock.com

cc: Nigel Glover

Head of Corporate Real Estate, UK BMW Group

Encl: Potential Expansion Site Boundary Plan at 1:5,000 scale
Potential Expansion Site Context Plan at 1:10,000 scale
Potential Design Concepts Draft: January 2019