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Representation Form

Local Plan Review: Preferred Approach Consultation

The consultation on the Local Plan Review: Preferred Approach will run from 13 December 2018 to 7 February 2019. The document and more information on the consultation can be viewed on our website www.chichester.gov.uk/localplanreview

All comments must be received by 11.59 pm on Thursday 7 February 2019.

There are a number of ways to make your comments:

- Comment on the document on the internet using our online consultation website www.chichester.gov.uk/localplanreview (**Recommended**)
- Complete this form on your computer and email it to us at planningpolicy@chichester.gov.uk
- Print this form and post it to us at: Planning Policy Team, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY

How to use this form

Please complete Part A in full. Please note anonymous comments cannot be accepted, a full address including postcode must be provided.

Please complete Part B overleaf, using a new form for each separate policy or paragraph that you wish to comment on. Please identify which paragraph your comment relates to by completing the appropriate box.

For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at planningpolicy@chichester.gov.uk or telephone 01243 785166.

PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Kingsbridge Estates	Graham Beck
Address		Luken Beck MDP Ltd 30 Carlton Crescent Southampton
Postcode		SO15 2EW
Telephone		02380633440
Email		grahambeck@lukenbeck.com
Organisation (if applicable)		Development Consultancy
Position (if applicable)		Exec Consultant

Is this the official view of the organisation named above? Yes X No

¹ Where provided, we will use Agent's details as the primary contact.

PART B

Please use a new form for each representation that you wish to make. Please note anonymous comments cannot be accepted. Any personal information provided will be processed by Chichester District Council in line with the General Data Protection Regulations 2018. More information is available at:

<http://www.chichester.gov.uk/dataprotectionandfreedomofinformation>.

To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 257	Policy Reference:	Revised Map of HDA
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The previous representation submitted by Kingsbridge Estates during the summer of 2018 to remove the Vinnetrov Business Park out of the Horticultural Development Area which is now confirmed is welcomed. See Chichester Local Plan Review, Plan Ref: DM15 'Proposed areas to be removed from the Runcton Horticultural Development Area' (page 257).

According to the evidence base report, "Housing and Economic Land Availability Assessment" Appendix 3B Employment Sites [August 2018], Site Ref: HNM0020 Vinnetrov Business Park has a net size of 2.5ha with a proposed B1 Use. This is reflected also in the Council's North Mundham HELAA 2018 Plan identified in a green colour and identified as 'achievable'. Whilst the HELAA Report makes clear, sites that are deemed 'achievable' does not automatically allocate the site for employment B1 Use, in this case, the inference is that the site could come forward for further B1 developments in accordance with the Development Plan in the future.

It is noted that earlier this month in January 2019 the Council considered and published a further Background Report entitled, "Economic Development and Employment" concluding that "*The plan allocations proposed in strategic Policy S8 will slightly exceed this providing for 219,700sqm of floorspace.*" This increase is endorsed on the basis that some planning permissions were granted some six years ago and remain undeveloped whilst other sites might be available to come forward for development more quickly.

At the present time the Vinnetrov Business Park, which is well established already, has not been included specifically as an allocated site for further expansion, the reason being that the LP Review only identifies strategic employment sites. There is potential however to develop a further 1.3ha available to support the employment needs of the District. Helpfully draft Policy DM9 would seem to apply to Vinnetrov Business Park in any event given the Business Park is well established. Paragraph 7.53 of the LP Review encapsulates the principles of refurbishment, modernisation and upgrading existing stock whilst paragraph 7.55 continues to encourage intensification of existing sites.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

The exclusion of the Vinnetrow Business Park from the HDA Policy Area and the accompanying Map is supported and endorsed.

(Continue on separate sheet if necessary)

Declaration

I understand that any comments submitted will be considered by Chichester District Council in line with this consultation and will be made publicly available on their website www.chichester.gov.uk and may be identifiable by my name or organisation, if provided.

Name (<i>print</i>):	Graham Beck
Date:	7 th February 2019